



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Condominium Conversion Subdivision

HEARING DATE: OCTOBER 10, 2019

Date: October 3, 2019
Record No.: 2018-012603CND
Project Address: 1046 14th Street
Zoning: RM-1 (Residential-Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 2610/021
Applicant: Rosemarie MacGuinness
388 Market Street, Suite 1300
San Francisco, CA 94111
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org
Recommendation: **Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

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

- **Public Comment & Outreach.** To date, the Department has not received any correspondence in relation to the listed Project.
- **Existing Tenant & Eviction History:** All units are occupied by occupants who intend to purchase their respective unit. All prospective owners have signed under penalty of perjury that no evictions have occurred on the subject property on or after May 1, 2005. All existing tenants are under the age of 62 years old and not permanently disabled.

Residential Dwelling Unit Descriptions		
Unit No.	No. of Bedrooms	Square Feet
A	2	820
B	2	733
C	2	895
D	2	915
E	2	895
F	2	915

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 preserve existing dwelling units and provide ownership opportunities for San Francisco residents.

ATTACHMENTS:

Draft Motion – Condominium Conversion Subdivision

Exhibit A – Maps and Context Photos

Exhibit B – Eviction History Documentation

Exhibit C – Selected Project Sponsor Submittals

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 10, 2019

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

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Block/Lot: 2610/021
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San Francisco, CA 94111
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org

ADOPTING FINDINGS RELATING TO THE CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT RESIDENTIAL BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 30, 2018, Rosemarie MacGuinness (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-1 (Residential- Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The subject building is identified as a legal six-unit residential building as reported in the Report of Residential Building Record (3-R).

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018—012603CND is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 10, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2018-012603CND.

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

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

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

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

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

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

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

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

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

MOVED, that the Commission hereby authorizes the Condominium Conversion Subdivision as requested in Application No. 2018-012603CND, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. 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.

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.

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. 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 complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal will not remove or displace existing neighborhood serving retail uses. The proposal is for a change in form of residential tenure, and not a change in land-use.

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

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

The proposal will not affect the City's supply of affordable housing; no affordable housing will be removed.

- 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 will not impeded public transit or overburden the immediate neighborhood's existing on-street parking availability.

- 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 for a change in form of residential tenure and will not impact existing industrial or service sectors in the City.

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

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

- G. That landmarks and historic buildings be preserved.

The proposal is for a change in form of residential tenure and will not affect existing 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 for a change in form of residential tenure and will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

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. 2018-012603CND.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 10, 2019.

