# **Executive Summary**Condominium Conversion Subdivision

HEARING DATE: 10/25/2018 CONSENT CALENDAR 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.: 2018-005800CND
Project Address: 1050 Baker Street

Zoning: RM-2 (Residential-Mixed, Moderate Density District)

25-X Height and Bulk District

Block/Lot: 1117/001

Applicant: R. Boyd McSparran

Gellman, Goldstein, Melbostad, Harris and McSparran 1388 Sutter Street, Suite 1000, San Francisco, CA 94109

Staff Contact: Laura Ajello – (415) 575-9142

laura.ajello@sfgov.org

Recommendation: Approval

#### PROJECT DESCRIPTION

The Project proposes to convert a three-story, six-unit building into residential condominiums. No alterations to the building are proposed.

#### 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

- Public Comment & Outreach. To date, the Department has not received any public comments on the proposed project.
- 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.

Executive Summary Hearing Date: 10/25/2018

#### 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 |
|----------|-------------|-----------------|
| 1        | 890         | 2               |
| 2        | 1110        | 2               |
| 3        | 920         | 2               |
| 4        | 890         | 2               |
| 5        | 670         | 1               |
| 6        | 740         | 1               |

#### **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 Photographs

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: OCTOBER 25, 2018** 

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: **415.558.6377** 

115 550 62

Block/Lot: 1117/001

Record No.:

Zoning:

*Project Address:* 

Applicant: R. Boyd McSparran

Gellman, Goldstein, Melbostad, Harris and McSparran 1388 Sutter Street, Suite 1000, San Francisco, CA 94109

RM-2 (Residential-Mixed, Moderate Density District)

Staff Contact: Laura Ajello – (415) 575-9142

laura.ajello@sfgov.org

2018-005800CND

1050 BAKER STREET

25-X Height and Bulk District

ADOPTING FINDINGS RELATING TO THE OF A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 25-X HEIGHT AND BULK DISTRICT.

#### **PREAMBLE**

On January 18, 2018, R. Boyd McSparran (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 three-story, six-unit building into residential condominiums within an RM-2 (Residential-Mixed, Moderate Density District) Zoning District and a 25-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. 2018-005800CND is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 25, 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. 2018-005800CND.

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

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

- B. The following categories of buildings may be converted to condominiums:
  - 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.
  - Buildings consisting of six units or less in which at least three of the units have been ii. 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 firstrefusal 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. 2018-005800CND based on the following findings:

SAN FRANCISCO
PLANNING DEPARTMENT 2

#### **FINDINGS**

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

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
- 3. As required by Section 1396.4 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for six years prior to the annual April 15 triggering date for this proposed conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- 4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
- 5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
- 6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

#### HOUSING ELEMENT

#### **Objectives and Policies**

#### **OBJECTIVE 2:**

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

#### Policy 2.4:

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

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

#### **OBJECTIVE 3:**

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

#### Policy 3.3:

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

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

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

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

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

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

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

*No housing would be removed for this project.* 

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

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

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

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

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

5

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

G. That landmarks and historic buildings be preserved.

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

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

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

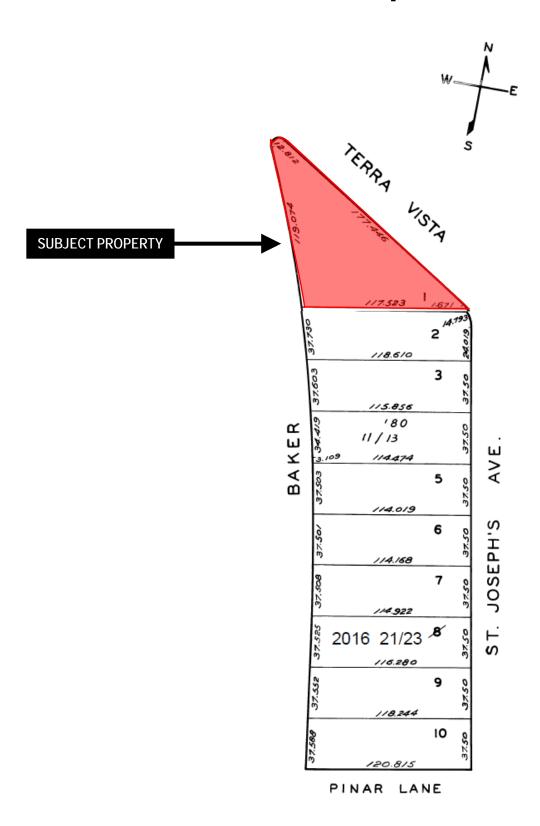
- 8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 9. The Commission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

#### **DECISION**

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2018-005800CND**.

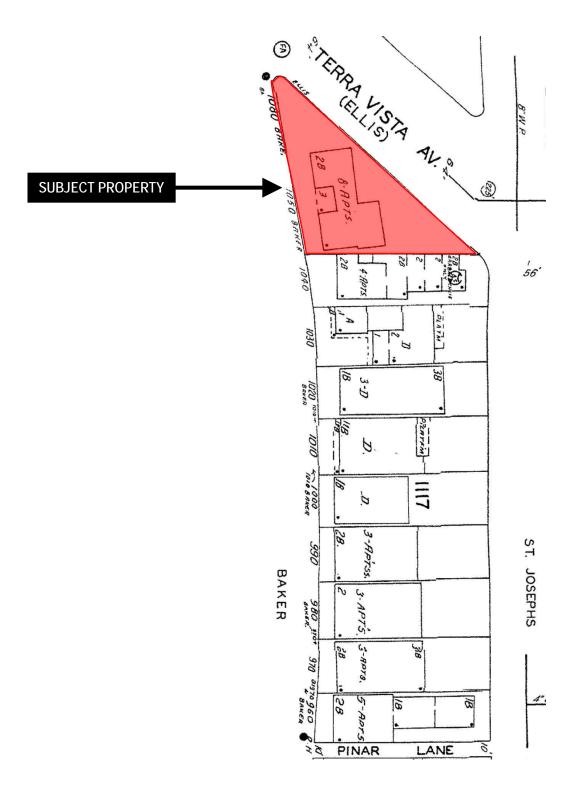
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 25, 2018.

