Executive Summary Condominium Conversion Subdivision

HEARING DATE: 08/30/2018

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

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

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

Planning Commission Draft Motion

HEARING DATE: AUGUST 30, 2018

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

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

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.

CASE NO. 2018-004528CND 7-11 GERMANIA STREET/73-77 WEBSTER STREET

- 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:

SAN FRANCISCO
PLANNING DEPARTMENT

CASE NO. 2018-004528CND 7-11 GERMANIA STREET/73-77 WEBSTER STREET

Hearing Date: August 30, 2018

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.

3

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.

SAN FRANCISCO
PLANNING DEPARTMENT

CASE NO. 2018-004528CND 7-11 GERMANIA STREET/73-77 WEBSTER STREET

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

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.

SAN FRANCISCO
PLANNING DEPARTMENT 5 Draft Motion Hearing Date: August 30, 2018 CASE NO. 2018-004528CND 7-11 GERMANIA STREET/73-77 WEBSTER STREET

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.

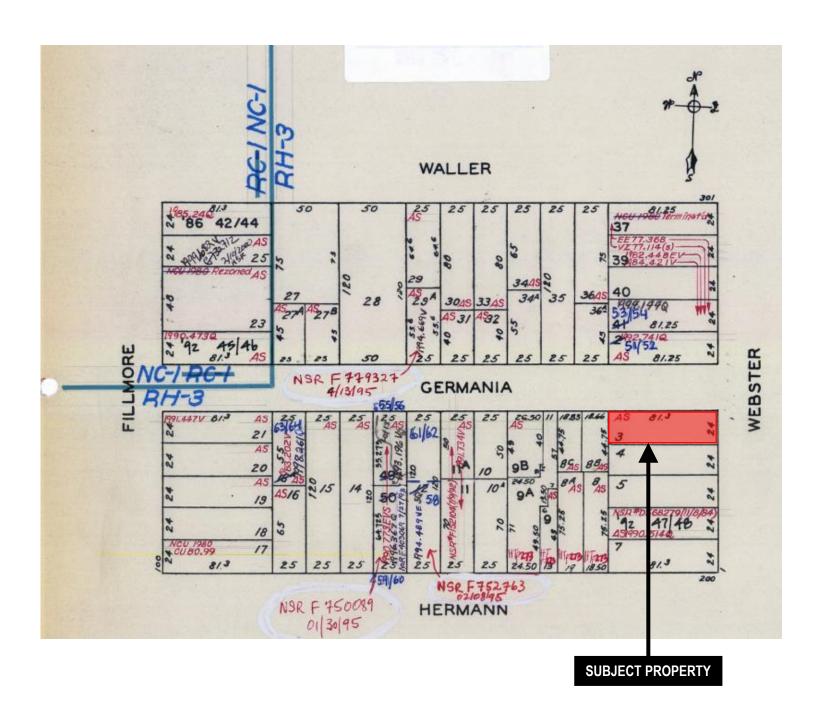
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 30, 2018.