Jonas P. Ionin
Commission Secretary

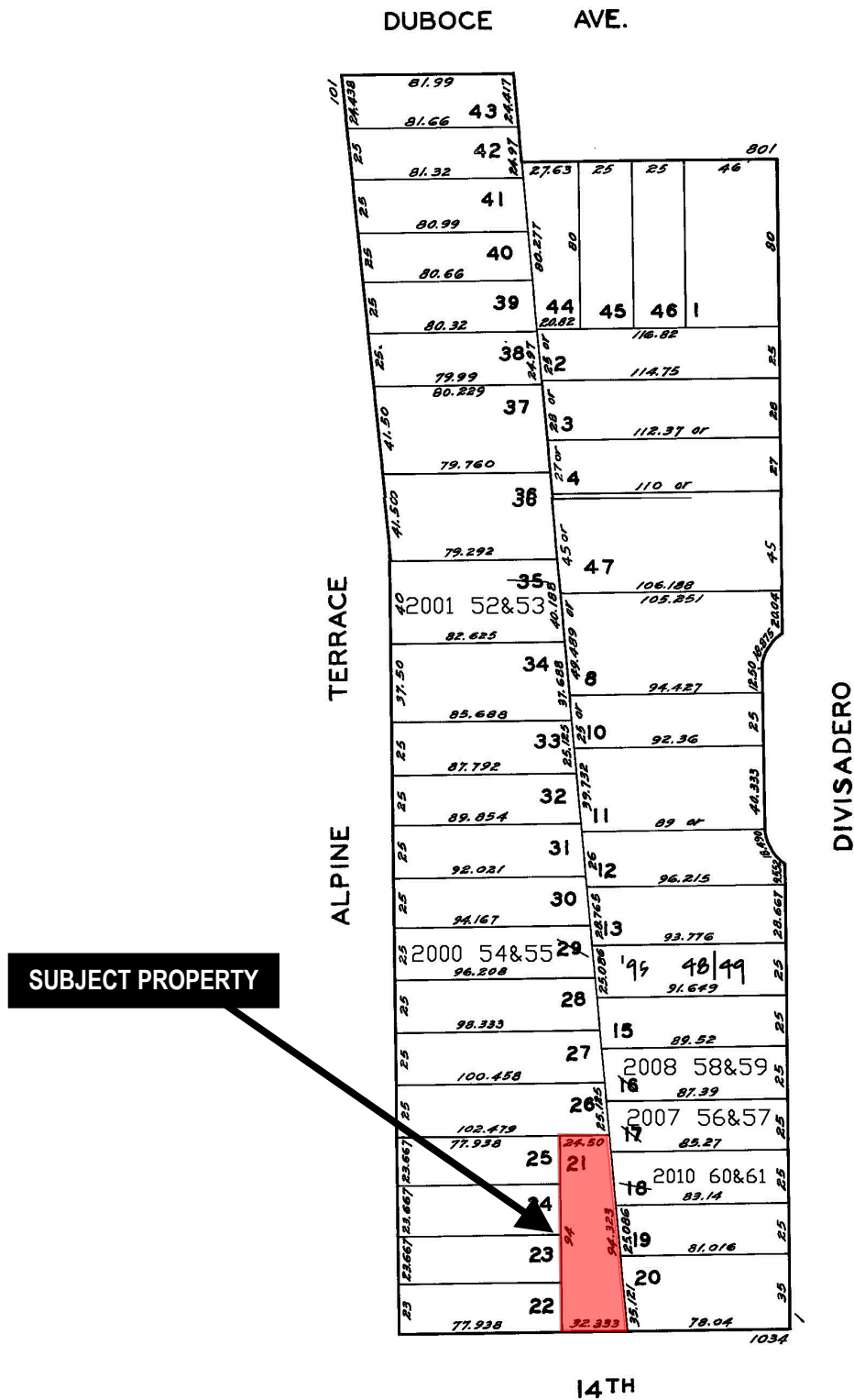
AYES:

NAYS:

ABSENT:

ADOPTED: October 10, 2019

Parcel Map



Condominium Conversion Subdivision
Record No. 2018-012603CND
1046 14th Street

ALPINE TERR.

ALPINE TERR. 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 159



SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



SUBJECT PROPERTY



Condominium Conversion Subdivision
Record No. 2018-012603CND
1046 14th Street

Zoning Map



Condominium Conversion Subdivision
Record No. 2018-012603CND
1046 14th Street

Site Photo



Condominium Conversion Subdivision
Record No. 2018-012603CND
1046 14th Street



City and County of San Francisco
San Francisco Public Works · Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Date: August 7, 2018

Rent Stabilization and
Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

Project ID: 9714			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
1046	14TH ST	2610	021
Tentative Map Referral			

Attention Van Lam

Pursuant to Sections 1359(d), 1396.2(a) & (b) and 1396.3(1) of the City and County of San Francisco Subdivision Code concerning building eviction status, the list below is submitted to your Department for review of any evictions on or after January 1, 2000. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application. Thank you for your timely review of this Tentative Map.

Sincerely,
ADRIAN
VERHAGEN
Bruce R. Storrs, P.L.S.
City and County Surveyor

Digitally signed by ADRIAN VERHAGEN
DN: cn=ADRIAN VERHAGEN, o=DPW,
email=adrian.verhagen@sfdpw.org,
c=US
Date: 2018.08.08 13:08:45 -0700



No Eviction(s) have occurred on or after January 1, 2000.



An Eviction has occurred on or after January 1, 2000.
See attached documents.