# **Parcel Map**





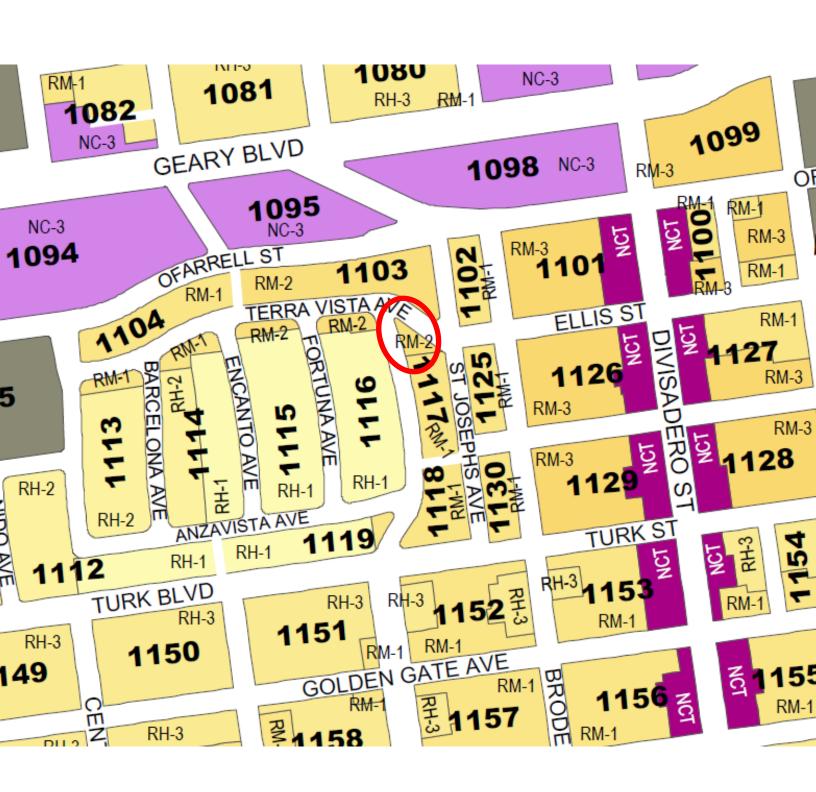
# Sanborn Map\*



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



# **Zoning Map**





# Aerial Photo (Baker Street frontage)



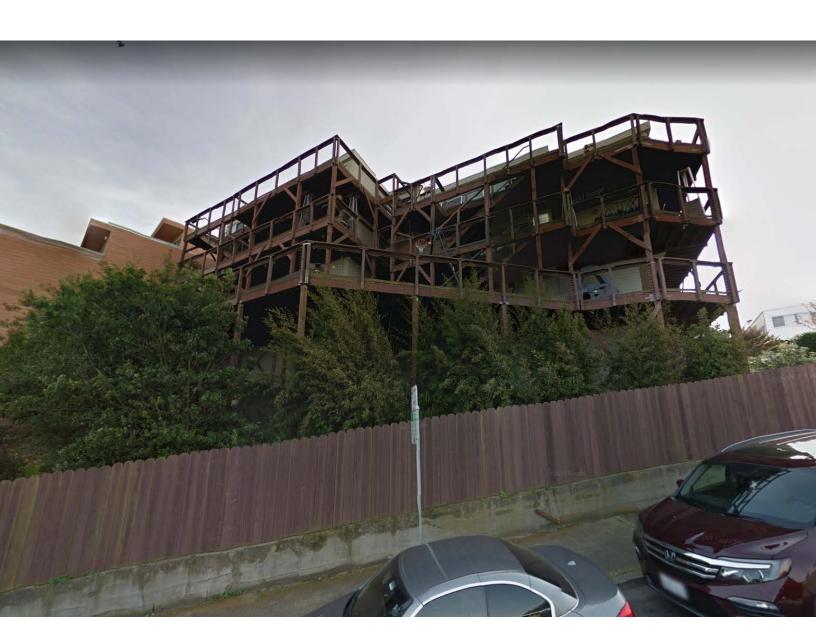
# Aerial Photo 2 (Terra Vista Avenue frontage)



# Site Photo (Baker Street frontage)



# Site Photo 2 (Terra Vista Avenue frontage)



## **Applicant Statement**

Assessor's Parcel Number:

1117-001

**Property Address:** 

1050 Baker, Units 1-2-3-4-5-6

| Owner Information   |   |
|---|---|
| Name(s):  | chel Kuller, et al.,                                  |
| Address: 105  | 50 Baker Street, Unit #5, San Francisco, CA 94115     |
| Phone: 650  | 0/732-5956  |
| Majoritable plus and all all all all all all all all all al | helkuller@fb.com                                      |
| Application Contact   | t (if different from Owner)                           |
| Name(s):  | ldstein, Gellman, Melbostad, Harris, & McSparran, LLP |
|   | 38 Sutter Street, Ste. #1000, San Francisco, CA 94109 |
| Phone: 415  | 5/673-5600  |
| Email: bde  | elossantos@g3mh.com                                   |
| Firm or Agent Prepa   | aring Subdivision Map                                 |
| Name(s):  | y Area Land Surveying                                 |
|   | 65 Richmond Pkwy, Ste. 101, Richmond, CA 94806        |
| Phone: 510  | 0/223-5167  |
|   | ra@balsinc.net  |
|   |   |
| Number of Units in  | Project: 6  |
| Number of Tenant (  | 0   |