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

SAN FRANCISCO
PLANNING DEPARTMENT

6

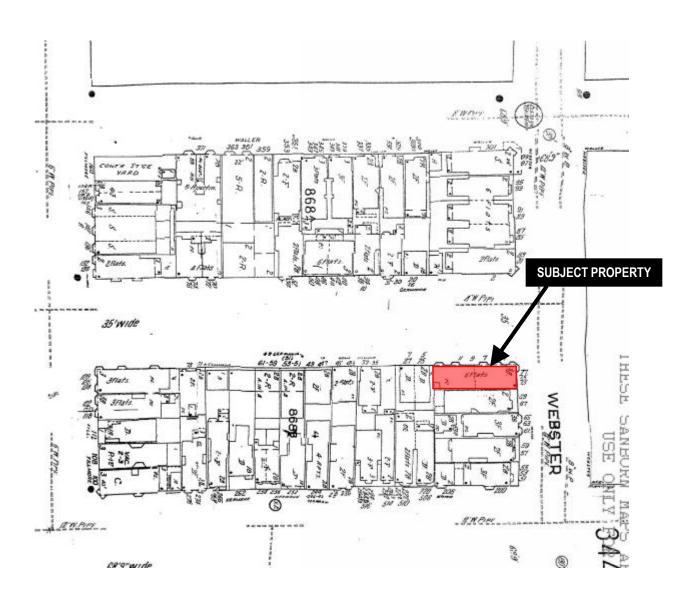
Parcel Map





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

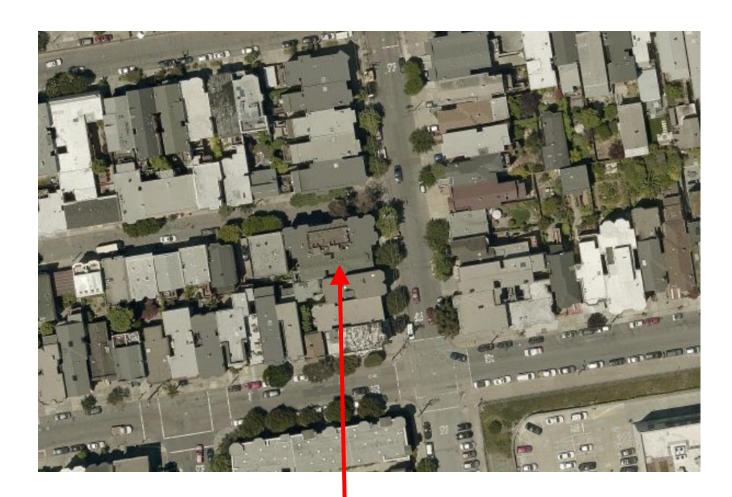
Sanborn Map*



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



Aerial Photo

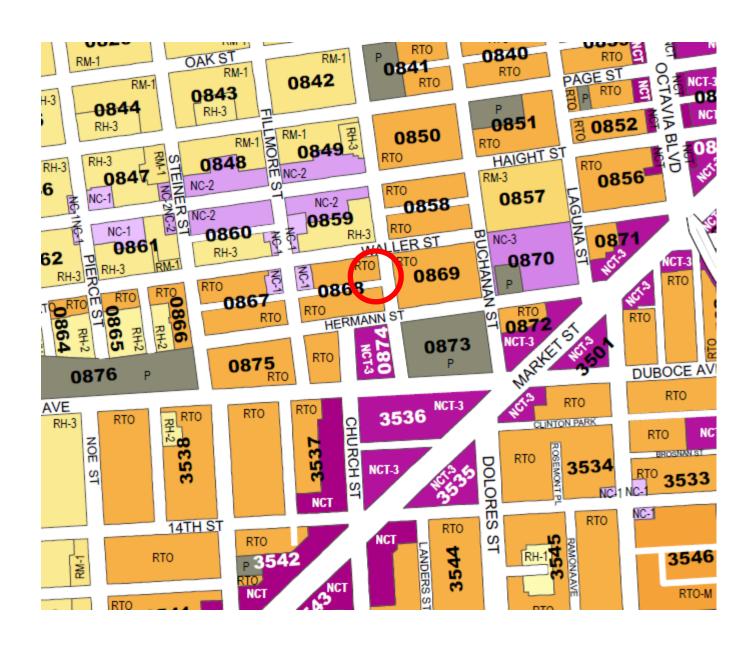


SUBJECT PROPERTY



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

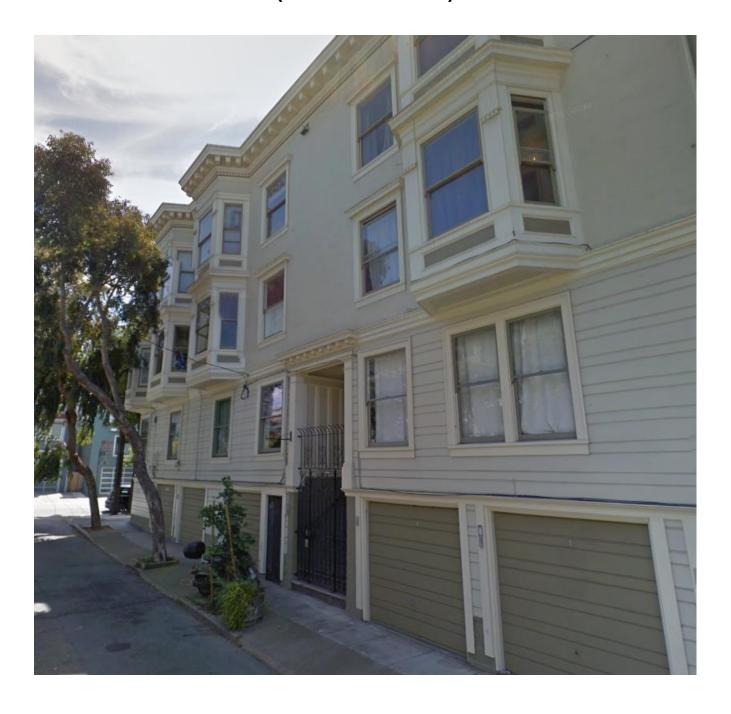
Zoning Map





Site Photo

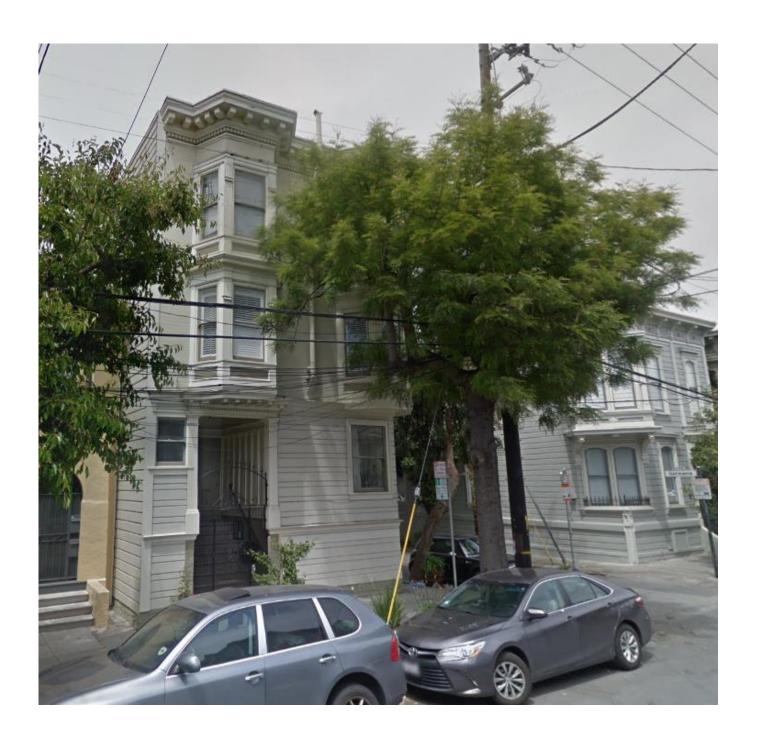
(Germania Street)



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	Intorn	nation

Name(s):

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

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

Address:

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

Phone:

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.

3065 Richmond Parkway, Suite 101, Richmond, CA 94806

Address:

510-223-5167

Phone: Email:

danni@balsinc.net

Number of Units in Project:

Number of Tenant Occupied Units:

Choose One:

	2-4 Units	5-6 Units
Residential		X
Mixed-Use		
	Number of residential:	Number of residential:
	Number of commercial:	Number of commercial:

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 67AD035D2C904A7	Domenick Desianolo	12/29/2017
Signature of Applicant	Printed Name	Date
Joy Marie Scharmen 4108A41B988B459 Signature of Applicant	Joy Marie Scharmen, Trustee Printed Name	12/29/2017 ————————————————————————————————————
DocuSigned by: 2ECF096C9DE9419 Signature of Applicant	Mark William Ferlatte, Trustee Printed Name	12/29/2017 ————————————————————————————————————
Flather Beserva 67CD36E624CB44A Signature of Applicant	Heather Beserra Printed Name	12/31/2017 Date

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.

Printed Name	Date
Charity Majors Printed Name	12/29/2017 ————————————————————————————————————
Rebekah Danielle Howard Printed Name	12/29/2017 ————————————————————————————————————
Simon Jones	12/29/2017 ————————————————————————————————————
	Printed Name Rebekah Danielle Howard Printed Name

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: Faith Lee F3DBCA2EA25B4B9	Faith F. Lee	12/29/2017
Signature of Applicant	Printed Name	Date
Docusigned by: Llan G. De Jong 9766FF8B1DB4489 Signature of Applicant	Alan G. De Jong Printed Name	1/2/2018 ————————————————————————————————————
Docusigned by: Kathryn H. Riemersma 1480A67C7015494 Signature of Applicant	Kathryn H. Riemersma Printed Name	1/2/2018 Date
DocuSigned by: 62E5F1BA9CFA451 Signature of Applicant	Matthew D. Riemersma Printed Name	1/2/2018 ————————————————————————————————————



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

201706307167

Item

3R Report for:

73 - 77 WEBSTER ST

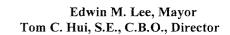
Amount Paid

\$ 148.00

Payment Type

CREDIT

Check/ Account No





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?

s 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)	С
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	С
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	Ι
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	С

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)	С
201608084408	1399922	Aug 08, 2016	REPLACE 3 WINDOWS VISIBLE FROM STREET 2ND STORY - NO STRUCTURAL CHANGES MAX U - FACTOR .32 WOOD TO WOOD REPLACMENTS 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 ✓

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 ✓

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 ✓

Date of Issuance:

06 JUL 2017

Date of Expiration: 06 JUL 2018

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.

