



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Condominium Conversion Subdivision

HEARING DATE: 08/30/2018

Record No.: 2018-004528CND
Project Address: 7-11 GERMANIA STREET/73-77 WEBSTER STREET
Zoning: RTO (Residential Transit Oriented Zoning District)
40-X Height and Bulk District
Block/Lot: 0868/003
Applicant: Lyssa Paul
870 Market Street, Suite 1105
San Francisco, CA 94102
Staff Contact: Matthew Dito – (415) 575-9164
matthew.dito@sfgov.org
Recommendation: **Approval**

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 convert a four-story, six-unit building into residential condominiums. No alterations to the building are proposed other than those that result from the Department of Building Inspection's Physical Inspection Report.

REQUIRED COMMISSION ACTION

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six residential units for consistency with the General Plan. The Project requires Planning Commission approval under Section 3.527 of the Charter and Sections of five to six residential unit buildings. Findings must be made that the proposal is consistent with the General Plan and Subdivision Code.

ISSUES AND OTHER CONSIDERATIONS

- **Existing Tenant & Eviction History:** All units are occupied by owners who intend to purchase their units. All prospective owners have signed under penalty of perjury that no evictions have occurred on the subject property on or after May 1, 2005.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maintain the existing supply of housing while allowing for home ownership opportunities for San Francisco residents.

Residential Unit Description

Unit No.	Square-Feet	No. of Bedrooms
7 Germania St.	800	2
9 Germania St.	750	2
11 Germania St.	700	2
73 Webster St.	1050	2
75 Webster St.	950	2
77 Webster St.	900	2

Rental History:

- All of the six dwelling units are owner-occupied.
- There are no households with persons that are aged 62 or older or permanently disabled.

ATTACHMENTS:

Draft Motion – Condominium Conversion Subdivision

Exhibit A – Maps and Context Photos

Exhibit B – Selected Project Sponsor Submittals

- Application Statement
- Report of Residential Record (3R)
- Affidavit for Ownership/Occupancy
- Owner's Affidavit Eviction of Senior, Disabled, or Catastrophically Ill Tenant
- Owner's Affidavit Eviction of Tenants



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: AUGUST 30, 2018

Record No.: **2018-004528CND**
Project Address: **7-11 GERMANIA STREET/73-77 WEBSTER STREET**
Zoning: RTO (Residential Transit Oriented Zoning District)
40-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO THE OF A CONDOMINIUM CONVERSION SUBDIVISION OF A FOUR-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RTO (RESIDENTIAL, TRANSIT ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 5, 2018, Lyssa Kaye Paul (hereinafter “Project Sponsor”) filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a four-story, six-unit building into residential condominiums within an RTO (Residential, Transit Oriented) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-004528CND is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 30, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2018-004528CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.

B. The following categories of buildings may be converted to condominiums:

- i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan and applicable provisions of the Subdivision Code where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a recorded offer of a lifetime lease for all tenants as a condition of final map approval, and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

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 approves the Condominium Conversion Subdivision requested in Application No. 2018-004528CND 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. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396.4 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for six years prior to the annual April 15 triggering date for this proposed conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.4:

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

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.

7. **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 does comply 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 proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

- 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 a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

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

No housing would be removed for this project.

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

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

- 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 proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

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

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

- G. That landmarks and historic buildings be preserved.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

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

The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. 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.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, Department staff 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 Condominium Conversion Subdivision Application No. 2018-004528CND**.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 30, 2018.

Jonas P. Ionin
Commission Secretary

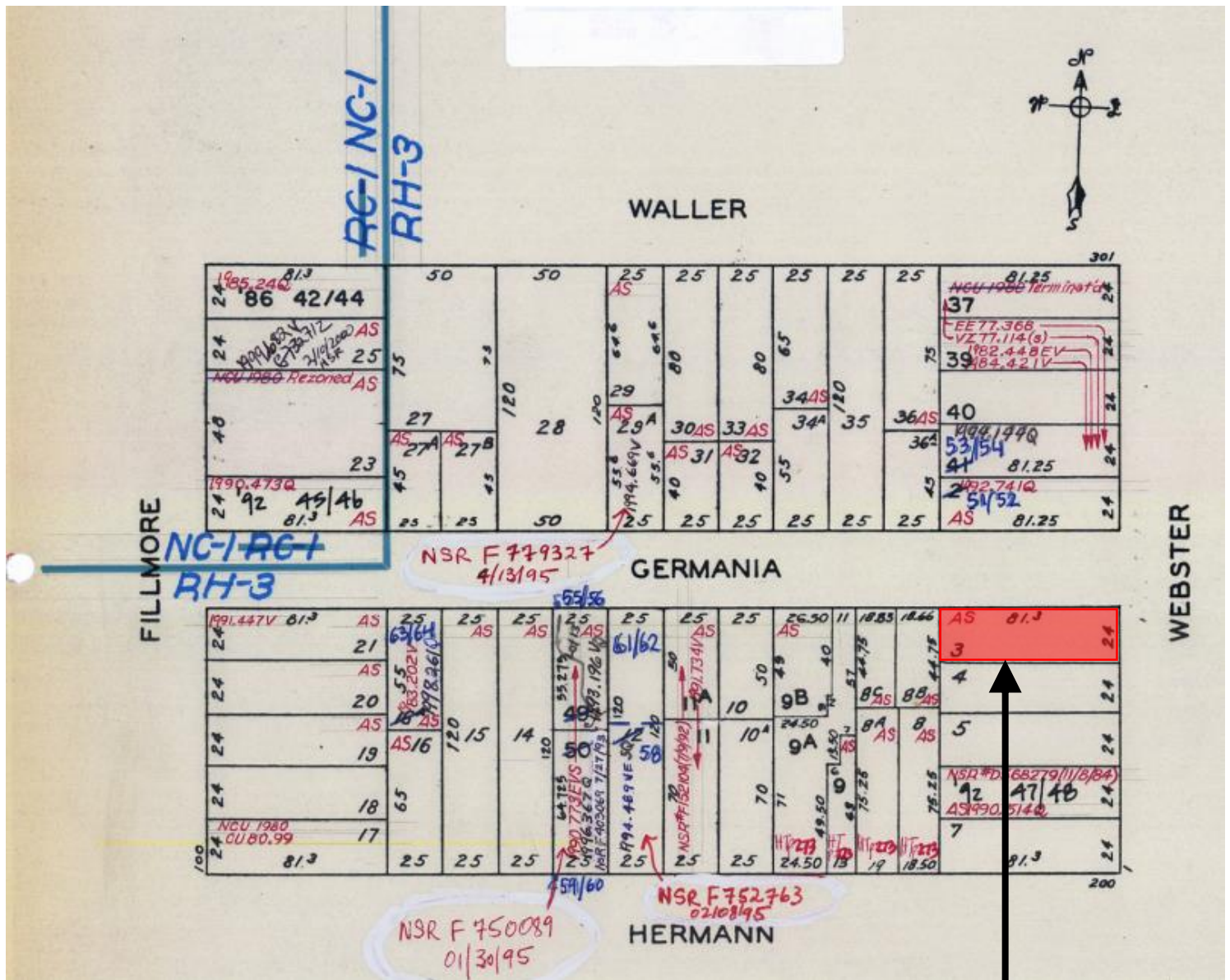
AYES:

NAYS:

ABSENT:

ADOPTED:

Parcel Map

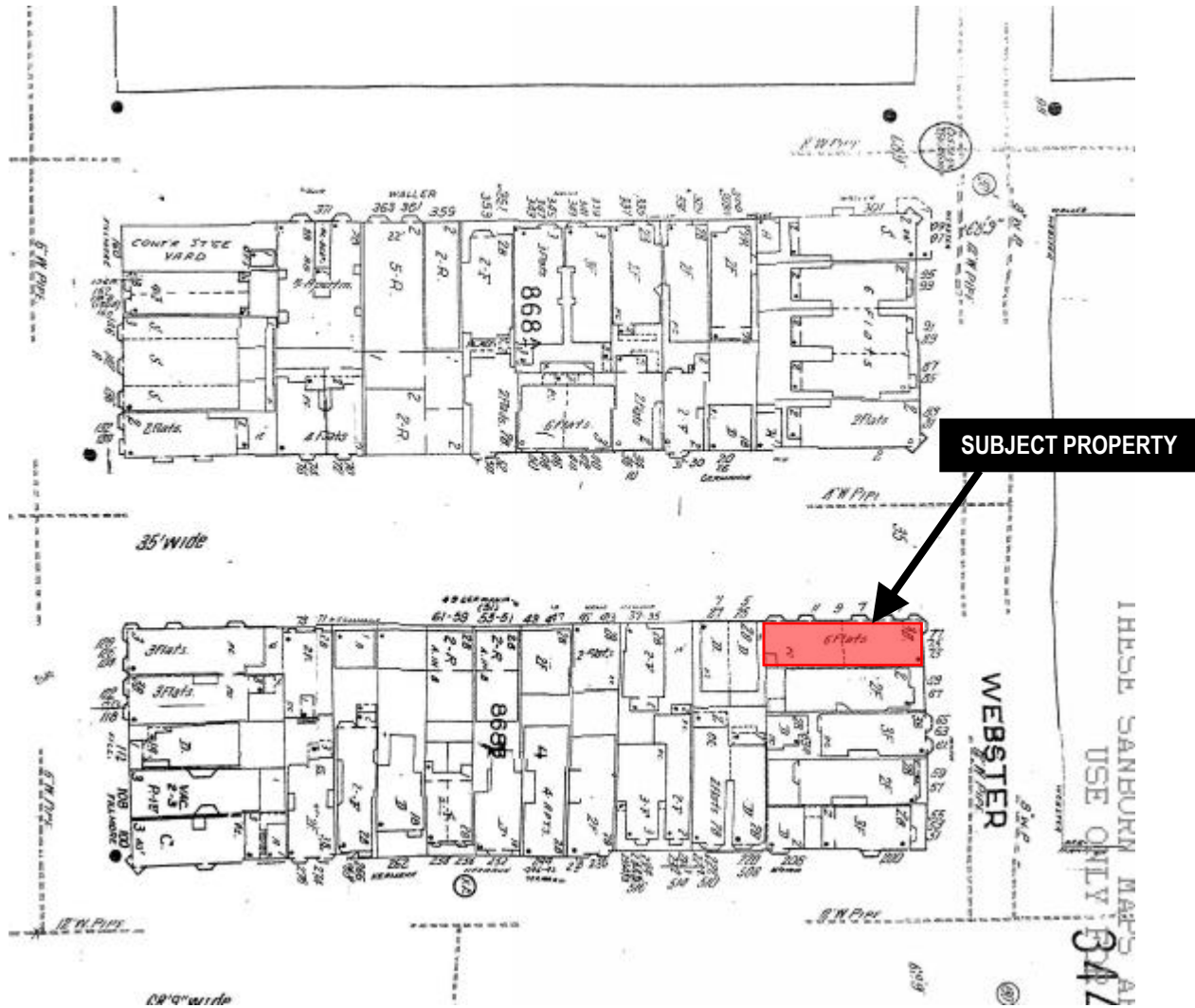


SUBJECT PROPERTY

Condominium Conversion Subdivision
Case Number 2018-004528CND
7-11 Germania / 73-77 Webster Street
August 30, 2018