Date(s) of
Eviction: _____

This confirms that the Rent Stabilization and Arbitration Board has reviewed the above buildings for any eviction on or after January 1, 2000. If evictions have occurred supporting documents have been attached to this form.

request processed
Date 8-14-18
request received
8-14-18

Signed
Van Lam
Rent Stabilization and Arbitration Board

Applicant Statement

Assessor's Parcel Number: 2610-021

Property Address: 1046 14th Street, San Francisco, CA 94114

Owner Information

Name(s): Karina Raimundo, Tiago Queiroz, Kevin Charles Bechtel, James Conor Doyle, Jonathan Andrew Wiener, Valerie Bianchi Kirby, Lou Ann Wieand as Trustee of the Lou Ann Wieand 2010 Trust, Christopher G. Grant, and Krzysztof Palacz

Address: 1046 14th Street, San Francisco, CA 94114

Application Contact (if different from Owner)

Name(s): Rosemarie MacGuinness, Sirkin Law, APC

Address: 388 Market Street, Suite 1300, San Francisco, CA 94111

Phone: (415) 839-6406

Email: condoconversion@andysirkin.com

Firm or Agent Preparing Subdivision Map

Name(s): Barry Pierce, Transamerican Engineers

Address: 1390 Market Street, Suite 201, San Francisco, CA 94102

Phone: (415) 553-4092

Email: bpierce@transamericanengineers.com


Number of Units in Project: 6

Number of Tenant Occupied Units: 0

Choose One:

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



Signature of Applicant

Karina Raimundo

Printed Name

4/25/18

Date



Signature of Applicant

Tiago Queiroz

Printed Name

4/25/18

Date



Signature of Applicant

Kevin Charles Bechtel

Printed Name

4/25/18

Date



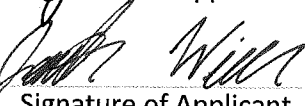
Signature of Applicant

James Conor Doyle

Printed Name

4/25/18

Date



Signature of Applicant

Jonathan Andrew Wiener

Printed Name

4/25/18

Date



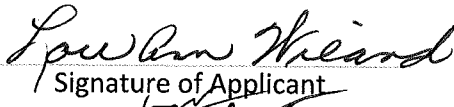
Signature of Applicant

Valerie Bianchi Kirby

Printed Name

04/25/18

Date



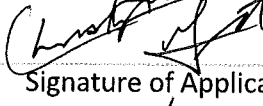
Signature of Applicant

Lou Ann Wieand

Printed Name

4/25/18

Date



Signature of Applicant

Christopher G. Grant

Printed Name

04/25/18

Date



Signature of Applicant

Krzysztof Palacz

Printed Name

4/25/18

Date



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 **1046 14TH ST**

Block **2610**

Lot **021**

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-1**

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: **TWO FAMILY DWELLING**

7. Construction, conversion or alteration permits issued, if any:

<u>Application #</u>	<u>Permit #</u>	<u>Issue Date</u>	<u>Type of Work Done</u>	<u>Status</u>
13250	13250	Nov 12, 1907	NEW CONSTRUCTION	N
121008	110215	Oct 25, 1949	APPLY ASBESTOS SIDING TO FRONT OF HOUSE	N
257237	230396	Nov 13, 1961	REMOVE EXISTING BACK PORCH AND STAIRS AND REPLACE ACCORDING TO CITY CODE; INCLUDES LANDINGS	C
333615	298128	Aug 25, 1966	TAKE OUT OLD PLASTIC REPLACE WITH SHEETROCK	C
333914	298524	Sep 06, 1966	NEW KITCHEN CABINETS	C
357414	322425	Oct 10, 1968	LOWER SIDE PASSAGEWAY TO SHOW REQUIRED FOUNDATION CLEARANCE; COMPLY WITH BUILDING INSPECTION REPORT #2610-021-2 - CFC 6FD	C
7802385	433055	Mar 09, 1978	INSTALL ONE ALUMINUM WINDOW	C
9209982	701514	Jul 13, 1992	REPLACE FIRE DAMAGE FLOOR OF REAR PORCH	C
9820039	861622	Oct 02, 1998	REMODEL 6 KITCHENS AND 6 BATHROOMS; TILE BATHROOMS AND KITCHENS; INSTALL CENTRAL HEATING FOR TOP 2 UNITS; INSTALL IN THE ATTIC AND FURANCE	X
9823659	865327	Nov 16, 1998	REPLACE AND PATCH PLASTER; REMOVE/REPAIR DRY ROT OF REAR SECTION OF BUILDING	X
9826265	868092	Dec 24, 1998	ENLARGE KITCHEN AT 2ND AND 3RD FLOOR; ADD BEDROOM AT GROUND FLOOR UNITS WITH NEW FOOTING	X
200005059245	909513	May 05, 2000	RENEW PERMIT APPLICATIONS #9823659, 9826265 AND #9820039 FOR FINAL INSPECTION	X
200011105421	926188	Nov 10, 2000	RENEW PERMIT APPLICATION #200005059245, #9823659, #9826265 AND #9820039 FOR FINAL INSPECTION	X