(Public Use) district

RH-1(D)

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

(House, One-Family, Detached Dwellings) district

RH-1(D)	(House, One-ramily, 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
	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
	(Moderate-Scale Neighborhood Commercial) district
	(Neighborhood Commercial Shopping Center) district
	Mixed Used Districts
	(Chinatown Community Business) district
	(Chinatown Residential/Neighborhood Commercial) district
	(Chinatown Visitor Retail) district
	rket Mixed Use Districts
	Mixed Use Residential district
	(Residential Enclave) district
	(South Park) district
	(Residential Service) district
	(Service/Light Industrial/Residential) district
	(Service/Light Industrial) district
	(Service/Secondary Office) district
Mission Bay	
	(Mission Bay Lower Density Residential) district
	(Mission Bay moderate Density Residential) district
	(Mission Bay High Density Residential) district
	(Mission Bay Small Scale Neighborhood Commercial) district
	(Mission Bay Moderate Scale Neighborhood Commercial) district
	(Mission Bay Neighborhood Commercial Shopping Center) district
	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) 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.

(Mission Bay Community Facilities) district

(Mission Bay Hotel) district

(Mission Bay Open Space) district

MB-H

MB-CF

MB-OS

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

Residential - Apartments and Condominiums with Class R-2

3 or more units, Residential Hotels

Class R-3 1 or 2 family dwellings, including housekeeping

- 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.
- Building Construction Date: The year the building was constructed.
- Original Occupancy or Use: The number of residential unit(s) when the building was constructed.
- 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.

- 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

P:\FORMS\3R\Terms Used In 3R.doc.

Updated Oct 23, 2012

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

Salvatore Domenick Desiano	certify under penalty of pavius	that the following statement is true:
print name	, certify under penalty or perjury	that the following statement is true:
I have resided continuously at 7 Germania S	Street including unit number	, also being APN 0868-003
in the City and County of San Francisco as my prima		04/30/15 owner oancy began
I understand that I am affirming under penalty of punishment for knowingly making a false stateme imprisonment.		
9x/1/b	Salvatore Domenick Desiano	2017-11-18
Signature of Applicant	Printed Name	Date
A notary public or other officer completing this cer certificate is attached, ar	tificate verifies only the identity of the individual who sind not the truthfulness, accuracy, or validity of that doc	gned the document to which this ument.
County of ALLEGHENY On 11182017 before me, SAUATOLE DESANCE is/are subscribed to the within instrument and acknowledged his/her/their signature(s) on the instrument the person(s), or the	E C BACON, Notary Public, personally who proved to me on the basis of satisfactory to me that he/she/they executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted, executed the same in his/he entity upon behalf of which the person(s) acted the same in his/he entity upon behalf of which the person(s) acted the same in his/he entity upon behalf of which the person(s) acted the same in his/he entity upon behalf of which the person (s) acted the same in his/he entity upon behalf of which the person (s) acted the same in his/he entity upon behalf of which the person (s) acted the same in his/he entity upon behalf of which the person (s) acted the same in his/he entity upon behalf of which the person (s) acted the same in his/he entity upon behalf of which the person (s) acted the same in his/he entity upon the same in	evidence to be the person(s) whose name(s) er/their authorized capacity(ies), and that by
I certify under PENALTY OF PERJURY under the laws of the State	of California that the foregoing paragraph is true and co	prrect.
WITNESS my hand and official seal. Signature	COMMONWEALTH OF P NOTARIAL S Anne C Bacon, Not City of McKeesport, All My Commission Expires De-	EAL ary Public egheny County

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

Joy Marie Scharmen	certify under penalty of	perjury that the following statement is true:
print name		perjury that the following statement is true.
I have resided continuously at 9 Germania S	treet	, also being APN 0868-003
address, it	ncluding unit number	assessor's block/lot
in the City and County of San Francisco as my primar	y residence since November	1, 2013
		date occupancy began
I understand that I am affirming under penalty of punishment for knowingly making a false statemen imprisonment.		
Ag M Sm J	oy Marie Scharmen	12/6/201
Signature of Applicant	Printed Name	Date
A notary public or other officer completing this certi certificate is attached, and	d not the truthfulness, accuracy, or validity o	f that document.
State of San Francisco County of San Francisco On 12/06/2017 before me, AQ14 is/are subscribed to the within instrument and acknowledged his/her/their signature(s) on the instrument the person(s), or the	, who proved to me on the basis of sat to me that he/she/they executed the same	personally appeared tisfactory evidence to be the person(s) whose name(see in his/her/their authorized capacity(ies), and that be ted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of	of California that the foregoing paragraph is t	rue and correct.
WITNESS my hand and official seal.	4	# 4 #1
Signature Man 3m	(seal)	YAQIAO JIANG Commission # 2123024 Notary Public - California San Francisco County My Comm. Expires Oct 31, 2019

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

			26
_{ı.} Mark William Ferlatte	certify under ner	nalty of perjury that the follo	Owing statement is true.
print name		larty or perjury that the folio	owing statement is true:
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 prima	ary residence since Novem	ber 1, 2013	
		date occupancy began	n
I understand that I am affirming under penalty of punishment for knowingly making a false statement imprisonment.	of perjury to the truthfulness ant may include denial of the	of the claims made in thi condominium conversion s	is affidavit and that the subdivision, fines and/or
In My	Mark William Ferlatt	ie .	12/4/20
Signature of Applicant	Printed Name	*	Date
A notary public or other officer completing this ce certificate is attached, a	rtificate verifies only the identity of the and not the truthfulness, accuracy, or v	e individual who signed the docum /alidity of that document.	nent to which this
State of Californis County of San Francisco	¥		
Country of San Francisco On December 4, 2017 before me, Carry	Hisch		
- 1 1011 - 1 11	who proved to me on the bas d to me that he/she/they executed t	sis of satisfactory evidence to be the same in his/her/their authori	zed capacity(ies), and that by
I certify under PENALTY OF PERJURY under the laws of the State	of California that the foregoing parag	graph is true and correct.	
WITNESS my hand and official seal.			
Signature	(seal)	S NOTARY F	ARY HIRSCH IM. # 2161406 PUBLIC - CALIFORNIA PANCISCO COUNTY Expires August 26, 2020