Sanborn Map*

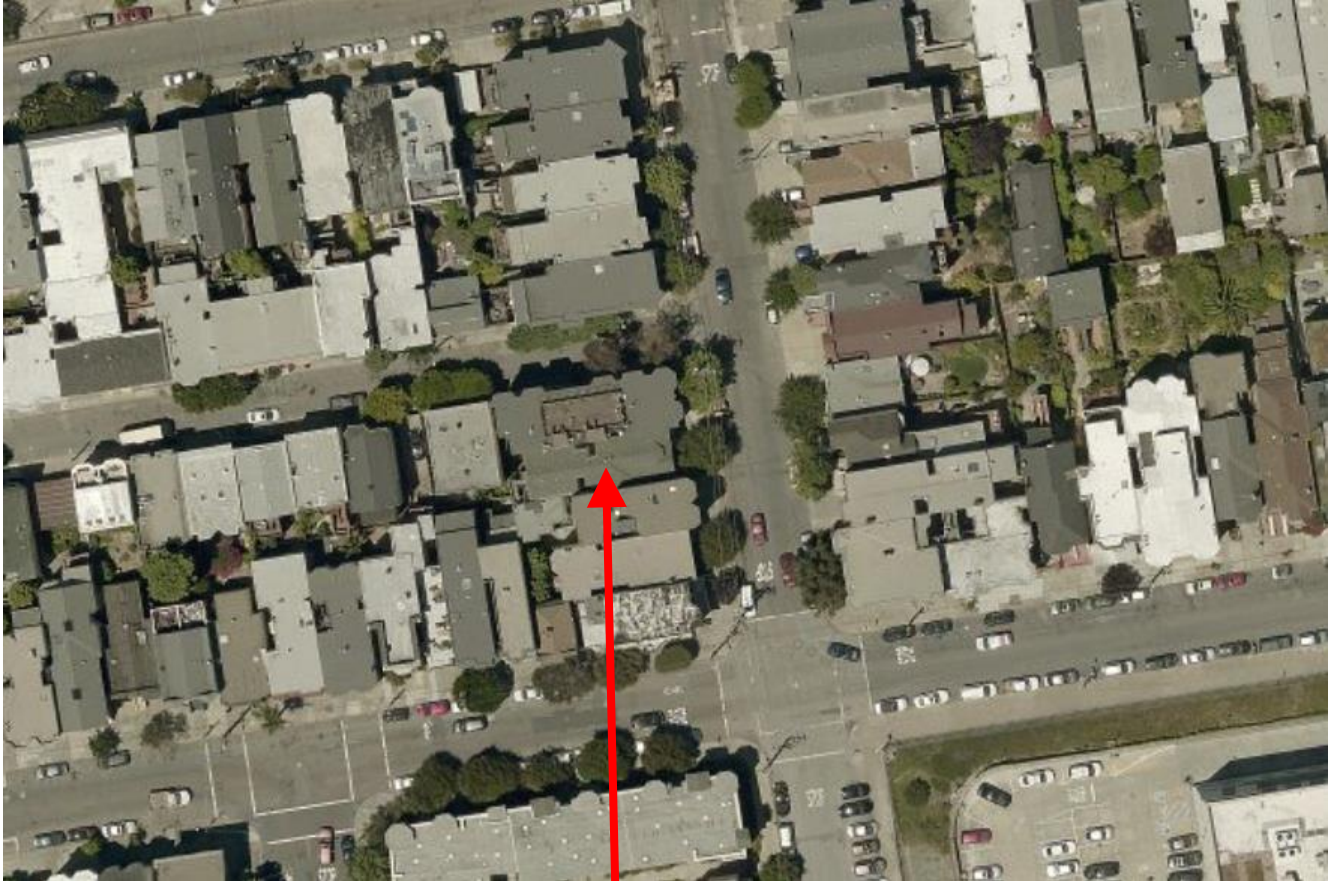


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Condominium Conversion Subdivision
Case Number 2018-004528CND
7-11 Germania / 73-77 Webster Street
August 30, 2018

Aerial Photo

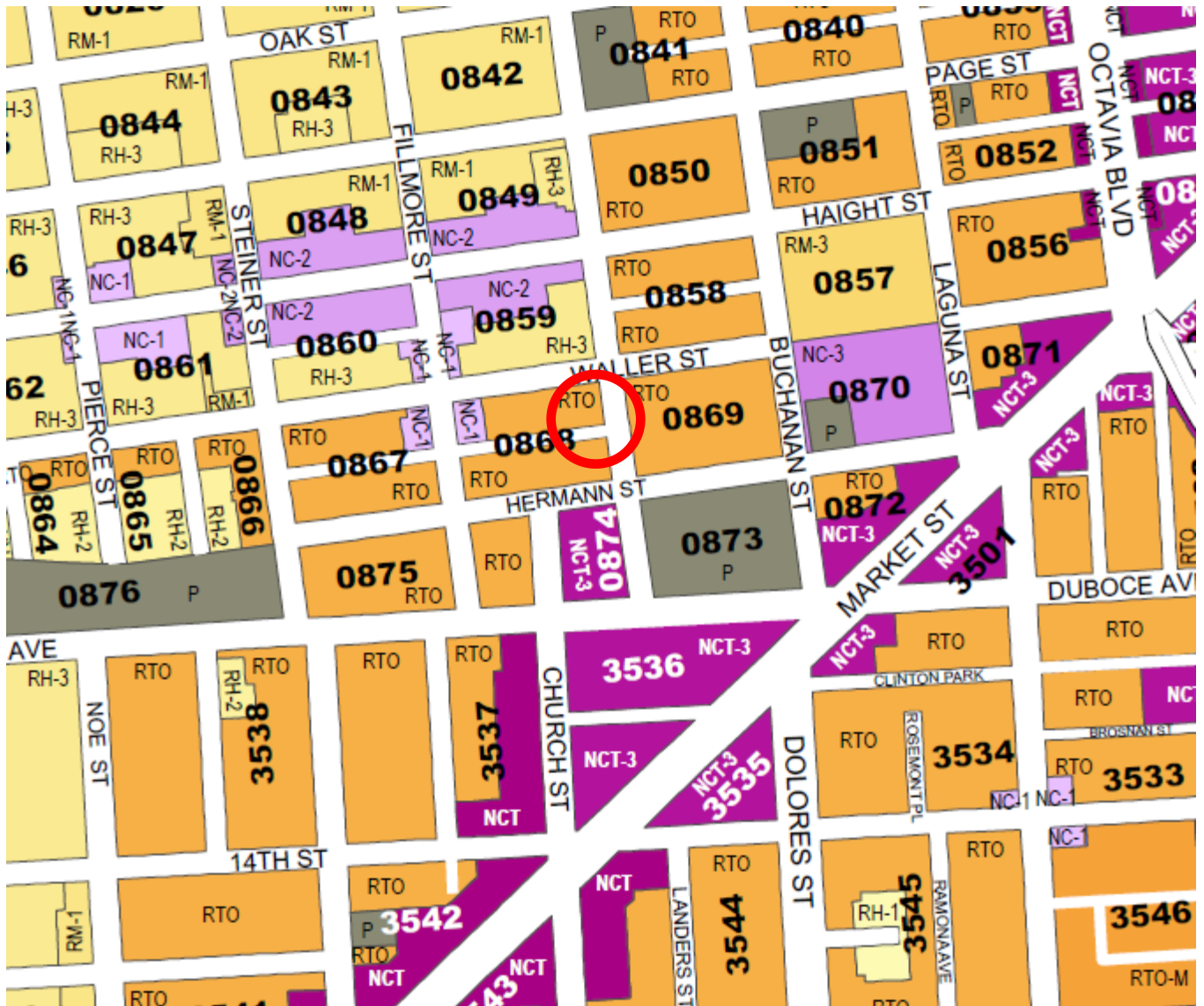


SUBJECT PROPERTY



Condominium Conversion Subdivision
Case Number 2018-004528CND
7-11 Germania / 73-77 Webster Street
August 30, 2018

