CITY OF OAKLAND
PUBLIC ETHICS COMMISSION
One Frank Ogawa Plaza (City Hall)
Regular Commission Meeting
Teleconference
Monday, June 7, 2021
6:30 p.m.

PUBLIC ETHICS COMMISSION (PEC or COMMISSION) MEETING

NOTE: Pursuant to the Governor's Executive Order N-29-20 and City of Oakland Emergency Order dated March 23, 2020, suspending the Sunshine Ordinance, all members of the Commission and participating PEC staff will join the meeting via phone/internet audio conference, and the following options for public viewing and participation are available:

- **Television:** KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99, locate City of Oakland KTOP – Channel 10
- **Livestream online:** Go to the City of Oakland's KTOP livestream page here: https://www.oaklandca.gov/services/ktop-tv10-program-schedule click on "View"
- **Online video teleconference:** Click on the link below to join the webinar: https://us02web.zoom.us/j/88171471481?pwd=ODlQVFFUeVRsZUtHdFU3YU5XcHVadz09
  Password: 674732
  - To comment by online video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted, during your turn, and allowed to participate in public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: https://support.zoom.us/hc/en-us/articles/205566129 - Raise-Hand-In-Webinar.
- **Telephone:** Dial (for higher quality, dial a number based on your current location):
  US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592
  Webinar ID: 881 7147 1481
  International numbers available: https://us02web.zoom.us/u/kcjNykyTac
  - To comment by phone, please call on one of the above listed phone numbers. You will be prompted to "Raise Your Hand" by pressing *9 to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time, you will then be re-muted. Instructions of how to raise your hand by phone are available at: https://support.zoom.us/hc/en-us/articles/201362663 - Joining-a-meeting-by-phone.

Members of the public may submit written comments to ethicscommission@oaklandca.gov. If you have any questions about how to participate in the meeting, please email ethicscommission@oaklandca.gov before or during the meeting.

CITY OF OAKLAND
PUBLIC ETHICS COMMISSION
One Frank Ogawa Plaza (City Hall)
Regular Commission Meeting
Teleconference
Monday, June 7, 2021
6:30 p.m.

Commissioners: Michael MacDonald (Chair), Jerett Yan (Vice-Chair), Avi Klein, Arvon Perteet, and Joseph Tuman

Commission Staff to attend: Whitney Barazoto, Executive Director; Suzanne Doran, Lead Analyst – Civic Technology and Engagement; Kellie Johnson, Enforcement Chief; Ana Lara-Franco, Commission Assistant; Simon Russell, Investigator

City Attorney Staff: Trish Shafie, Deputy City Attorney

PUBLIC ETHICS COMMISSION MEETING AGENDA

1. **Roll Call and Determination of Quorum.**

2. **Staff and Commission Announcements.**

3. **Open Forum.**

ACTION ITEMS

4. **Approval of Commission Meeting Draft Minutes.**
   a. May 3, 2021 Regular Meeting Minutes (Meeting Minutes)

5. **New Commissioner Selection.** The Commission received 7 applications for the PEC-appointed vacancy, invited 5 for an interview, and selected three finalists to appear before the full Commission for a public interview. Each finalist will be given four minutes to introduce themselves to the Commission, followed by questions from Commissioners. After all finalists have presented and answered questions, the Commission will vote to select one new member to begin serving immediately through January 21, 2023. Attached are the application materials for each of the following finalists:
   a. Joseph Forderer (Forderer Application)
   b. Christopher Johnson (Johnson Application)
   c. Ryan Micik (Micik Application)

6. ***In the Matter of Thomas Espinosa* (Case No. 16-14)** In 2016, the Commission opened a proactive investigation into allegations that Thomas Espinosa violated the Oakland