Page 2

Lot 021

Other Addresses

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

**Patty Herrera, Manager
Records Management Division**

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)

**Records Management Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org**

Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 2610-021

Property Address: 1046 14th Street, San Francisco, CA 94114

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

I have resided continuously at 1046 14th Street, Unit A, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number *assessor's block/lot*

in the City and County of San Francisco as my primary residence since March 25, 2015
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.

Tiago All
Signature of Applicant

Printed Name

4/25/2018
Date

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

State of California

County of San Francisco

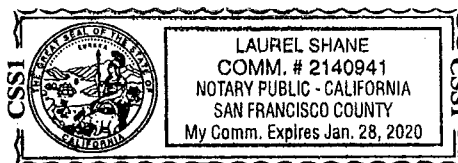
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 2610-021Property Address: 1046 14th Street, San Francisco, CA 94114

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

I have resided continuously at 1046 14th Street, Unit A, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since March 25, 2015.
date occupancy began

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

[Signature]
 Signature of Applicant

Karina Raimundo
 Printed Name

4/25/18
 Date

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

State of California

County of San Francisco

On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 2610-021**Property Address:** 1046 14th Street, San Francisco, CA 94114

I, Kevin Charles Bechtel, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 1046 14th Street, Unit B, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since February 12, 2012.
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.

16 KB

Signature of Applicant

Kevin Charles Bechtel

Printed Name

4/25/18

Date

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State of CaliforniaCounty of San Francisco

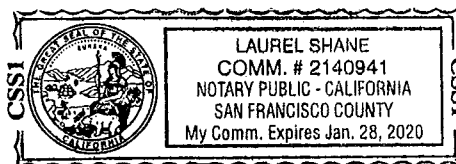
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 2610-021**Property Address:** 1046 14th Street, San Francisco, CA 94114

I, James Conor Doyle, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 1046 14th Street, Unit B, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since February 12, 2012.
date occupancy began

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



Signature of Applicant

James Conor Doyle

Printed Name

4/25/18

Date

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

State of

California

County of

San Francisco

On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

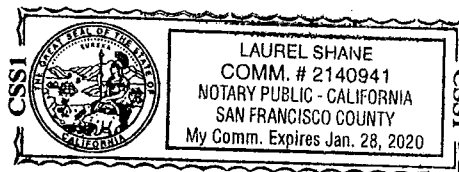
James Conor Doyle, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument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

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

WITNESS my hand and official seal.

Signature

(seal)



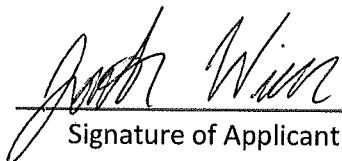
Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 2610-021**Property Address:** 1046 14th Street, San Francisco, CA 94114

I, Jonathan Andrew Wiener, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 1046 14th Street, Unit C, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since November 31, 2015.
date occupancy began

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


 Signature of Applicant

Jonathan Andrew Wiener

Printed Name

4/25/2018
 Date

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State of CaliforniaCounty of San Francisco

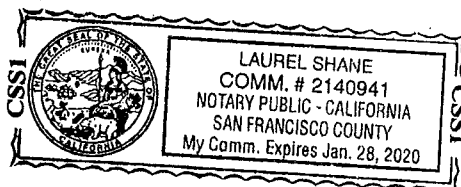
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 2610-021**Property Address:** 1046 14th Street, San Francisco, CA 94114

I, Valerie Bianchi Kirby, certify under penalty of perjury that the following statement is true:
print name

I have resided continuously at 1046 14th Street, Unit C, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number *assessor's block/lot*

in the City and County of San Francisco as my primary residence since November 31, 2015.
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.