Zoning Map



Condominium Conversion Subdivision
 Case Number 2018-004528CND
 7-11 Germania / 73-77 Webster Street
 August 30, 2018

Site Photo

(Germania Street)



Condominium Conversion Subdivision
Case Number 2018-004528CND
7-11 Germania / 73-77 Webster Street
August 30, 2018

Site Photo

(Webster Street)



Condominium Conversion Subdivision
Case Number 2018-004528CND
7-11 Germania / 73-77 Webster Street
August 30, 2018

Applicant Statement

Assessor's Parcel Number: 0868-003

Property Address: 7-9-11 Germania/73-75-77 Webster

Owner Information

Name(s): Charity Hope Majors, Rebekah Danielle Howard, Simon Jones, Alan G. De Jong, Faith F. Lee, Kathryn H. Riemersma

Address: Matthew D. Riemersma, Salvatore Domenick Desiano, The Ferlatte Living Trust dated 4/1/2014, Heather Beserra, Max Scholten

Phone: 7-9-11 Germania/73-75-77 Webster

Email: sdd@google.com

Application Contact (if different from Owner)

Name(s): Lyssa Kaye Paul, Paul Law Group

Address: 870 Market Street, Suite 1105, San Francisco, CA 94102

Phone: 415-738-8638

Email: lyssa_paul@paullawgroupsf.com

Firm or Agent Preparing Subdivision Map

Name(s): Bay Area Land Surveying, Inc.

Address: 3065 Richmond Parkway, Suite 101, Richmond, CA 94806

Phone: 510-223-5167

Email: danni@balsinc.net

Number of Units in Project: 6

Number of Tenant Occupied Units: 0

Choose One:

	2-4 Units	5-6 Units
Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed-Use	<input type="checkbox"/>	<input type="checkbox"/>
	Number of residential: <u> </u> Number of commercial: <u> </u>	Number of residential: <u> </u> Number of commercial: <u> </u>

I (We) declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

DocuSigned by:

Salvatore Domenick Desiano

67AD035D2C904A7...

12/29/2017

Signature of Applicant

Printed Name

Date

DocuSigned by:

Joy Marie Scharmen

4108A41B988B459...

Joy Marie Scharmen, Trustee

12/29/2017

Signature of Applicant

Printed Name

Date

DocuSigned by:

Mark William Ferlatte

2ECF096C9DE9419...

Mark William Ferlatte, Trustee

12/29/2017

Signature of Applicant

Printed Name

Date

DocuSigned by:

Heather Beserra

67CD36E624CB44A...

Heather Beserra

12/31/2017

Signature of Applicant

Printed Name

Date

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DocuSigned by:
Max Scholten
652F406405FA48A...

Signature of Applicant

Max Scholten

Printed Name

12/30/2017

Date

DocuSigned by:
Charity Majors
B12EC96CECBE479...

Signature of Applicant

Charity Majors

Printed Name

12/29/2017

Date

DocuSigned by:
Rebekah Howard
FDF47EAD5BE149E...

Signature of Applicant

Rebekah Danielle Howard

Printed Name

12/29/2017

Date

DocuSigned by:
Simon Jones
36F3F52C0DFE4A6...

Signature of Applicant

Simon Jones

Printed Name

12/29/2017

Date

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DocuSigned by:
Faith Lee
F3DBCA2EA25B4B9...

Signature of Applicant

Faith F. Lee

Printed Name

12/29/2017

Date

DocuSigned by:
Alan G. De Jong
9766FF8B1DB4489...

Signature of Applicant

Alan G. De Jong

Printed Name

1/2/2018

Date

DocuSigned by:
Kathryn H. Riemersma
1480A67C7015494...

Signature of Applicant

Kathryn H. Riemersma

Printed Name

1/2/2018

Date

DocuSigned by:
Matthew D. Riemersma
62E5F1BA9CFA451...

Signature of Applicant

Matthew D. Riemersma

Printed Name

1/2/2018

Date



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, CA 94103-2414

RECEIPT

Recipient: SALVATORE DESIANO

7 GERMANIA STREET
SAN FRANCISCO, CA 94117-3519
2017063029

Receipt No: 201706307167

Issue Date: 06/30/2017

Issued By: WEBSITE

Processed By: CV

Applicant: SALVATORE DESIANO

7 GERMANIA STREET
SAN FRANCISCO, CA 94117-3519
2017063028

Report No	Item	Amount Paid	Payment Type	Check/ Account No
201706307167	3R Report for: 73 - 77 WEBSTER ST	\$ 148.00	CREDIT	



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building **73 - 77 WEBSTER ST**