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

	*
, Charity Hope Majors	ertify under penalty of perjury that the following statement is true:
print name	and penalty of penjary that the following statement is true.
I have resided continuously at 73 Webster Street	, also being APN 0868-003
address, including unit num	ber assessor's block/lot
in the City and County of San Francisco as my primary residence si	nce 09/01/05 tenant/ 10/30/13 owner
, , , , , , , , , , , , , , , , , , , ,	date occupancy began
	y the identity of the individual who signed the document to which this ness, accuracy, or validity of that document.
State of California	
county of San Francisco	
1. 10. 0	
Charry Hope Majors who proved	, Notary Public, personally appeared to me on the basis of satisfactory evidence to be the person(s) whose name(s he/they executed the same in his/her/their authorized capacity(ies), and that be all 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.	e e
Signature(seal)	LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

Rebekah Danielle Howard	certify under nenalty.	of perjury that the following stater	
print name	, certify drider perialty c	or perjury that the following stater	nent is true:
I have resided continuously at 73 Webste	r Street	, also being APN 0868	5-003
add	lress, including unit number		r's block/lot
in the City and County of San Francisco as my pr	rimary residence since03/01/11 tel	nant/ 10/30/13 owner	ř
I understand that I am affirming under penal punishment for knowingly making a false state imprisonment.	ty of perjury to the truthfulness of the ement may include denial of the cond	ne claims made in this affidavit a ominium conversion subdivision,	and that the fines and/or
	Rebekah Danielle Howa	ard <u>/2</u>	-7-17
Signature of Applicant	Printed Name	0	Date
	is certificate verifies only the identity of the indivied, and not the truthfulness, accuracy, or validity		nis
State of California	3		
County of San Francisco		И.	
on December 7, 2017 before me, Laure	1 Share		
		c, personally appeared	
Rebekah Danrelle Heward is/are subscribed to the within instrument and acknowle his/her/their signature(s) on the instrument the person(s),	edged to me that he/she/they executed the sar	satisfactory evidence to be the person(s) me in his/her/their authorized capacity(ie acted, executed the instrument.	whose name(s) s), and that by
I certify under PENALTY OF PERJURY under the laws of the	State of California that the foregoing paragraph is	s true and correct.	
WITNESS my hand and official seal.			
Signature M. M. Signature	(seal)	LAUREL SHANE COMM, # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 202	

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

Simon Jones	, cer	tify under penalty of perju	ıry that the followin	g statement is true:
print name 75 Webst	er Street			0868-003
I have resided continuously at 75 Webst	ddress, including unit numbe	er	, also being APN	assessor's block/lot
	tien terminen versichtet. Bei der eine in der	04/05/15		ussessor's blocky for
in the City and County of San Francisco as my	primary residence sind	œ	cupancy began	·
			,, <u>-</u>	
I understand that I am affirming under per	alty of perjury to the	truthfulness of the clair	ms made in this af	fidavit and that the
punishment for knowingly making a false sta				
imprisonment.				
Con .	Simon Jone	es		7 Nec 201
				1 izec, ac.
Signature of Applicant	Printe	ed Name		Date
Callifornia				
State of California County of San Francisco				
County of San Francisco				
on 7 DEC 17 before me, John A	nthony Cava	, Notary Public, persor	nally appeared	
on 7DEC17 before me, John A SIMON JONES	, who proved t	o me on the basis of satisfacto	ory evidence to be the p	person(s) whose name(s)
is/are subscribed to the within instrument and acknown his/her/their signature(s) on the instrument the person(s)	wiedged to me that he/she	they executed the same in hi	s/her/their authorized o	capacity(ies), and that by
I certify under PENALTY OF PERJURY under the laws of th				
WITNESS my hand and official seal.				
Signature	(seal)	NOTAR' SAN	ANTHONY CAVALLI MM. # 2097744 Y PUBLIC - CALIFORNIA FRANCISCO COUNTY n. Expires Jan. 23, 2019	CRS 2

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

Heather Beserra	_, certify under penalty of perjury that the following statement is true:
I have resided continuously at 11 Germania Street	, also being APN 0868-003
address, including unit	t number assessor's block/lot
in the City and County of San Francisco as my primary residence	ce since 04/30/15 (tacking to S. Zieff 10/31/00-03/19/15)
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	date occupancy began
	to the truthfulness of the claims made in this affidavit and that the clude denial of the condominium conversion subdivision, fines and/or
Heather Heather	r Beserra 12/12/12
Signature of Applicant	Printed Name Date
A notary public or other officer completing this certificate verific certificate is attached, and not the tru	es only the identity of the individual who signed the document to which this otherwise, accuracy, or validity of that document.
is/are subscribed to the within instrument and acknowledged to me that	, Notary Public, personally appeared roved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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	
I certify under PENALTY OF PERJURY under the laws of the State of California to WITNESS my hand and official seal.	that the foregoing paragraph is true and correct.
Signature(seal)	LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

Max Scholten	certify under penalty of perjury that the followin	og statement is true:
print name	on any arract periods of perjory triat the following	ig statement is tilde.
I have resided continuously at 11 Germania Street	, also being APN	0868-003
address, including unit no	umber , also being , it is	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	9/15)
	date occupancy began	
I understand that I am affirming under penalty of perjury to punishment for knowingly making a false statement may include imprisonment. Max School	de denial of the condominium conversion subdi	
Signature of Applicant Pri	inted Name	Date
A notary public or other officer completing this certificate verifies of certificate is attached, and not the truthf	only the identity of the individual who signed the document to fulness, accuracy, or validity of that document.	o which this
State of California		
County of San Francisco		
On December 12 2017 before me, Lawrel Shane		
may scholten	, Notary Public, personally appeared	
is/are subscribed to the within instrument and acknowledged to me that he/his/her/their signature(s) on the instrument the person(s), or the entity upon bel	ed to me on the basis of satisfactory evidence to be the p /she/they executed the same in his/her/their authorized co half of which the person(s) acted, executed the instrument.	person(s) whose name(s) apacity(ies), and that by
I certify under PENALTY OF PERJURY under the laws of the State of California tha	t the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.		
Signature (seal)	LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORN SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 20	2

Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

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

Kathryn H. Riemersma	, certify under penalty of perjur	that the following statement is tru
ave resided continuously at	ania/73-75-77 Webster, Unit 77 Webster	, also being APN 0868-003
the City and County of San Francisco as my	primary residence since July 1, 2013	
	date occu	pancy began
nishment for knowingly making a false sta	nalty of perjury to the truthfulness of the claims atement may include denial of the condominium	made in this affidavit and that to conversion subdivision, fines and,
inderstand that I am affirming under pen inishment for knowingly making a false sta prisonment. All Reline	Halty of perjury to the truthfulness of the claims atement may include denial of the condominium Kathryn H. Riemersma	made in this affidavit and that to conversion subdivision, fines and,
nishment for knowingly making a false sta	atement may include denial of the condominium	made in this affidavit and that is conversion subdivision, fines and,

County of LOS ANGELES

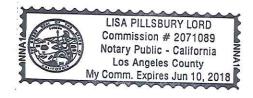
on 01 02/2018 before me, USA PIUSBURY LOCA

, 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.



Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

0868-003

Property Address:

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

nio 170 75 77 Mohatar I Init 77 Mchata		
ania/73-75-77 Webster, Unit 77 Webster	, also being APN 0868-0	003
ddress, including unit number	and the second s	block/lot
primary residence since	- 13	
	ipancy began	
Matthew D. Riemersma	1-2	1-18
Printed Name	Da	te
	primary residence since 7 - / - date occur	primary residence since

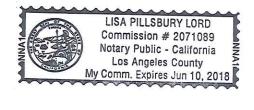
County of LOS ANGELES

on O1 02 2018 before me, USA PILLSBURY LOQP, Notary Public, personally appeared

MATTHEW D. MENSMA, 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.



Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

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

0868-003

	8	
Salvatore Domenick Des	iano, herby certify under penalty of perjury t	hat the following is true and
correct to the best of my knowledge:		
87.9(a)(13) of a senior, disabled person, or catastro each unit in the building was occupied by a sepa 'senior" shall be a person who is 60 years or older he eviction notice; a "disabled" tenant is define	n Francisco Administrative Code Section 37.9(a)(8), ophically ill tenant as defined below has occurred, or it rate owner of record on April 4, 2006. For purpose and has been residing in the unit for 10 years or moved as a person who is disabled within the meaning efined as a person who is disabled as defined by abortimary care physician.	if such an eviction took place, es of the above statement, a ore at the time of issuance of or of Title 42 U.S.C. Section
understand that I am affirming under penalty of punishment for knowingly making a false stateme mprisonment.	of perjury to the truthfulness of the claims made in the may include denial of the condominium conversi	n this affidavit and that the on subdivision, fines, and/or
to for h	Salvatore Domenick Desiano	2017-11-18
Signature of Applicant	Printed Name	Date
The state of the s	ertificate verifies only the identity of the individual who signed the and not the truthfulness, accuracy, or validity of that document.	document to which this
his/her/their signature(s) on the instrument the person(s), or	who proved to me on the basis of satisfactory evidence to me that he/she/they executed the same in his/her/their the entity upon behalf of which the person(s) acted, executed the	e to be the person(s) whose name(s) authorized capacity(ies), and that by
	te of California that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal. Signature	(seal) COMMONWEALTH OF PENNSYLVA NOTARIAL SEAL Anne C Bacon, Notary Public City of McKeesport, Allegheny Co My Commission Expires December 04,	ounty

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

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

0868-003

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.

Signature of Applicant

Joy Marie Scharmen

Printed Name

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

County of

On 1906 / W before me,

Notary Public, personally appeared

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 .

YAQIAO JIANG
Commission # 2129024
Notary Public - California
San Francisco County
My Comm. Expires Oct 31, 2019

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

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

0868-003

Mark William Ferlatte	, herby certify under penalty of perjury that t	he following is true and
correct to the best of my knowledge:	ar e	
Since May 1, 2005, no eviction as defined in Sa 37.9(a)(13) of a senior, disabled person, or catastro each unit in the building was occupied by a sepai "senior" shall be a person who is 60 years or older the eviction notice; a "disabled" tenant is define	n Francisco Administrative Code Section 37.9(a)(8), 37. sphically ill tenant as defined below has occurred, or if sucrate owner of record on April 4, 2006. For purposes of and has been residing in the unit for 10 years or more and as a person who is disabled within the meaning of efined as a person who is disabled as defined by above, a imary care physician.	h an eviction took place, the above statement, a t the time of issuance of
I understand that I am affirming under penalty of punishment for knowingly making a false stateme imprisonment.	of perjury to the truthfulness of the claims made in thin the may include denial of the condominium conversion something the control of the condominium conversion something the control of the condominium conversion something the control of the claims made in the condominium conversion something the control of the claims made in the condominium conversion something the control of the claims made in the claims made in the condominium conversion something the condominium conversion something the claims made in the condominium conversion something the claims made in the condominium conversion something the condominium conversion condominium conversion something the condominium conversion	is affidavit and that the ubdivision, fines, and/or
Signature of Applicant	Printed Name	Date
A notary public or other officer completing this concertificate is attached,	ertificate verifies only the identity of the individual who signed the docur and not the truthfulness, accuracy, or validity of that document.	ment to which this
State of California County of San Trancisco On Becember 1, 2017 before me, Coars Mack William Ferland	分とい , Notary Public, personally appeared	
is/are subscribed to the within instrument and acknowledg his/her/their signature(s) on the instrument the person(s), or	ed to me that he/she/they executed the same in his/her/their author the entity upon behalf of which the person(s) acted, executed the instru	orized capacity(ies), and that by
	te of California that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal. Signature	GARY H COMM. # NOTARY PUBLIC SAM FRANCIS My Comm. Expires	2161406 C-CALIFORNIA

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

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

0868-003

Charity Hope Majors	herby certify under populty of popul	rjury that the following is true and
print name	, herby certify under penalty of per	jury that the following is true and
correct to the best of my knowledge:		
Since May 1, 2005, no eviction as defined in San Fra 37.9(a)(13) of a senior, disabled person, or catastrophica each unit in the building was occupied by a separate of 'senior" shall be a person who is 60 years or older and the eviction notice; a "disabled" tenant is defined as 12102(2)(A); and a "catastrophically ill" tenant is defined a life threatening illness as certified by his or her primary	illy ill tenant as defined below has occurre owner of record on April 4, 2006. For pu has been residing in the unit for 10 years a person who is disabled within the m d as a person who is disabled as defined b	d, or if such an eviction took place, urposes of the above statement, a or more at the time of issuance of peaning of Title 42 U.S.C. Section
understand that I am affirming under penalty of per punishment for knowingly making a false statement ma mprisonment.	rjury to the truthfulness of the claims m ay include denial of the condominium cor	ade in this affidavit and that the nversion subdivision, fines, and/or
. ///	harity Hope Majors	_ 12-7-17
Signature of Applicant	Printed Name	Date
	85	
A notary public or other officer completing this certifica certificate is attached, and no	te verifies only the identity of the individual who sign of the truthfulness, accuracy, or validity of that docum	
State of California		
County of San Francisco		
on Occember 12017 before me, Laurel Si Charty Hope Majors is/are subscribed to the within instrument and acknowledged to his/her/their signature(s) on the instrument the person(s), or the en		
I certify under PENALTY OF PERJURY under the laws of the State of C		
WITNESS my hand and official seal.	-00	
Signature (s	S NO	LAUREL SHANE COMM. # 2140941 TARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY Comm. Expires Jan. 28, 2020