## 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.

Palel ande Kall

Rachel Amanda Kuller

19 Dec. 2017

Signature of Applicant

**Printed Name** 

Date

Muchelle Ding

Signature of Applicant

Michelle J. Deng

**Printed Name** 

1/1/18

Date

Signature of Applicant

Chung A. Kim

**Printed Name** 

28. Dec 17

Date

Signature of Applicant

Priscilla Chang

**Printed Name** 

22 Dec 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.

Signature of Applicant

Alexander Gyure

**Printed Name** 

12/28/17

Date

my B Lochaula

Signature of Applicant

Nancy B. Kochanski

**Printed Name** 

Date | Date

Jose L. Chavez

Signature of Applicant Printed Name

1 1 19

Date

Jennifer Chavez

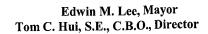
-

Date

1/1/18

Signature of Applicant

**Printed Name** 





#### 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

1050 BAKER ST

Block 1117

Lot 001

#### Other Addresses

1. A. Present authorized Occupancy or use: SIX FAMILY DWELLING

B. Is this building classified as a residential condominium? Yes No ✓

C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code?

Yes No ✓

2. Zoning district in which located: RM-2

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): 1957

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 |
|---------------|----------|--------------|---|--------|
| 195408        | 178196   | Jun 17, 1957 | NEW CONSTRUCTION - CFC 6FD  | C      |
| 319119        | 297052   | Jul 27, 1966 | DISMANTLE LIVING FACILITIES IN BASEMENT APARTMENT IN ORDER TO RESTORE BUILDING TO IT'S ORIGINAL USE AS A 6 UNIT BUILDING (CFC-6FD)  | С      |
| 397302        | 355987   | Jun 03, 1971 | TERMITE CONTROL PER TERMITE REPORT  | C      |
| 460609        | 413544   | Aug 18, 1976 | COMPLY WITH DIVISION OF APARTMENT & HOTEL INSPECTION REPORT (CFC - 6FD(   | С      |
| 9923041       | 893489   | Oct 29, 1999 | RE-ROOFING  | C      |
| 200707166894  | 1126255  | Jul 16, 2007 | KITCHEN & BATHROOM REMODEL IN UNIT# 1; NEW KITCHEN SINK & DISHWASHER, NEW SHOWER VALVE & SINK IN BATHROOM, CHANGE LIGHT FIXTURES THROUGH OUT; REPAIR OF 6 DECKS, NO MORE THAN 50%, REPAIR IN KIND TO COMPLY WITH HOUSING INSPECTION SERVICE NOTICE OF VIOLATION #200700941 DATED 04/27/2007 | X      |
| 200708159943  | 1129661  | Aug 16, 2007 | COMPLY WITH NOTICE OF VIOLATION #200712730, REMOVE ILLEGAL<br>KITCHEN AND LEGALIZE BATHROOOM AT 1ST FLOOR   | X      |
| 200901130104  | 1176047  | Jan 13, 2009 | RENOVATE KITCHEN & BATHROOMS IN UNIT #2 & #3; REMOVE BATHROOM<br>FIXTURES FROM STUDIO ON THE 1ST FLOOR; BRING UNIT #2 & #3<br>ELECTRICAL & PLUMBING TO MEET CODE; ADD INSULATION TO WALL  | С      |
| 200902122021  | 1178274  | Feb 13, 2009 | REMODEL EXISTING OFFICE ROOMS & BATHROOMS ON 1ST; FLOOR. ADD NEW BATH, ADD NEW STAIR CONNECT TO UNIT #2; ADD NEW LIVING ROOM, CONVERT EXISTING OFFICE TO BEDROOM (CFC - 6FD)  | С      |
| 200902232581  | 1178798  | Feb 23, 2009 | UNIT #5: REMODEL KITCHEN & BATHROOM; REPLACE PLUMBING LINE IN GARAGE FOR UNIT #4  | С      |
| 200903264928  | 1181400  | Mar 26, 2009 | UNIT #6 - REMODEL KITCHEN & BATHROOM; NON STRUCTURAL & REPLACEMENT IN KIND, COUNTERTOP, CABINETS AND NEW TUBS & TILES;  | 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

1050 BAKER ST

Block 1117

Lot 001

#### Other Addresses

| Application #_                                  | Permit #      | Issue Date      | Type of Work Done  | _ <u>_s</u> | tatus |
|---|---------------|-----------------|--|-------------|-------|
|   |               |                 | COMPLAINT #200992241   |             |       |
| 200906231088                                    | 1188155       | Jun 23, 2009    | UNIT #1 & #4: REMODEL KITCHEN AND BATHROOM, COUNTER TOPS,<br>CABINETS, TILES AND TUBS; REPLACE BROKEN SIDE/FRONT WINDOWS I<br>KIND; NO STRUCTURAL AND REPLACEMENT IN KIND; WINDOWS IN REAI |             | С     |
| 200901130105                                    | 1196081       | Oct 05, 2009    | ENLARGE REAR DECKS AT 1ST, 2ND & 3RD FLOORS; NEW WINDOWS & PATIO DOORS (CFC - 6FD)   |             | С     |
| 201504083057                                    | 1355254       | Apr 21, 2015    | SOFT STORY RETROFIT PER SFBC CHAPTER 34B, 2012 IEBC APPENDIX A (CFC - 6FD)   | +           | С     |
| 8. A. Is there an active                        | Franchise Ta  | v Roard Referra | on file?   | es          | No ✔  |
| 0, 11, 10 0,,010                                |               | •               |  | es          | No 🗸  |
| 9. Number of residentia                         | al structures | on property? 1  |  |             |       |
| 10. A. Has an energy ir                         | nspection bee | n completed? Y  | es 🗸 No B. If yes, has a proof of compliance been issued? Y  | es ✓        | No    |
| 11. A. Is the building in B. If yes, has the re |               |                 | Retrofit of Wood-Frame Building Program? Yes ✓ No mpleted? Yes ✓ No  |             |       |