Block **0868**

Lot **003**

Other Addresses **7-11 GERMANIA ST**

1. A. Present authorized Occupancy or use: **SIX FAMILY DWELLING**
 B. Is this building classified as a residential condominium? Yes No ☒
 C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒
2. Zoning district in which located: **RH-3** 3. Building Code Occupancy Classification: **R-2**
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒
 If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): **1907**
6. Original Occupancy or Use: **SIX FAMILY DWELLING**
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
12579	12579	Oct 11, 1907	NEW CONSTRUCTION	N
94285	94285	Jul 29, 1920	ALTER GARAGE ENTRANCE FROM 6 FT 2 INCHES TO 7 FT	N
133775	133775	Dec 11, 1924	INSTALL THREE PRIVATE GARAGES AT ABOVE LOCATION IN CONFORMILTY WITH STATE LAWS AND THE BOARD OF PUBLIC WORKS.	N
396413	356075	Jun 07, 1971	COMPLY WITH DIVISION OF APARTMENT AND HOTEL INSPECTIONS, BUREAU OF BUILDING INSPECTION, CHECKLIST DATED 3/17/71	X
417844	375199	Mar 22, 1973	COMPLY WITH BUREAU OF BUILDING INSPECTION COMPLAINT #15847 - (CFC 6FD)	C
463705	413684	Aug 20, 1976	REPAIR SIDEWALK, ALTER CURB FOR DRIVEWAY EASEMENT. EXTERIOR PAINTING	X
8924358	630385	Dec 12, 1989	BOLT MUD SILL TO FOUNDATION, INSTALL PLYWOOD FOR WALLS	C
9001415	636624	Mar 07, 1990	SEISMIC UPGRADING OF GARAGE LEVEL	X
9109709	673771	Jun 04, 1991	RENEW PERMIT APPLICATION #9001415 FOR FINAL INSPECTION	X
9919327	889301	Sep 14, 1999	HORIZONTAL ADDITION - CONSTRUCT ROOF DECK	C
201409166408	1336035	Sep 16, 2014	REPLACE KITCHEN CABINETS, FIXTURES, APPLIANCES AND CANNED LIGHTS. REPLACE BATHROOM BATHTUB'S AND TILES AND SINK AND TOILET. KITCHEN IS APPROX. 10'X10'; BATHROOM IS 5'X8' #75	I
201502118108	1348770	Feb 11, 2015	REPLACE 5 EXISTING WOOD FRAME WINDOWS (TO STREET) AND TWO EXISTING VINYL SASH (LIGHT COURT). TRUE WOOD WINDOWS WITH OGEE LUGS FACING STREET, WILL MATCH OTHER WINDOWS IN BUILDING EXACTLY. WORK AT GROUND FLOOR	I
201603212553	1386418	Mar 21, 2016	PERFORM REPAIRS AS PER LINGRUEN ASSOCIATES TERMITE REPORT	C

Department of Building Inspection
1660 Mission Street - San Francisco CA 94103 - (415) 558-6080
Report of Residential Record (3R)

Page 2

Address of Building 73 - 77 WEBSTER ST

Block 0868

Lot 003

Other Addresses 7-11 GERMANIA ST

Application #	Permit #	Issue Date	Type of Work Done	Status
			#68252, ITEM #S 3A,3B (ALSO AS 73-75 WEBSTER ST)	
201603293360	1397343	Jul 12, 2016	SOFT STORY RETROFIT AT GARAGE LEVEL - SFBC CHAPTER 34B, 2012 IEBC APPENDIX A-4. (CFC 6FD)	C
201608084408	1399922	Aug 08, 2016	REPLACE 3 WINDOWS VISIBLE FROM STREET 2ND STORY - NO STRUCTURAL CHANGES MAX U - FACTOR .32 WOOD TO WOOD REPLACEMENTS ON SIDE OF HOUSE - HUNG AND HAVING OG LUGS.	I
201702068678	1416440	Feb 08, 2017	IN KIND WINDOW REPLACEMENT OF 5 DOUBLE HUNG WINDOWS WITH PELLA FULL WOOD WINDOWS WITH OGEE LUGS, SAME CONFIGURATION SIZE AND OPERATION. U-FACTOR .32	I

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes ✓ No B. If yes, has a proof of compliance been issued? Yes ✓ No
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes ✓ No
B. If yes, has the required upgrade work been completed? Yes ✓ No

Date of Issuance: 06 JUL 2017

Date of Expiration: 06 JUL 2018

By: CARMELA VILLASICA

Report No: 201706307167

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file "UNKNOWN" will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call **Housing Inspection Services** at 558-6220 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-0	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district
Chinatown Mixed Used Districts	
CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district
South of Market Mixed Use Districts	
MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district
Mission Bay Districts	
MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the **Planning Department** at 558-6377 or go to their website at <http://www.sf-planning.org/> for additional information.

3. Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
Class R-3	1 or 2 family dwellings, including housekeeping rooms

4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the Planning Department at 558-6377.

5. Building Construction Date: The year the building was constructed.

6. Original Occupancy or Use: The number of residential unit(s) when the building was constructed.

7. Permit Application: This section shows all issued building permit applications for this property, the permit number, the date issued and the description of work. Status: It indicates the status of the permit application:

C – the work was completed;

I – permit has been issued;

N – no job card found;

X – the permit expired (work not started or not completed);.

8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call **Housing Inspection Services** at 558-6220.

8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action.

The City may also perform the work and place a lien against the property. Call **Housing Inspection Services** at 558-6220 or Code Enforcement at 558-6454 for additional information.

9. Number of residential structures on property: The number of legal residential structures on one lot.

10. Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to **Housing Inspection Services** at 558-6220.

Additional Terms

BBI	Bureau of Building Inspection
BFP	Bureau of Fire Prevention
DAHI	Division of Apartment and Hotel Inspections
DCP	Department of City Planning
EWO	Emergency Work Only
FACE	Federal Assisted Code Enforcement
PCD	Property Conservation Division
RAP	Rapid Assistance Program
SFFD	San Francisco Fire Department
UR	Urban Renewal

Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Salvatore Domenick Desiano, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 7 Germania Street, also being APN 0868-003
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since 07/08/10 tenant/ 04/30/15 owner
date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.

Signature of Applicant

Salvatore Domenick Desiano

Printed Name

2017-11-18

Date

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

State of PACounty of ALLEGHENYOn 11/18/2017before me, ANNE C BACON, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature Anne C Bacon (seal)

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Anne C Bacon, Notary Public
 City of McKeesport, Allegheny County
 My Commission Expires December 04, 2019

Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Joy Marie Scharmen, print name, certify under penalty of perjury that the following statement is true:

I have resided continuously at 9 Germania Street, address, including unit number, also being APN 0868-003, assessor's block/lot

in the City and County of San Francisco as my primary residence since November 1, 2013, date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Joy Marie Scharmen

Printed Name

12/6/2017

Date

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

State of California


County of San Francisco

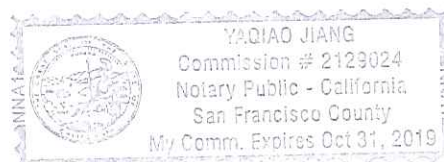
On 12/06/2017, before me, YAQIAO JIANG, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street

I, Mark William Ferlatte, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 9 Germania Street, also being APN 0868-003
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since November 1, 2013.
date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Mark William Ferlatte

Printed Name

12/4/2017

Date

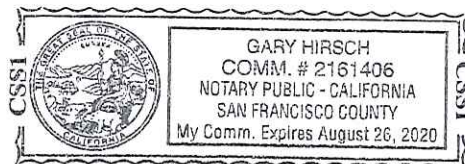
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of San FranciscoOn December 4, 2017 before me, Gary Hirsch, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)

Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Charity Hope Majors, print name, certify under penalty of perjury that the following statement is true:

I have resided continuously at 73 Webster Street, address, including unit number, also being APN 0868-003, assessor's block/lot

in the City and County of San Francisco as my primary residence since 09/01/05 tenant/ 10/30/13 owner, date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.