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

0868-003

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

Rebekah Danielle Howard , 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.
Rebekah Danielle Howard 12-7-17
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 California
County of San Francisco
on December 7, 2017 before me, Lawel Shane, Notary Public, personally appeared
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 be 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) LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

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

0868-003

Simon Jones	, herby certify under penalty of perjury that the following is true and
Page 10 Annual Conference	
correct to the best of my knowledge:	Francisco Administrativa Codo Southan 27.0/ V/O), 27.0/ V/O), 27.0/ V/O)
37.9(a)(13) of a senior, disabled person, or catastroph each unit in the building was occupied by a separate "senior" shall be a person who is 60 years or older an the eviction notice; a "disabled" tenant is defined	Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or ically ill tenant as defined below has occurred, or if such an eviction took place, e owner of record on April 4, 2006. For purposes of the above statement, and has been residing in the unit for 10 years or more at the time of issuance of as a person who is disabled within the meaning of Title 42 U.S.C. Section ned as a person who is disabled as defined by above, and who is suffering from ary care physician.
punishment for knowingly making a false statement imprisonment.	perjury to the truthfulness of the claims made in this affidavit and that the may include denial of the condominium conversion subdivision, fines, and/or
	Simon Jones 7 0er 2017
Signature of Applicant	Printed Name Date
	ficate verifies only the identity of the individual who signed the document to which this not the truthfulness, accuracy, or validity of that document.
State of California County of San Francis Co	
	Mony Cavall, Notary Public, personally appeared
is/are subscribed to the within instrument and acknowledged	, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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	of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. Signature	JOHN ANTHONY CAVALLI COMM. # 2097744 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 23, 2019

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

Signature

0868-003

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

Heather Beserra	, herby certify under penalty of perjury tha	et the following is true and
print name	, herby certify under perfaity or perjury the	at the following is true and
correct to the best of my knowledge:		
Since May 1, 2005, no eviction as defined in San Franci 37.9(a)(13) of a senior, disabled person, or catastrophically each unit in the building was occupied by a separate own "senior" shall be a person who is 60 years or older and has the eviction notice; a "disabled" tenant is defined as a 12102(2)(A); and a "catastrophically ill" tenant is defined a a life threatening illness as certified by his or her primary catastrophically.	rill tenant as defined below has occurred, or if some of record on April 4, 2006. For purposes is been residing in the unit for 10 years or more person who is disabled within the meaning is a person who is disabled as defined by above	such an eviction took place, of the above statement, a e at the time of issuance of of Title 42 U.S.C. Section
I understand that I am affirming under penalty of perjui punishment for knowingly making a false statement may imprisonment.	ry to the truthfulness of the claims made in include denial of the condominium conversion	this affidavit and that the n subdivision, fines, and/or
He Signature of Applicant	Printed Name	12/12/17 Date
A notary public or other officer completing this certificate w	verifies only the identity of the individual who signed the do	ocument to which this
	he truthfulness, accuracy, or validity of that document.	
State of California County of San Francisco		
on December 12,2017 before me, Laure 1 Shane	, Notary Public, personally appeared	
is/are subscribed to the within instrument and acknowledged to me his/her/their signature(s) on the instrument the person(s), or the entity		thorized capacity(ies), and that by
I certify under PENALTY OF PERJURY under the laws of the State of Califo	fornia that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.		

LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA

SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Max Scholten

Property Address:

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

0868-003

I VICEN CONTOILON	, 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 Sa 37.9(a)(13) of a senior, disabled person, or catastro each unit in the building was occupied by a sepa "senior" shall be a person who is 60 years or older the eviction notice; a "disabled" tenant is defined the eviction and a "catastrophically ill" tenant is dealife threatening illness as certified by his or her process.	phically ill tenant as defined below has or rate owner of record on April 4, 2006. and has been residing in the unit for 10 ed as a person who is disabled within efined as a person who is disabled as def	ccurred, or if such an eviction took place, For purposes of the above statement, a years or more at the time of issuance of the meaning of Title 42 U.S.C. Section
I understand that I am affirming under penalty of punishment for knowingly making a false statement imprisonment.	nt may include denial of the condomini	ims made in this affidavit and that the um conversion subdivision, fines, and/or
My ATO	Max Scholten	12/12/17
Signature of Applicant	Printed Name	Date
certificate is attached,	ertificate verifies only the identity of the individual and not the truthfulness, accuracy, or validity of th	
State of Calfornia County of San Francisco		
on December 12, 2017 before me, Lawrel 5	Notary Public, person	onally appeared
is/are subscribed to the within instrument and acknowledghis/her/their signature(s) on the instrument the person(s), or	ed to me that he/she/they executed the same i	
I certify under PENALTY OF PERJURY under the laws of the Sta	te of California that the foregoing paragraph is tru	e and correct.
WITNESS my hand and official seal.		
Signature	CO NOTAR' SAN	AUREL SHANE MM. # 2140941 If PUBLIC - CALIFORNIA FRANCISCO COUNTY In. Expires Jan. 28, 2020

Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically III 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

Kathryn H. Riemersma and Matthew D. F	Riemersma , herby certify under penalty of perjury	that the following is true and
print name	, was y county and a penalty of penjary	and the following is true and
correct to the best of my knowledge:		
ascanding the building was occupied by a sep asch unit in the building was occupied by a sep "senior" shall be a person who is 60 years or old the eviction notice; a "disabled" tenant is defi 12102(2)(A); and a "catastrophically ill" tenant is a life threatening illness as certified by his or her party and that I am affirming under penalty	San Francisco Administrative Code Section 37.9(a)(a) rophically ill tenant as defined below has occurred, o parate owner of record on April 4, 2006. For purposer and has been residing in the unit for 10 years or record as a person who is disabled within the mean defined as a person who is disabled as defined by aborimary care physician. To perjury to the truthfulness of the claims made ment may include denial of the condominium convergence.	or if such an eviction took place, oses of the above statement, a more at the time of issuance of hing of Title 42 U.S.C. Section pove, and who is suffering from a in this affiduit and that the
Kallsoft Pellines Signature of Applicant	Kathryn H. Riemersma Printed Name	1/2/18 Date
Manthan	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 CALIFORNIA