Date of Issuance:

07 SEP 2017

Date of Expiration:

07 SEP 2018

By:

HEIDI RIVOIRE

Report No: 201708318442

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

(For Explanation of terminology, see attached)

Affidavit for Ownership/Occupancy

1117-001

**Assessor's Parcel Number:** 

| Property Address: 1050 Baker St Units 1-2-3-4-5-6   |
|---|
| I, Jewifer Chavez, certify under penalty of perjury that the following statement is true:  print name  I have resided continuously at 1050 Baker St Unit2, Sav Francisco, CA, also being APN 11/7-001  address, including unit number assessor's block/lot  in the City and County of San Francisco as my primary residence since 1/26/11  date occupancy began   |
| I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/o imprisonment.   |
| Jennifer Chavez 1/16/18  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 San Francisco  On 1/16/20/8 before me, Brian Her 123, Notary Public, personally appeared  Jennifor Chavez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(sis/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 beis/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.  |
| Signature (seal)  BRIAN HERTZOG Notary Public - California San Francisco County Commission # 2170442 My Comm. Expires Nov 3, 2020   |

Affidavit for Ownership/Occupancy

1117-001

**Assessor's Parcel Number:** 

| Property Address: 1050 Baker St, Units 1-2-3-4-5-6   |
|--|
| I, Tose L. Chavez , certify under penalty of perjury that the following statement is true:   |
| I have resided continuously at 1050 BAKER St Unit 2 SAN Francisco, CA, also being APN 1117-001, address, including unit number assessor's block/lot  |
| in the City and County of San Francisco as my primary residence since $\frac{1/26/11}{date\ occupancy\ began}$   |
| I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.                               |
| Jose L. Chavez 1/16/2018   |
| 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 1/16/28/8 before me, Drian Her 293, 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.   |

Signature Signature (sea

WITNESS my hand and official seal.

BRIAN HERTZOG
Notary Public - California
San Francisco County
Commission # 2170442
My Comm. Expires Nov 3, 2020

Affidavit for Ownership/Occupancy

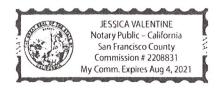
1117-001

| Assessor's Parcel Number: 1117-001   |
|--|
| Property Address: 1050 Baker St, Units 1-2-3-4-5-6   |
| I, Priscilla Chang , certify under penalty of perjury that the following statement is true:  print name  I have resided continuously at 1050 Baker St Unit 3, Sav Francisco Calso being APN 1117-001  agaress, including unit number  in the City and County of San Francisco as my primary residence since 7/15/10  date occupancy began  |
| I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the  |
| punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines and/or imprisonment.  Priscilla Chang  1/16/18   |
| 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.   |
| County of San Francisco  Jessica Valentine, Notary Public  On January 16 2018 before me, Notary Public, Notary Public, personally appeared  Priscilla Chang Notary Public, personally appeared  who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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. |

Signature Justina Valentino

WITNESS my hand and official seal.

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



1117-001

Assessor's Parcel Number:

Signature

#### Affidavit for Ownership/Occupancy

1050 Baker St, UNITS 1-2-3-4-5-6 **Property Address:** Chung A. Kim , certify under penalty of perjury that the following statement is true: I have resided continuously at 1050 Baker St Unit 4 San Francisco, CA, also being APN 1117-001, address, including unit number assessor's block/lot 10/18/13 in the City and County of San Francisco as my primary residence since 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. Hungolorg 01/16/18 Chung A. Kim 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. California State of County of San Francisco on January 16,2010 before me, CHAMTAM, 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 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. CLIFTON TAM Commission # 2113368

(seal)

Notary Public - California

San Francisco County
My Comm Expires May 29, 2019

### Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

1117-001

**Property Address:** 

1050 Baker Street, Unit #'s 1-2-3-4-5-6

| Rachel Amanda Kuller, certify under penalty of perjury that the following statem  | ent is true:  |
|---|---------------|
| print name  |               |
| I have resided continuously at 1050 Baker Street, Unit #5 , also being APN 1117   | -001          |
| address, including unit number assessor   | s block/lot   |
| 6/19/13   |               |
| in the City and County of San Francisco as my primary residence since date occupancy began  |               |
|   |               |
| I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit a punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fimprisonment. |               |
| Rachel Amanda Kuller Der.   | 19,2013       |
| Signature of Applicant Printed Name D   | ate           |
| Signature of Applicant  |               |
| A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.           |               |
| State of California   |               |
|   |               |
| County of San Trancisco   |               |
| County of San Francisco  On 12/19/3017 before me, Briak Hortzog, Notary Public, personally appeared   |               |
| Rachel Amanda Kuller, 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(ie  |               |
| 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  BRIAN HERTZOG  Notary Public - California  San Francisco County  Commission # 2170442  |               |
| My Comm. Expires Nov 3, 2020  |               |

## Affidavit for Ownership/Occupancy

Assessor's Parcel Number:

1117-001

**Property Address:** 

1050 Baker Street Unit #s 1-2-3-4-5-6

| , Michelle Deng   | , certify under penalty of perjury                        | that the following statement is true:           |
|---|---|---|
| I have resided continuously at 1050 BAKER ST address, inc   | TREET #6 SF, CA 94115                                     | , also being APN 1117/001, assessor's block/lot |
| in the City and County of San Francisco as my primary   | residence since 06/24/201                                 | cancy began                                     |
| I understand that I am affirming under penalty of punishment for knowingly making a false statement imprisonment.   |   |   |
| Michelle Deng   | Michelle Deng   | 1/3/18  |
| Signature of Applicant  | Printed Name  | Date  |
| A notary public or other officer completing this certificate is attached, and   | ricate verifies only the identity of the individual who s |   |
| State of California   |   |   |
| County of San Francisco   |   |   |
|   | , Notary Public, personall                                | y appeared                                      |
| is/are subscribed to the within instrument and acknowledged this/her/their signature(s) on the instrument the person(s), or the experience of the subscribed to the within instrument the person(s), or the experience of the subscribed to the within instrument and acknowledged the subscribed to the within instrument and acknowledged to the subscribed to the within instrument and acknowledged to the within its properties. |   | er/their authorized capacity(ies), and that by  |
| I certify under PENALTY OF PERJURY under the laws of the State of   | f California that the foregoing paragraph is true and c   | orrect.   |
| WITNESS my hand and official seal.  |   |   |
| Signature /   | _ (seal)  | Numa Copia                                      |

#### San Francisco Public sko

### Form 12

#### 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:

1117-001

**Property Address:** 

1050 Baker Street, Unit #'s 1-2-3-4-5-6

| E S   |  | nat the following is true and   |
|---|--|---|
| correct to the best of my knowledge:  |  |   |
| 37.9(a)(13) of a senior, disabled person, or care each unit in the building was occupied by a "senior" shall be a person who is 60 years or the eviction notice; a "disabled" tenant is 12102(2)(A); and a "catastrophically ill" tenant a life threatening illness as certified by his or he will understand that I am affirming under pen | in San Francisco Administrative Code Section 37.9(a)(8), tastrophically ill tenant as defined below has occurred, or if separate owner of record on April 4, 2006. For purposes older and has been residing in the unit for 10 years or mor defined as a person who is disabled within the meaning at is defined as a person who is disabled as defined by above ther primary care physician.  The primary to the truthfulness of the claims made in the attement may include denial of the condominium conversions. | such an eviction took place, of the above statement, are at the time of issuance of g of Title 42 U.S.C. Section e, and who is suffering from this affidavit and that the |
| Auhel anade Kelle   | Rachel Amanda Kuller   | Dec 19,2017   |
| 7.00  | Printed Name   | Date  |
| Signature of Applicant  |  | Date  |
| Signature of Applicant  |  | 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 Sah Francisco

On 12/19/2017 before me, Brian Hortog, Notary Public, personally appeared

Rache/ Amanda Kulker 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)



BRIAN HERTZOG

Notary Public - California

San Francisco County

Commission # 2170442

My Comm. Expires Nov 3, 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:** 

1050 Baker Street, Unit #s 1-2-3-4-5-6

1117-001

|  |  | ACCUPATION OF THE STATE OF THE |
|--|--|---|
| Michelle Deng  | , hereby certify under penalty of perju  | ry that the following is true and   |
| print name   |  |   |
| correct to the best of my knowledge:   |  |   |
| 37.9(a)(13) of a senior, disabled person, or catastice on the building was occupied by a sep "senior" shall be a person who is 60 years or olde the eviction notice; a "disabled" tenant is defi | can Francisco Administrative Code Section 37.9(a) rophically ill tenant as defined below has occurred, of arate owner of record on April 4, 2006. For purposer and has been residing in the unit for 10 years or ned as a person who is disabled within the meadefined as a person who is disabled as defined by a primary care physician. | or if such an eviction took place, oses of the above statement, a more at the time of issuance of ning of Title 42 U.S.C. Section   |
|  |  |   |
|  | of perjury to the truthfulness of the claims mad<br>nent may include denial of the condominium conve   |   |
| Michelle Deng  | Michelle Deng  | 1/3/18  |
| Signature of Applicant   | Printed Name   | Date  |
|  |  |   |
| 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 Jan 3, 2018 before me, Jan Becerra, 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 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.

\_(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:** 

1050 Baker Street, Unit #s 1-2-3-4-5-6

1117-001

| I, Chung A. Kin  | 1 hereby certify under penalty of perju   | ury that the following is true and   |
|--|---|--|
| correct to the best of my knowledge:   |   |  |
| 37.9(a)(13) of a senior, disabled person, or cata each unit in the building was occupied by a s "senior" shall be a person who is 60 years or o      | n San Francisco Administrative Code Section 37.9(a<br>astrophically ill tenant as defined below has occurred,<br>separate owner of record on April 4, 2006. For purp<br>older and has been residing in the unit for 10 years or | or if such an eviction took place,<br>poses of the above statement, a<br>r more at the time of issuance of |
| the eviction notice; a "disabled" tenant is de 12102(2)(A); and a "catastrophically ill" tenant a life threatening illness as certified by his or he | efined as a person who is disabled within the meaning is defined as a person who is disabled as defined by a derimary care physician.   | aning of Title 42 U.S.C. Section above, and who is suffering from  |
|  |   |  |
|  | alty of perjury to the truthfulness of the claims made ement may include denial of the condominium conv   |  |
| Trungo Kong  | Churg A. Kim  | 29. Dec, 17  |
| Signature of Applicant   | Printed Name  | Date   |
|  |   |  |
|  |   |  |
| 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

Son Francisco

| On Dec 25/2017 before | e me, John Becerre | , Notary Public, personally appeared                           |
|-----------------------|--------------------|--|
| Chine A Kin           | who n              | royed to me on the basis of satisfactory evidence to be the pe |