Valerie B. Kirby
 Signature of Applicant

Valerie Bianchi Kirby
 Printed Name

04/25/2018
 Date

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

State of California

County of San Francisco

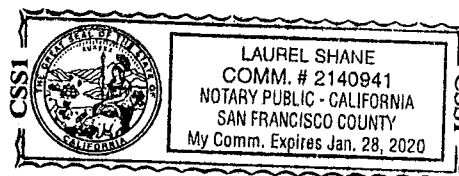
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature Laurel Shane (seal)



Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 2610-021**Property Address:** 1046 14th Street, San Francisco, CA 94114

I, Lou Ann Wieand, print name, certify under penalty of perjury that the following statement is true:

I have resided continuously at 1046 14th Street, Unit D, San Francisco, CA 94114, address, including unit number, also being APN 2610-021, assessor's block/lot,

in the City and County of San Francisco as my primary residence since June 13, 2011, 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.

Lou Ann Wieand Lou Ann Wieand
Signature of Applicant Printed Name

4/25/18
Date

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

State of CaliforniaCounty of San FranciscoOn April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

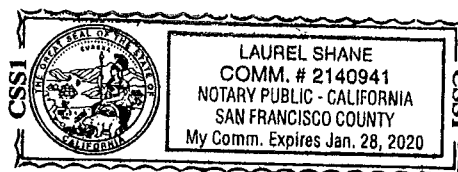
Lou Ann Wieand, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument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

L.S.
Laurel Shane
LA W



Form 11**Affidavit for Ownership/Occupancy****Assessor's Parcel Number:** 2610-021**Property Address:** 1046 14th Street, San Francisco, CA 94114

I, Christopher G. Grant, print name, certify under penalty of perjury that the following statement is true:

I have resided continuously at 1046 14th Street, Unit E, San Francisco, CA 94114, address, including unit number, also being APN 2610-021, assessor's block/lot,

in the City and County of San Francisco as my primary residence since April 13, 2018, date occupancy began.

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


Signature of Applicant

Christopher G. Grant
Printed Name

04/25/2018
Date

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State of California

County of San Francisco

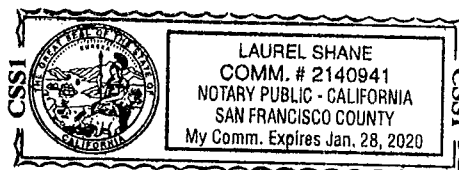
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 12**Owner's Affidavit**

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

Required for all owners of record

Assessor's Parcel Number: 2610-021

Property Address: 1046 14th Street, Unit A, San Francisco, CA 94114

I, Karina Raimundo and Tiago Queiroz, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

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

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

K. Raimundo
Signature of Applicant

Karina Raimundo

Printed Name

4/25/18

Date

Tiago Queiroz
Signature of Applicant

Tiago Queiroz

Printed Name

4/25/2018

Date

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State of California

County of San Francisco

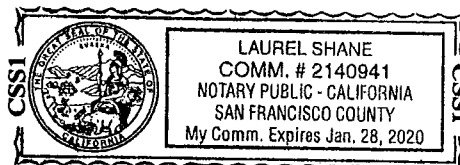
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature Laurel Shane (seal)



Form 12

Owner's Affidavit

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

Required for all owners of record

Assessor's Parcel Number: 2610-021

Property Address: 1046 14th Street, Unit B, San Francisco, CA 94114

I, Kevin Charles Bechtel and James Conor Doyle, 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.

Ke CB

Signature of Applicant

Kevin Charles Bechtel

Printed Name

4/25/18
Date

JC

Signature of Applicant

James Conor Doyle

Printed Name

4/25/18
Date

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State of

California

County of

San Francisco

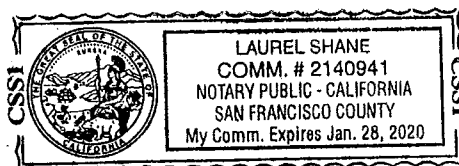
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)



Form 12**Owner's Affidavit**

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

Required for all owners of record

Assessor's Parcel Number: 2610-021

Property Address: 1046 14th Street, Unit C, San Francisco, CA 94114

I, Jonathan Andrew Wiener and Valerie Bianchi Kirby, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