County of LOS ANGELES

On O1/02/2018 before me, USA PIUSBAY LORD, Notary Public, personally appeared

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.

ature AIR TUSIN



LISA PILLSBURY LORD
Commission # 2071089
Notary Public - California
Los Angeles County
My Comm. Expires Jun 10, 2018

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 ONJANUARY OZ ZOI & before me, USA PULS BURY LARD, NOTANY PUBLIC Here Insert Name and Title of the Officer ICATHRYN H. RIEMENSMA personally appeared _ 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. LISA PILLSBURY LORD WITNESS my hand and official seal. Commission # 2071089 Notary Public - California Los Angeles County My Comm. Expires Jun 10, 2018 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** Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: ☐ Corporate Officer — Title(s): ☐ Corporate Officer — Title(s): ____ ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General □ Individual
□ Attorney in Fact ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator Other: □ Other:

Signer Is Representing:

Signer Is Representing: _

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

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

Faith F. Lee and Alan G. De Jong

0868-003

, 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

aith F. Lee

Alan G. De Jong

Printed Name

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 CALLFORNIA

County of LOS ANGELES

On OI OZ 2018 before me, USA PLUSBURY LORD, Notary Public, personally appeared

FAITHF. LEE AND ALAN G. DE JENG 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.

LISA PILLSBURY LORD Commission # 2071089 Notary Public - California Los Angeles County My Comm. Expires Jun 10, 2018

Owner's Affidavit Eviction of Tenants

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

Date:	(€.			
Assessor's Parcel Number:	0868-003				
Property Address:	dress: 73-75-77 Webster Street and 7-9-11 Germania Street				
	ā				
Salvatore Dome	nick Desiano	, herby certify under penalty of per	iury that the following is true and		
print name	3		, ,		
correct to the best of my knowled	ge:				
Since May 1, 2005, two or more section 37.9(a)(8), 37.9(a)(10), 37. separate owner of record on April	.9(a)(11), or 37.9(a)(13), or	e units have not been evicted under if such evictions took place, each uni	San Francisco Administrative Code t in the building was occupied by a		
I understand that I am affirming punishment for knowingly making imprisonment.	under penalty of perjury g a false statement may in	to the truthfulness of the claims m clude denial of the condominium co	nade in this affidavit and that the nversion subdivision, fines, and/or		
Tartholler	Salvat	ore Domenick Desiano	2017-11-18		
Signature of Applicant		Printed Name	Date		
		ies only the identity of the individual who sign ruthfulness, accuracy, or validity of that docum			
his/her/their signature(s) on the instrume	nt and acknowledged to me than nt the person(s), or the entity upo	proved to me on the basis of satisfactory evit he/she/they executed the same in his/her/n behalf of which the person(s) acted, executed that the foregoing paragraph is true and corrected the corrected that the foregoing paragraph is true and the corrected that th	idence to be the person(s) whose name(s) their authorized capacity(ies), and that by d the instrument.		
Signature Signature	Salm (seal)	NOTARIAL SEAL Anne C Bacon, Notary Public City of McKeesport, Allegheny Commission Expires December 04			

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: 0868-003 Assessor's Parcel Number: 73-75-77 Webster Street and 7-9-11 Germania Street **Property Address:** Joy Marie Scharmen , herby 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. Joy Marie Scharmen **Printed Name** 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 County of 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. YAQIAO JIANG Commission # 2129024 Notary Public - California San Francisco County

Owner's Affidavit Eviction of Tenants

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

Date: Assessor's Parcel Number: Property Address:	0868-003 73-75-77 Webster Street	t and 7-9-11 Germania	Street	
Mark William F	erlatte	_, herby certify under pe	enalty of perjury that	the following is true and
print name				
correct to the best of my knowled	ge:			
Since May 1, 2005, two or more Section 37.9(a)(8), 37.9(a)(10), 37 separate owner of record on April	.9(a)(11), or 37.9(a)(13), or i	units have not been evi f such evictions took pla	cted under San France, each unit in the b	cisco Administrative Code uilding was occupied by a
I understand that I am affirming punishment for knowingly makin imprisonment.	under penalty of perjury t g a false statement may inc	to the truthfulness of th lude denial of the condo	ne claims made in the conversion	nis affidavit and that the subdivision, fines, and/or
D- 12	Morle	Milliam Fa	rlotto	F2 111 121
Circumstance of Asselfment		William Fe	rialle	14/20
Signature of Applicant	<u></u>	Printed Name		Date
	cer completing this certificate verificate is attached, and not the tru		and the second s	ument to which this
State of Calyanis		и		•
County of San France	50			
On Occember 21, 2017 before me,	CaryHiach	, Notary Public,	personally appeared	
mark william T is/are subscribed to the within instrume his/her/their signature(s) on the instrume	ent and acknowledged to me that	he/she/they executed the sa	me in his/her/their autho	
I certify under PENALTY OF PERJURY unde	r the laws of the State of California	that the foregoing paragraph is	s true and correct.	
WITNESS my hand and official seal.				
Signature	(seal)	1	CSSI	GARY HIRSCH COMM. # 2161406 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY y Comm. Expires August 26, 2020

LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY Comm. Expires Jan. 28, 20

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: 0868-003 Assessor's Parcel Number: 73-75-77 Webster Street and 7-9-11 Germania Street **Property Address:** Rebekah Danielle Howard , herby 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. 12-7-17 Rebekah Danielle Howard Signature of Applicant **Printed Name** 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 1,2017 before me, Lawrel Shane Notary Public, personally appeared 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)

Owner's Affidavit Eviction of Tenants

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

Date: Assessor's Parcel Number: Property Address:	0868-003 73-75-77 Webster Street and 7-9-11 Germania Street
Charity Hope N	/lajors, herby certify under penalty of perjury that the following is true and
correct to the best of my knowled	ge:
Since May 1, 2005, two or more Section 37.9(a)(8), 37.9(a)(10), 37. separate owner of record on April	tenants occupying separate units have not been evicted under San Francisco Administrative Code $.9(a)(11)$, or $37.9(a)(13)$, or if such evictions took place, each unit in the building was occupied by a $4,2006$.
	under penalty of perjury to the truthfulness of the claims made in this affidavit and that the g a false statement may include denial of the condominium conversion subdivision, fines, and/or Charity Hope Majors Printed Name Date
	ter completing this certificate verifies only the identity of the individual who signed the document to which this rtificate is attached, and not the truthfulness, accuracy, or validity of that document.
is/are subscribed to the within instrume his/her/their signature(s) on the instrume	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s nt and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by not the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. The laws of the State of California that the foregoing paragraph is true and correct. LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020