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

Required for all owners of record

Assessor's Parcel Number:

**Property Address:** 

1117-001

1050 Baker Street, Unit #s 1-2-3-4-5-6

| Priscilla Chan print name correct to the best of my knowledge:   | , hereby certify under penalty of perjury  | that the following is true and   |
|--|--|--|
| 37.9(a)(13) of a senior, disabled person, or cata<br>each unit in the building was occupied by a s<br>"senior" shall be a person who is 60 years or o<br>the eviction notice; a "disabled" tenant is d | In San Francisco Administrative Code Section 37.9(a)(8 astrophically ill tenant as defined below has occurred, or separate owner of record on April 4, 2006. For purpos older and has been residing in the unit for 10 years or madefined as a person who is disabled within the meanit is defined as a person who is disabled as defined by about the primary care physician. | if such an eviction took place,<br>es of the above statement, a<br>ore at the time of issuance of<br>ng of Title 42 U.S.C. Section |
|  | alty of perjury to the truthfulness of the claims made<br>tement may include denial of the condominium convers   |  |
| Signature of Applicant   | Printed Name   | 12/29/17<br>Date   |
| 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 DCC 24,2017 before me, John Boccon , Notary Public, personally appeared

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Priscilla Chang 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.



Date

#### Form 12

#### 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:

Signature of Applicant

**Property Address:** 

1117-001

1050 Baker Street, Unit #s 1-2-3-4-5-6

| Microsoft Anni Selection (Co. A. Selection Selection And Assessment and Assessment Asses |   |  |
|--|---|--|
| I, Jose L. Chave   | , hereby certify under penalty of perjury   | y that the following is true and   |
| correct to the best of my knowledge:   |   |  |
| 37.9(a)(13) of a senior, disabled person, or each unit in the building was occupied b "senior" shall be a person who is 60 years the eviction notice; a "disabled" tenant  | ned in San Francisco Administrative Code Section 37.9(a)(8) or catastrophically ill tenant as defined below has occurred, or or a separate owner of record on April 4, 2006. For purposes or older and has been residing in the unit for 10 years or not is defined as a person who is disabled within the mean enant is defined as a person who is disabled as defined by about or her primary care physician. | or if such an eviction took place, asses of the above statement, a more at the time of issuance of hing of Title 42 U.S.C. Section |
|  | penalty of perjury to the truthfulness of the claims made estatement may include denial of the condominium conver   |  |
| Signature of Applicant   | Jose L. Charz Printed Name  | 1 2 18 Date  |
|  |   |  |

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 Son Prancisco

On Jan 7, 7018 before me, John Becera, , 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 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:** 

1050 Baker Street, Unit #s 1-2-3-4-5-6

1117-001

| I, Jennifer Chavez   | , hereby certify under penalty of perjur  | y that the following is true and  |
|--|---|---|
| correct to the best of my knowledge:   |   |   |
| 37.9(a)(13) of a senior, disabled person, or each unit-in the building was occupied by "senior" shall be a person who is 60 years the eviction notice; a "disabled" tenant | ed in San Francisco Administrative Code Section 37.9(a) catastrophically ill tenant as defined below has occurred, of a separate owner of record on April 4, 2006. For purposor older and has been residing in the unit for 10 years or is defined as a person who is disabled within the meanant is defined as a person who is disabled as defined by all or her primary care physician. | or if such an eviction took place, oses of the above statement, a more at the time of issuance of ning of Title 42 U.S.C. Section |
|  | enalty of perjury to the truthfulness of the claims mad statement may include denial of the condominium conve   |   |
| Gy/  | Jennifer Charez   | 1/2/2018  |
| Signature of Applicant   | Printed Name  | Date  |
|  |   |   |
| Signature of Applicant   | Printed Name  | Date  |

| State of     | California.  |
|--------------|--|
| County of    | San Francisco  |
|              | 1, 2018 before me, Jan Becerro , Notary Public, personally appeared  |
| is/are sub   | who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) escribed 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 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 ur | nder PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  |
| WITNESS r    | my hand and official seal  |
| Signature    | (seal)   |

## Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number:

Property Address:

1050 Baker Street, Unit #s 1-2-3-4-5-6

1117-001

| I, AlexANDER Gyl   | しゃと , hereby certify under penalty of perjury tha   | at the following is true and  |
|--|---|---|
| correct to the best of my knowledge:   |   |   |
| 37.9(a)(13) of a senior, disabled person, or cat each unit in the building was occupied by a "senior" shall be a person who is 60 years or the eviction notice; a "disabled" tenant is | in San Francisco Administrative Code Section 37.9(a)(8), 3 astrophically ill tenant as defined below has occurred, or if separate owner of record on April 4, 2006. For purposes older and has been residing in the unit for 10 years or more defined as a person who is disabled within the meaning this defined as a person who is disabled as defined by above her primary care physician. | of the above statement, a<br>e at the time of issuance of<br>of Title 42 U.S.C. Section |
|  | alty of perjury to the truthfulness of the claims made in<br>tement may include denial of the condominium conversior  |   |
| alexander Lyune  | Alexander Gyure   | 12/29/17  |
| Signature of Applicant   | Printed Name  | Date  |
|  |   |   |
| Signature of Applicant   | Printed Name  | Date  |

State of

Celifornia

County of San Francisco

On Dec 20, 2017 before me, John Beacre , 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 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.