 Signature of Applicant

Charity Hope Majors
 Printed Name

12-7-17
 Date

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

State of California

County of San Francisco

On December 7, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



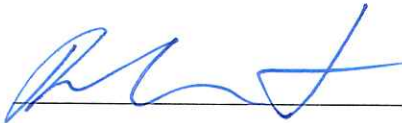
Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street

I, Rebekah Danielle Howard, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 73 Webster Street, also being APN 0868-003
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since 03/01/11 tenant/ 10/30/13 owner
date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Rebekah Danielle Howard

Printed Name

12-7-17

Date

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

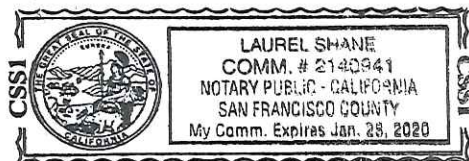
State of CaliforniaCounty of San FranciscoOn December 7, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



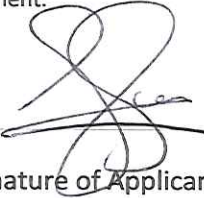
Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003
 Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Simon Jones, print name, certify under penalty of perjury that the following statement is true:
 I have resided continuously at 75 Webster Street, address, including unit number, also being APN 0868-003, assessor's block/lot
 in the City and County of San Francisco as my primary residence since 04/25/15, date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Simon Jones

Printed Name

7 Dec, 2017

Date

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

State of

California

County of

San Francisco

On

7 DEC 17

before me,

John Anthony Cavalli

, Notary Public, personally appeared

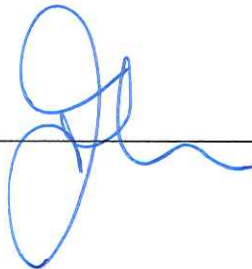
SIMON JONES

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

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

WITNESS my hand and official seal.

Signature



(seal)



Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Heather Beserra, print name, certify under penalty of perjury that the following statement is true:

I have resided continuously at 11 Germania Street, address, including unit number, also being APN 0868-003, assessor's block/lot

in the City and County of San Francisco as my primary residence since 04/30/15 (tacking to S. Zieff 10/31/00-03/19/15), date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Heather Beserra

Printed Name

12/12/17

Date

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

State of

California

County of

San Francisco

On December 12, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

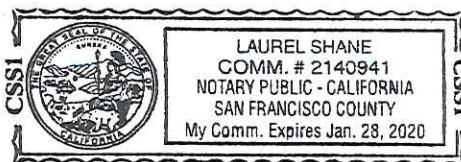
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(seal)



Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003
 Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Max Scholten, print name, certify under penalty of perjury that the following statement is true:

I have resided continuously at 11 Germania Street, address, including unit number, also being APN 0868-003, assessor's block/lot

in the City and County of San Francisco as my primary residence since 04/30/15 (tacking to S. Zieff 10/31/00-03/19/15), date occupancy began.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Max Scholten

Printed Name

12/12/17

Date

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

State of California

County of San Francisco

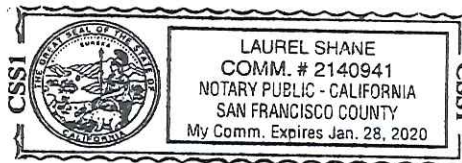
On December 12, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003
 Property Address: 7-9-11 Germania Street/ 73-75-77 Webster Street

I, Kathryn H. Riemersma, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 7-9-11 Germania/73-75-77 Webster, Unit 77 Webster, also being APN 0868-003,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since July 1, 2013.
date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Signature of Applicant

Kathryn H. Riemersma

Printed Name

11/2/18

Date

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

State of CALIFORNIA

County of LOS ANGELES

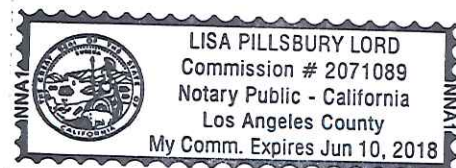
On 01/02/2018 before me, LISA PILLSBURY LORD, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 0868-003Property Address: 7-9-11 Germania Street/ 73-75-77 Webster Street

I, Matthew D. Riemersma, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 7-9-11 Germania/73-75-77 Webster, Unit 77 Webster, also being APN 0868-003,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since 7-1-13.
date occupancy began

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.



Matthew D. Riemersma

1-2-18

Signature of Applicant

Printed Name

Date

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

State of CALIFORNIACounty of LOS ANGELES

On 01/02/2018 before me, LISA PILLSBURY LORD, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 12**Owner's Affidavit**

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

Salvatore Domenick Desiano

I, Salvatore Domenick Desiano, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.



Signature of Applicant

Salvatore Domenick Desiano

Printed Name

2017-11-18

Date

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

State of PA

County of Allegheny

On 11/18/2017 before me, Anne C Bacon, Notary Public, personally appeared

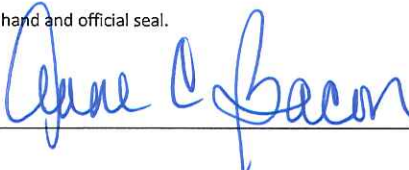
Salvatore Domenick Desiano

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

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

WITNESS my hand and official seal.