Owner's Affidavit Eviction of Tenants

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

Date: Assessor's Parcel Number: Property Address:	0868-003 73-75-77 Webster Street and 7-9-11 Germania Street	v
Simon Jones	, herby certify under penalty of perjury tha	it the following is true and
correct to the best of my knowled	ge:	
Since May 1, 2005, two or more to Section 37.9(a)(8), 37.9(a)(10), 37. separate owner of record on April	tenants occupying separate units have not been evicted under San Frag(a)(11), or $37.9(a)(13)$, or if such evictions took place, each unit in the 4, 2006.	ncisco Administrative Code building was occupied by a
I understand that I am affirming punishment for knowingly making imprisonment.	under penalty of perjury to the truthfulness of the claims made in g a false statement may include denial of the condominium conversion	this affidavit and that the 1 subdivision, fines, and/or
	Simon Jones	7 Dec, 201
Signature of Applicant	Printed Name	Date
A notary public or other offic	er completing this certificate verifies only the identity of the individual who signed the doc tificate is attached, and not the truthfulness, accuracy, or validity of that document.	cument to which this
State of <u>California</u> County of <u>San Franci</u>		
On 7 DEC 17 before me,	John Anthony Cavall, Notary Public, personally appeared	
is/are subscribed to the within instrumer his/her/their signature(s) on the instrumer	who proved to me on the basis of satisfactory evidence to the and acknowledged to me that he/she/they executed the same in his/her/their auth the person(s), or the entity upon behalf of which the person(s) acted, executed the instr	norized capacity(ies), and that by
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) COMM. # NOTARY PUBLI SAN FRANCI	ONY CAVALLI (C) # 2097744 (C) - CALIFORNIA SCOUNTY NO S

Owner's Affidavit

Eviction of Tenants

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

Required for all owners of record

0868-003

Date:

Assessor's Parcel Number:	0868-003
Property Address:	73-75-77 Webster Street and 7-9-11 Germania Street
Heather Beser	fa, herby certify under penalty of perjury that the following is true an
print name	- Control of Control o
correct to the best of my knowled	ge:
Since May 1, 2005, two or more Section 37.9(a)(8), 37.9(a)(10), 37. separate owner of record on April	tenants occupying separate units have not been evicted under San Francisco Administrative Cc. $9(a)(11)$, or $37.9(a)(13)$, or if such evictions took place, each unit in the building was occupied b 4 , 2006 .
I understand that I am affirming punishment for knowingly makin imprisonment.	under penalty of perjury to the truthfulness of the claims made in this affidavit and that t g a false statement may include denial of the condominium conversion subdivision, fines, and
Mh	Heather Beserra 12/12/1
Signature of Applicant	Printed Name Date
5000	er completing this certificate verifies only the identity of the individual who signed the document to which this rtificate is attached, and not the truthfulness, accuracy, or validity of that document.
State of (whiternia	
County of San Francisco	
On December 13,2017 before me,	Laurel Shane , Notary Public, personally appeared
Heather Beserra	
	nt and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and than 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) LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020

Owner's Affidavit Eviction of Tenants

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

Date:	0000 000	
Assessor's Parcel Number:	0868-003 73-75-77 Webster Street and 7-9-11 Germania Street	
Property Address:	73-73-77 Webster Street and 7-9-11 Germania Street	
, Max Scholten	, herby certify under penalty of perjury that the foll	owing is true and
print name	, , , , , , , , , , , , , , , , , , , ,	Ø 10 11 40 41 14
correct to the best of my knowled	ge:	
Since May 1, 2005, two or more Section 37.9(a)(8), 37.9(a)(10), 37 separate owner of record on April	tenants occupying separate units have not been evicted under San Francisco A. $.9(a)(11)$, or $37.9(a)(13)$, or if such evictions took place, each unit in the building $.4,2006$.	dministrative Code was occupied by a
I understand that I am affirming punishment for knowingly makin imprisonment.	under penalty of perjury to the truthfulness of the claims made in this affice g a false statement may include denial of the condominium conversion subdivi	davit and that the ision, fines, and/or
1/1/1/ AV/6	Max Scholten	12/12/17
Signature of Applicant	Printed Name	Date
	cer completing this certificate verifies only the identity of the individual who signed the document to rtificate is attached, and not the truthfulness, accuracy, or validity of that document.	which this
State of California		
County of San Francis Co		
On December 12, 2011 before me,	Laurel Shane , Notary Public, personally appeared	
max Scholte		ercon(s) whose name(s
is/are subscribed to the within instrume	nt and acknowledged to me that he/she/they executed the same in his/her/their authorized cannot the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
I certify under PENALTY OF PERJURY unde	r the laws of the State of California that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.		
Signature MM	(seal) LAUREL SHANE COMM. # 2140941 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Jan. 28, 2020	

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

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

Kathryn H. Riemersma

Printed Name

Signature of Applicant

Matthew D. Riemersma

Printed Name

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 CAUFORNIA

County of LOS ANUELES

on 01 02 2018 before me, USA RUSBURY LORD, Notary Public, personally appeared

CATHYOUN H. RIEMEASMA AND MATTHEW D. DENELSMA 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.



☐ Other:

Signer Is Representing:

☐ Guardian or Conservator

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 <u>JoS</u> 2018 before me, USA PUSSUNY LOND, NOTANY Here Insert Name and Title of the Officer personally appeared H. RIEMENSMA Name(s) of Signer(s) 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. LISA PILLSBURY LORD WITNESS my hand and official seal. Commission # 2071089 Notary Public - California Los Angeles County My Comm. Expires Jun 10, 2018 Signature Signature of Notan 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: ACFLOAVIT
20,8 Number of Pages: _____ Document Date: MALL Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: □ Corporate Officer — Title(s): _____ □ Corporate Officer — Title(s): __ ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator

☐ Trustee

Other:

Signer Is Representing:

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.

Alan G. De Jong

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 CAUFORNA

County of LOS ANTELES

on 01 02 2018 before me, USARUSBURY 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.



LISA PILLSBURY LORD Commission # 2071089 Notary Public - California Los Angeles County My Comm. Expires Jun 10, 2018