\_(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:** 

1050 Baker Street, Unit #s 1-2-3-4-5-6

1117-001

| I, NANCY B. KOCHAWS  | , hereby certify under penalty of perjury th   | at the following is true and  |
|--|--|---|
| correct to the best of my knowledge:   |  |   |
| 37.9(a)(13) of a senior, disabled person, or catasticeach unit in the building was occupied by a sep "senior" shall be a person who is 60 years or olde the eviction notice; a "disabled" tenant is defi | ian Francisco Administrative Code Section 37.9(a)(8), rophically ill tenant as defined below has occurred, or if arate owner of record on April 4, 2006. For purposes er and has been residing in the unit for 10 years or morned as a person who is disabled within the meaning defined as a person who is disabled as defined by above primary care physician. | such an eviction took place,<br>of the above statement, a<br>e at the time of issuance of<br>g of Title 42 U.S.C. Section |
|  | of perjury to the truthfulness of the claims made in<br>nent may include denial of the condominium conversion  |   |
| May B Kochaus h' Signature of Applicant  | NANCY B. Kachauski   | 12.29.17  |
| Signature of Applicant   | Printed Name   | Date  |
|  |  |   |
| Signature of Applicant   | Printed Name   | Date  |

State of

California

County of San Francisco

On Dec 7517017 before me, John Beach , Notary Public, personally appeared

Nancy B. Kaderiski 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.

(seal)



#### Owner's Affidavit Eviction of Tenants

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

| Date:                             | 19 Dec. 2017                      |  |                                   |
|-----------------------------------|-----------------------------------|--|-----------------------------------|
| Assessor's Parcel Number:         | 1117-001<br>1050 Baker Street, Un | it #'e 1-2-3-1-5-6   |                                   |
| Property Address:                 | 1000 Baker Street, Off            | 11 # 5 1-2-3-4-3-0   |                                   |
|                                   |                                   |  |                                   |
|                                   |                                   |  |                                   |
| Rachel Amanda                     | Kuller                            | , herby certify under penalty of perju                                       | ry that the following is true and |
| print name                        |                                   | , herby certify under perfacty of perjor                                     | ny that the following is a do and |
| correct to the best of my knowled | ge:                               |  |                                   |
|                                   | .9(a)(11), or 37.9(a)(13), or     | units have not been evicted under Saif such evictions took place, each unit  |                                   |
|                                   |                                   | to the truthfulness of the claims ma<br>clude denial of the condominium conv |                                   |
| Rachel amarcha &                  | Kuller Rache                      | el Amanda Kuller   | Dec. 19,2017                      |
| Signature of Applicant            |                                   | Printed Name   | Date                              |
|                                   |                                   |  |                                   |
| Signature of Applicant            |                                   | Printed Name   | Date                              |

State of

California

\_\_\_\_\_, Notary Public, personally appeared

county of San Francisco
on 12/19/2017 before me, Brian Hertzog
Rachel Amanda Kuller who prov who proved to me on the basis of satisfactory evidence to be the person(5) whose name(5) 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.



**BRIAN HERTZOG** Notary Public - California San Francisco County Commission # 2170442 My Comm. Expires Nov 3, 2020

# Owner's Affidavit Eviction of Tenants

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

| Assessor's Parcel Number:  Property Address:  1117-001  1050 Baker Street Unit #s 1-2-3-4-5-6  I, Michelle Deng , herby certify under penalty of perjury that the following is to 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 Administrate 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 occus 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 the standard of the condensity of the | true and   |
|--|------------|
| I, Michelle Deng , herby certify under penalty of perjury that the following is to 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 Administra 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 occuseparate 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   | 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 Administra 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 occuseparate owner of record on April 4, 2006.  Lunderstand that Lam affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   | 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 Administra 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 occuseparate owner of record on April 4, 2006.  Lunderstand that Lam affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   | 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 Administra 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 occuseparate 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   | 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 Administra 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 occuseparate owner of record on April 4, 2006.  Lunderstand that Lam affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   | 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 Administra 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 occuseparate owner of record on April 4, 2006.  Lunderstand that Lam affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   |            |
| Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administra 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 occuseparate 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   |            |
| 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 occuseparate owner of record on April 4, 2006.  Lunderstand that Lam affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and  |            |
| 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 occuseparate 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  | tivo Codo  |
| separate owner of record on April 4, 2006.  Lunderstand that Lam affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   | inied by a |
| I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   | Thied by a |
| I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and   |            |
| the state of the state of the state of the condemnium conversion subdivision fine  | I that the |
| punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fine   | es, and/or |
| imprisonment.  |            |
|  |            |
| 1/3  | 118        |
| Michelle Deng Michelle Deng  | 110        |
| Signature of Applicant Printed Name Dat  | te         |
|  |            |
|  |            |
|  |            |
| Signature of Applicant Printed Name Date   |            |

State of

California

County of Sch Francisco

on Jan 3,2018

before me, John Becerra

, 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 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:   | 1117-001   |   |
| Property Address:   | 1050 Baker Street Unit #s 1-2-3-4-5-6  |   |
|   |  |   |
|   |  |   |
|   |  |   |
| I, Chung A.   | , herby certify under penalty of perjury   | that the following is true and                                    |
| correct to the best of my knowleds  | ge:  |   |
| Since May 1, 2005, two or more t<br>Section 37.9(a)(8), 37.9(a)(10), 37.<br>separate owner of record on April | enants occupying separate units have not been evicted under San<br>9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in<br>4, 2006. | Francisco Administrative Code<br>the 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 a false statement may include denial of the condominium conve                          | e in this affidavit and that the rsion subdivision, fines, and/or |
| Aungakong   | Chung A. Kim   | 29, Dec, 17   |
| Signature of Applicant  | Printed Name   | Date  |
|   |  |   |
| Signature of Applicant  | Printed Name   | Date  |

State of

California

County of

San Francisco

On Dec 29, 2017 before me, Jahn Becerra

, 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 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 Tenants