Signature



(seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Anne C Bacon, Notary Public
City of McKeesport, Allegheny County
My Commission Expires December 04, 2019

Form 12

Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

Joy Marie Scharmen

I, Joy Marie Scharmen, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Joy Marie Scharmen
Signature of Applicant

Joy Marie Scharmen

Printed Name

12/6/2017
Date

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

State of California

County of San Francisco

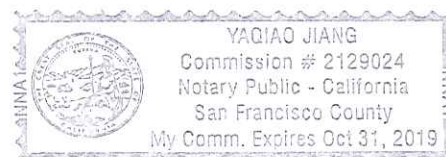
On 12/06/2017 before me, YAOQIAO JIANG, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature YAOQIAO JIANG (seal)



Form 12**Owner's Affidavit**

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
 Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

Mark William Ferlatte, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.


 Signature of Applicant

Mark William Ferlatte
 Printed Name

12/4/2017
 Date

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

State of California
 County of San Francisco
 On December 4, 2017 before me, Gary Hirsch, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 12**Owner's Affidavit**

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003Property Address: 73-75-77 Webster Street and 7-9-11 Germania StreetI, Charity Hope Majors*print name*

herby certify under penalty of perjury that the following is true and

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Signature of Applicant

Charity Hope Majors

Printed Name

12-7-17
Date

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

State of CaliforniaCounty of San FranciscoOn December 7, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)

Form 12**Owner's Affidavit**

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

Rebekah Danielle Howard

I, Rebekah Danielle Howard, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Signature of Applicant

Rebekah Danielle Howard

Printed Name

12-7-17

Date

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

State of California

County of San Francisco

On December 7, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature (seal)



Form 12**Owner's Affidavit**

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
 Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

Simon Jones

I, Simon Jones, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

[Signature]
 Signature of Applicant

Simon Jones

Printed Name

7 Dec, 2017
 Date

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

State of California

County of San Francisco

On 7 DEC 17 before me, John Anthony Cavalli, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



Form 12**Owner's Affidavit**

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

I, Heather Beserra

print name

, herby certify under penalty of perjury that the following is true and

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

HP
Signature of Applicant

Heather Beserra

Printed Name

12/12/17
Date

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

State of California

County of San Francisco

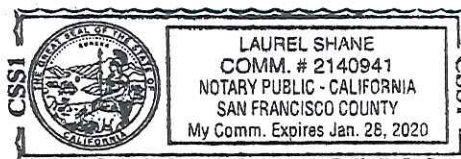
On December 12, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature Laurel Shane (seal)



Form 12

Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

Max Scholten

I, Max Scholten, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Max Scholten
Signature of Applicant

Max Scholten

Printed Name

12/12/17
Date

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

State of California

County of San Francisco

On December 12, 2017 before me, Laurel Shane, Notary Public, personally appeared

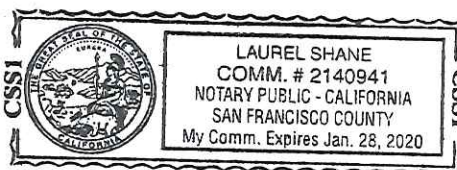
Max Scholten

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

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

WITNESS my hand and official seal.

Signature *Laurel Shane* (seal)



Form 12

Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number:

0868-003

Property Address:

7-9-11 Germania Street/ 73-75-77 Webster Street

We Kathryn H. Riemersma and Matthew D. Riemersma, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.



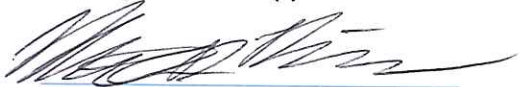
Signature of Applicant

Kathryn H. Riemersma

Printed Name

1/2/18

Date



Signature of Applicant

Matthew D. Riemersma

Printed Name

1-2-18

Date

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

State of CALIFORNIA

County of LOS ANGELES

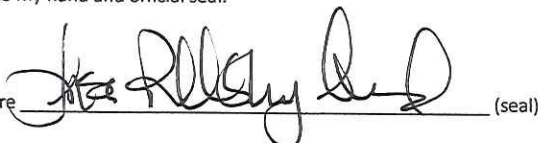
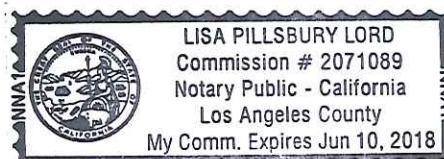
On 01/02/2018 before me, LISA PILLSBURY LORD, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature

 (seal)


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of LOS ANGELES)

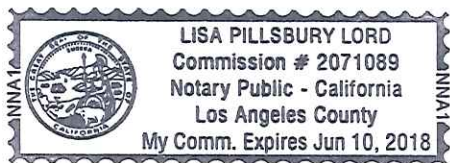
On JANUARY 02, 2018 before me, LISA PILLSBURY LORD, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared KATHRYN H. NIEMENMA
Name(s) of Signer(s)
AND MATTHEW D NIEMENMA

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: OWNERS ACPIDAVIT
Document Date: JANUARY 02, 2018 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Form 12

Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically Ill Tenant
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0868-003
 Property Address: 73-75-77 Webster Street and 7-9-11 Germania Street

We Faith F. Lee and Alan G. De Jong, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Faith F. Lee
 Signature of Applicant

Faith F. Lee

Printed Name

1/2/2018
 Date

Alan G. De Jong
 Signature of Applicant

Alan G. De Jong

Printed Name

1-2-2018
 Date

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

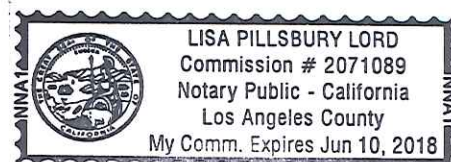
State of CALIFORNIACounty of LOS ANGELESOn 01/02/2018 before me, LISA PILLSBURY LORD, Notary Public, personally appeared

FAITH F. LEE AND ALAN G. DE JONG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record


Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street

Salvatore Domenick DesianoI, Salvatore Domenick Desiano, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.


Signature of ApplicantSalvatore Domenick Desiano

Printed Name

2017-11-18

Date

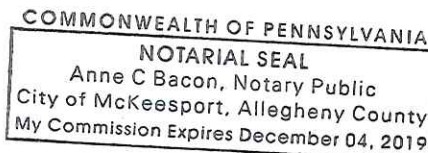
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of PACounty of ALLEGHENYOn 11/18/2017 before me, ANNE C BACON, Notary Public, personally appearedSALVATORE DOMENICK DESIANO

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

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

WITNESS my hand and official seal.

Signature Anne C Bacon (seal)

Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania StreetJoy Marie ScharmenI, Joy Marie Scharmen, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.