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

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

Jonathan Wiener
Signature of Applicant

Jonathan Andrew Wiener

Printed Name

4/25/2018
Date

V. B. Kirby
Signature of Applicant

Valerie Bianchi Kirby

Printed Name

04/25/2018
Date

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State of California

County of San Francisco

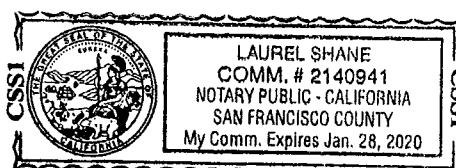
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature *Laurel Shane* (seal)



Form 12**Owner's Affidavit**

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

Required for all owners of record

Assessor's Parcel Number: 2610-021

Property Address: 1046 14th Street, Unit D, San Francisco, CA 94114

I, Lou Ann Wieand, 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.

Lou Ann Wieand
Signature of Applicant

Lou Ann Wieand

Printed Name

4/25/18
Date

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State of California

County of San Francisco

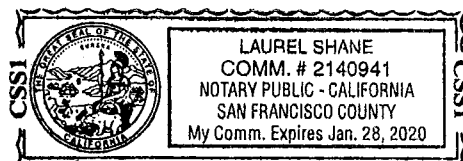
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

Lou Ann Wieand, 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 *Lou Ann Wieand* (seal)
L.S.



Form 12**Owner's Affidavit****Eviction of Senior, Disabled, or Catastrophically Ill Tenant**

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

Required for all owners of record

Assessor's Parcel Number: 2610-021**Property Address:** 1046 14th Street, Unit E, San Francisco, CA 94114

I, Christopher G. Grant, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

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

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


 Signature of Applicant

Christopher G. Grant

Printed Name

04/25/2018
 Date

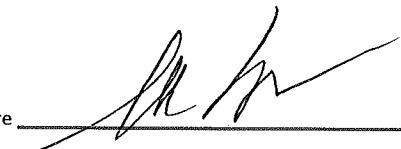
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

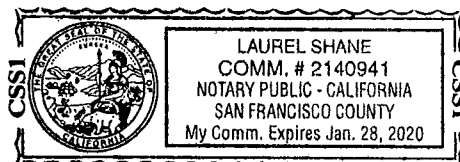
State of CaliforniaCounty of San FranciscoOn April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

Christopher G. Grant, 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)



Form 12**Owner's Affidavit**

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

Required for all owners of record

Assessor's Parcel Number: 2610-021


Property Address: 1046 14th Street, Unit F, San Francisco, CA 94114

I, Krzysztof Palacz, 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

Krzysztof Palacz

Printed Name

04/25/18
Date

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

State of California

County of San Francisco

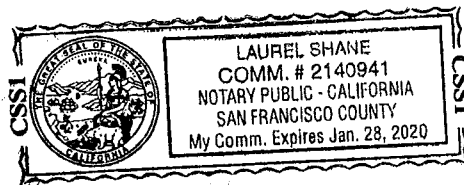
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



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

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

Required for all owners of record

Assessor's Parcel Number: 2610-021**Property Address:** 1046 14th Street, Unit A, San Francisco, CA 94114

I, Karina Raimundo and Tiago Queiroz, hereby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

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

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

K Raimundo
 Signature of Applicant

Tiago Queiroz
 Signature of Applicant

Karina Raimundo
 Printed Name

Tiago Queiroz
 Printed Name

4/25/18
 Date

4/25/2018
 Date

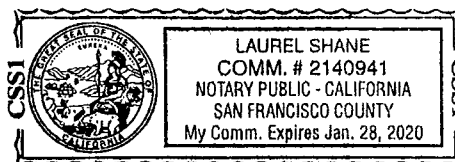
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of San FranciscoOn April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature [Signature] (seal)

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

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

Required for all owners of record

Assessor's Parcel Number: 2610-021**Property Address:** 1046 14th Street, Unit B, San Francisco, CA 94114

I, Kevin Charles Bechtel and James Conor Doyle, 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.