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

| Date:                              |  |                                |  |
|------------------------------------|--|--------------------------------|--|
| Assessor's Parcel Number:          | 1117-001   |                                |  |
| Property Address:                  | 1050 Baker Street Unit #s 1-2-3-4-5-6  |                                |  |
|                                    |  |                                |  |
|                                    |  |                                |  |
| I, Priscilla C                     | herby certify under penalty of perjury   | that the following is true and |  |
| correct to the best of my knowledg | ge:  |                                |  |
|                                    | enants occupying separate units have not been evicted under San I<br>9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in t<br>4, 2006. |                                |  |
|                                    | under penalty of perjury to the truthfulness of the claims made g a false statement may include denial of the condominium convers                          |                                |  |
| Signature of Applicant             | Printed Name   | 12/29 /17<br>Date              |  |
|                                    |  |                                |  |
| Signature of Applicant             | Printed Name   | Date                           |  |

State of

California

County of

San Francisco

before me, John Beern , 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 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



## Owner's Affidavit Eviction of Tenants

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

| Date:  |   |   |  |
|--|---|---|--|
| Assessor's Parcel Number:  | 1117-001  |   |  |
| Property Address:  | 1050 Baker Street Unit #s 1-2-3-4-5-6   |   |  |
|  |   |   |  |
|  |   |   |  |
|  |   |   |  |
| 1, Jennifer Chave  | , herby certify under penalty of perjury  | / that the following is true and                                |  |
| print name   |   |   |  |
| correct to the best of my knowledge  | ge:   |   |  |
| Section 37.9(a)(8), 37.9(a)(10), 37. separate owner of record on April  I understand that I am affirming | enants occupying separate units have not been evicted under San 9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in 4, 2006.  under penalty of perjury to the truthfulness of the claims made a false statement may include denial of the condominium conve | the building was occupied by a e in this affidavit and that the |  |
| Gy.  | Johnsfer Charez   | 1/2/2018  |  |
| Signature of Applicant   | Printed Name  | Date  |  |
|  |   |   |  |
| Signature of Applicant   | Printed Name  | Date  |  |

State of

e of California

County of San Francisco

2,2018 before me, Jan Becerre

, 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 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:          | 1117-001  |                               |
| Property Address:                  | 1050 Baker Street Unit #s 1-2-3-4-5-6   |                               |
|                                    |   |                               |
|                                    |   |                               |
| I, Jose L. Cl                      | arra , herby certify under penalty of perjury th  | nat the following is true and |
| correct to the best of my knowledg | e:  |                               |
|                                    | enants occupying separate units have not been evicted under San Fool(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the place, each unit in the place. |                               |
|                                    | under penalty of perjury to the truthfulness of the claims made i<br>a false statement may include denial of the condominium conversi   |                               |
| Signature of Applicant             | Jose L. Chavez Printed Name   | //2 (18)                      |
| o.g.ratar e o. r.pp.ratri          |   |                               |
| Signature of Applicant             | Printed Name  | Date                          |

County of San Francisco

On Jan 2,2018 before me, John Decerce , Notary Public, personally appeared

Tose L. Chaver , 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 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 Tenants

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

| Date:   |  |   |
|---|--|---|
| Assessor's Parcel Number:   | 1117-001   |   |
| Property Address:   | 1050 Baker Street Unit #s 1-2-3-4-5-6  |   |
|   |  |   |
|   |  |   |
|   |  |   |
| 1, Alexander<br>print name  | herby certify under penalty of perjury the   | nat the following is true and                                 |
| correct to the best of my knowledg  | ge:  |   |
| Since May 1, 2005, two or more t<br>Section 37.9(a)(8), 37.9(a)(10), 37.<br>separate owner of record on April | enants occupying separate units have not been evicted under San Fo<br>9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in th<br>4, 2006. | rancisco Administrative Code<br>ne 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 i<br>g a false statement may include denial of the condominium conversi                      | n this affidavit and that the on subdivision, fines, and/or   |
| Mexander Sy   | ue Alexander Gyure   | 12/29/17  |
| Signature of Applicant  | Printed Name   | Date  |
|   |  |   |
| Signature of Applicant  | Printed Name   | Date  |

State of County of ScarFrance

County of ScarFrance

On Dec 70, 7017 before me, Total Recerce , Notary Public, personally appeared

Alexander General , 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 Tenants

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

| Date:                                   |   |                            |
|---|---|----------------------------|
| Assessor's Parcel Number:               | 1117-001  |                            |
| Property Address:                       | 1050 Baker Street Unit #s 1-2-3-4-5-6   |                            |
| , |   |                            |
|   |   |                            |
|   |   |                            |
| My March B                              | LOCHANSKI, herby certify under penalty of perjury that t                      | the following is true and  |
| print name                              | , nerby certify under penalty of perjury that t                               | the following is true and  |
| and the best of an income               |   |                            |
| correct to the best of my knowledg      | ge:   |                            |
|   | enants occupying separate units have not been evicted under San Franc         |                            |
|   | 9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the b | uilding 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 the        | is affidavit and that the  |
|   | g a false statement may include denial of the condominium conversion s        | subdivision, fines, and/or |
| imprisonment.                           |   |                            |
|   |   |                            |
| Manay B Kochan                          | Mu NANCY B. KOCHAUSKI   | 12-29-17                   |
| - Contract to Marie                     |   |                            |
| Signature of Applicant                  | Printed Name  | Date                       |
|   |   |                            |
|   |   |                            |
|   |   |                            |
| Signature of Applicant                  | Printed Name  | Date                       |
| Signature of Applicant                  | Timeca ivanic   |                            |

State of

California

County of San Francisco

on Dec 26, 2017 before me, John Becerra

, Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Nancy B. Kochanski 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