Signature of Applicant

Joy Marie Scharmen

Printed Name

12/06/2017
Date

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

State of CaliforniaCounty of San FranciscoOn 12/06/2017before me, YAOQIAO JIANG

Notary Public, personally appeared

Joy Marie Scharmen

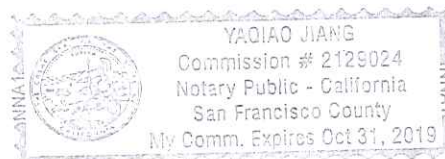
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature YAOQIAO JIANG

(seal)



Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania StreetI, Mark William Ferlatte*print name*

, hereby certify under penalty of perjury that the following is true and

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.



Signature of Applicant

Mark William Ferlatte

Printed Name

12/4/2017

Date

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

State of CaliforniaCounty of San FranciscoOn December 21, 2017 before me, Gary Hirsch, Notary Public, personally appeared

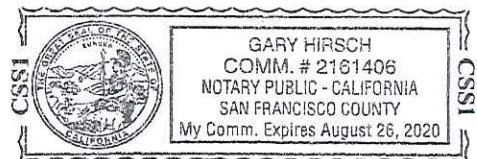
Mark William Ferlatte, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

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

WITNESS my hand and official seal.

Signature

(seal)



Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

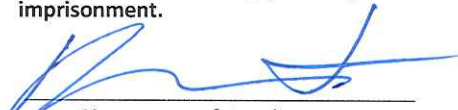
Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania StreetI, Rebekah Danielle Howard*print name*

, hereby certify under penalty of perjury that the following is true and

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.



Signature of Applicant

Rebekah Danielle Howard

Printed Name

12-7-17

Date

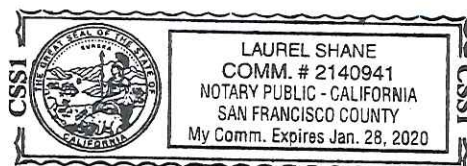
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of San FranciscoOn December 7, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)

Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street

Charity Hope MajorsI, Charity Hope Majors, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.


Signature of Applicant**Charity Hope Majors**

Printed Name

12-7-17
Date

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

State of

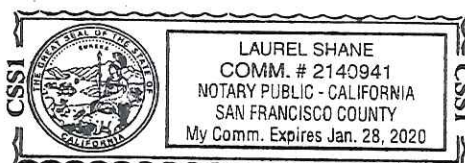
California

County of

San FranciscoOn December 7, 2017 before me, Laurel Shane, Notary Public, personally appearedCharity Hope Majors, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (seal)

Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania StreetSimon JonesI, Simon Jones, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Signature of ApplicantSimon JonesPrinted Name7 Dec, 2017
Date

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

State of CaliforniaCounty of San FranciscoOn 7 DEC 17before me, John Anthony Cavalli

Notary Public, personally appeared

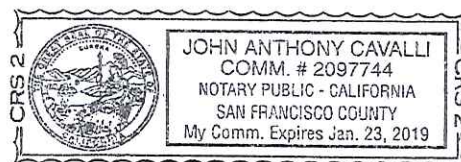
SIMON JONES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument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

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

WITNESS my hand and official seal.

Signature John Anthony Cavalli

(seal)



Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street**Heather Beserra**I, Heather Beserra, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.


 Signature of Applicant

Heather Beserra
 Printed Name

12/12/17
 Date

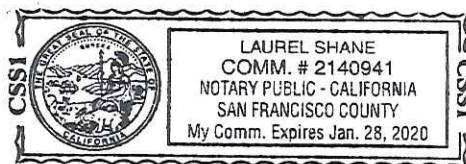
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of San FranciscoOn December 13, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

 Signature  (seal)


Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street**Max Scholten**I, Max Scholten, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.


 Signature of Applicant

Max Scholten
 Printed Name

12/12/17
 Date

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

State of CaliforniaCounty of San FranciscoOn December 12, 2017 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

 Signature  (seal)


Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date: 12/22/2017
Assessor's Parcel Number: 0868-003
Property Address: 7-9-11 Germania Street/ 73-75-77 Webster Street

We Kathryn H. Riemersma and Matthew D. Riemersma, herby certify under penalty of perjury that the following is true and
print name
 correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Kathryn H. Riemersma
 Signature of Applicant

Kathryn H. Riemersma
 Printed Name

1/2/18
 Date

Matthew D. Riemersma
 Signature of Applicant

Matthew D. Riemersma
 Printed Name

1-2-18
 Date

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

State of CALIFORNIA

County of LOS ANGELES

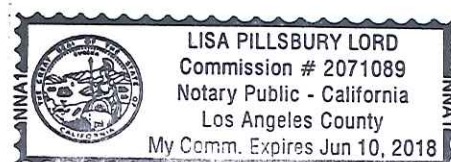
On 01/02/2018 before me, LISA PILLSBURY LORD, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

State of California)

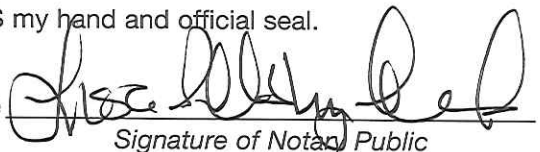
County of LOS ANGELES)On JANUARY 2, 2018 before me, LISA PILLSBURY LORD, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared KATHRYN H. RIEMERSMA
Name(s) of Signer(s)AND MATTHEW D. RIEMERSMA

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

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

WITNESS my hand and official seal.

Signature


Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: OWNERS AFFIDAVITDocument Date: JANUARY 02, 2018 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Form 13**Owner's Affidavit
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

Date:**Assessor's Parcel Number:** 0868-003**Property Address:** 73-75-77 Webster Street and 7-9-11 Germania Street

We Faith F. Lee and Alan G. De Jong, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Faith F. Lee
 Signature of Applicant

Faith F. Lee

Printed Name

1/2/2018
 Date

Alan G. De Jong
 Signature of Applicant

Alan G. De Jong

Printed Name

1-2-2018
 Date

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

State of CALIFORNIACounty of LOS ANGELESOn 01/02/2018 before me, LISA PILLSBURY LORD, Notary Public, personally appeared

FAITH F. LEE AND ALAN G. DE JONG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Lisa Pillsbury Lord (seal)