KC Bechtel
 Signature of Applicant

Kevin Charles Bechtel
 Printed Name

4/25/18
 Date

JC Doyle
 Signature of Applicant

James Conor Doyle
 Printed Name

4/25/18
 Date

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State of CaliforniaCounty of San Francisco

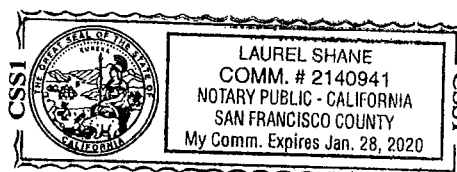
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared
Kevin Charles Bechtel and James Conor Doyle

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

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

WITNESS my hand and official seal.

Signature *Laurel Shane* (seal)



Form 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

Assessor's Parcel Number: 2610-021


Property Address: 1046 14th Street, Unit C, San Francisco, CA 94114

I, Jonathan Andrew Wiener and Valerie Bianchi Kirby, 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.


Signature of Applicant

Jonathan Andrew Wiener

Printed Name

4/25/2018
Date

Signature of Applicant

Valerie Bianchi Kirby

Printed Name

04/25/2018
Date

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State of California
County of San Francisco

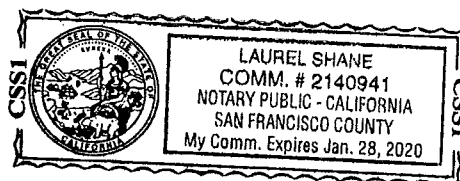
On April 25, 2018, before me, Laurel Shorne, Notary Public, personally appeared

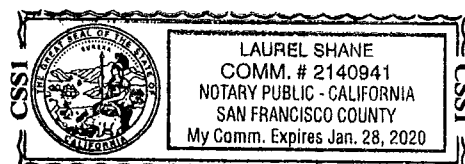
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared Jonathan Andrew Wiener and Valerie Branchi Kirby, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (seal)





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

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

Required for all owners of record

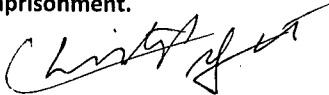
Assessor's Parcel Number: 2610-021**Property Address:** 1046 14th Street, Unit E, San Francisco, CA 94114

I, Christopher G. Grant, herby certify under penalty of perjury that the following is true and
print name

correct to the best of my knowledge:

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

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



Signature of Applicant

Christopher G. Grant

Printed Name

04/25/2018

Date

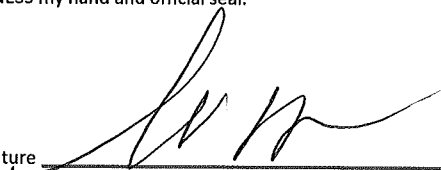
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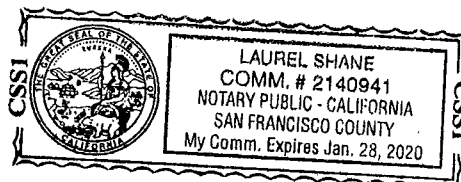
State of CaliforniaCounty of San FranciscoOn April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.


 Signature _____ (seal)



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

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

Required for all owners of record

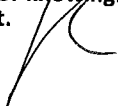
Assessor's Parcel Number: 2610-021**Property Address:** 1046 14th Street, Unit F, San Francisco, CA 94114

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

correct to the best of my knowledge:

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

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


 Signature of Applicant

Krzysztof Palacz
 Printed Name

04/25/18
 Date

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State of California

County of San Francisco

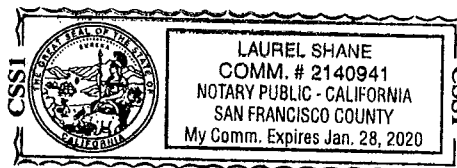
On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature  (seal)



Form 11

Affidavit for Ownership/Occupancy

Assessor's Parcel Number: 2610-021Property Address: 1046 14th Street, San Francisco, CA 94114

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

I have resided continuously at 1046 14th Street, Unit F, San Francisco, CA 94114, also being APN 2610-021,
address, including unit number assessor's block/lot

in the City and County of San Francisco as my primary residence since March 1, 2011.
date occupancy began

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



Signature of Applicant

Krzysztof Palacz

Printed Name

04/25/18

Date

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

State of CaliforniaCounty of San Francisco

On April 25, 2018 before me, Laurel Shane, Notary Public, personally appeared

Krzysztof Palacz, 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)