Government Ethics Act by engaging in a bribery or *quid pro quo* scheme. The Commission's investigation found that between January 1, 2015, and September 15, 2016, Respondent committed 47 violations of the Oakland Government Ethics Act, including the following: soliciting and receiving bribes; making, and seeking to use his official position to influence, governmental decisions in which he had a disqualifying financial interest; misusing City resources for personal financial gain; misusing his City position to induce/coerce others to provide him with economic gain, and; failing to report significant income from individuals with matters before him as a City building inspector. In November 2018, the Public Ethics Commission found probable cause that Espinosa violated the Government Ethics Act and set the matter to a Hearing, which was held on April 27, 2021. Following the hearing, the hearing officer submitted to the Commission a report of factual and legal findings with penalty recommendations. Staff recommends that the PEC adopt the hearing officer's proposed factual conclusions and the findings as to counts 1-29 and 34-47. Staff will defer to the Commission on whether to adopt the hearing officer's factual and legal findings regarding counts 30-33. Staff recommends the Commission adopt the hearing officer's recommendation of a $210,000 penalty. (Staff Memorandum; Hearing Officer's Recommendation and Exhibits A-C; Evidence Exhibits 1-157)

7. ***In the Matter of The City of Oakland Planning and Building Department* (Case No. 18-48 and 16-22M).** On September 7, 2016, the Commission received a complaint alleging that the Oakland Planning and Building Department failed to disclose records in response to a public records request made by the complainant on August 8, 2016. On October 31, 2016, Commission Staff initiated its mediation program pursuant to the Oakland Sunshine Ordinance. In response, the Department provided additional records responsive to Complainant's public records request. Commission Staff has completed mediation and made a recommendation to close the mediation because the department reported that they had no other documents in their possession regarding the request. The Commission closed the mediation and referred the matter to the Enforcement Unit for further investigation on whether the Planning and Building Department violated any laws within PEC's jurisdiction. After reviewing the facts and law, and taking into consideration that the Commission has no authority to impose penalties for Sunshine Ordinance violations, the Staff will defer the resolution to the PEC. (Staff Memorandum)

DISCUSSION ITEMS

8. **Reports on Subcommittees and Commissioner Assignments.** Commissioners may discuss subcommittee assignments, create a new subcommittee, or report on work

done in subcommittees since the Commission's last regular meeting. Commissioners may also discuss assignments, efforts, and initiatives they undertake to support the Commission's work. Current or recent subcommittees include the following:

a. **Recruitment Subcommittee** (*ad hoc*/temporary, created on April 5, 2021) - Michael MacDonald (Chair), Jerett Yan, and Arvon Perteet

INFORMATION ITEMS

9. **Disclosure and Engagement.** Lead Analyst Suzanne Doran provides a report of recent education, outreach, disclosure and data illumination activities. (Disclosure Report)

10. **Enforcement Program.** Enforcement Chief Kellie Johnson reports on the Commission's enforcement work since the last regular Commission meeting. (Enforcement Report; 21-02 Closure Letter; 21-04 Closure Letter)

11. **Executive Director's Report.** Executive Director Whitney Barazoto reports on overall projects, priorities, and significant activities since the Commission's last meeting. (Executive Director's Report; M2020-01, M202-08; Mediation Summary; Mediation Summary M2020-13, M2021-08; Mediation Summary M2021-07)

The meeting will adjourn upon the completion of the Commission's business.

A member of the public may speak on any item appearing on the agenda. All speakers will be allotted a maximum of three minutes unless the Chairperson allocates additional time.

Should you have questions or concerns regarding this agenda, or wish to review any agenda-related materials, please contact the Public Ethics Commission at (510) 238-3593 or visit our webpage at www.oaklandca.gov/pec.

5/28/2021

Approved for Distribution Date

This meeting location is wheelchair accessible. Do you need an ASL, Cantonese, Mandarin or Spanish interpreter or other assistance to participate? Please email

alarafranco@oaklandca.gov or call (510) 238-3593 Or 711 (for Relay Service) five business days in advance.

¿Necesita un intérprete en español, cantonés o mandarín, u otra ayuda para participar? Por favor envíe un correo electrónico a alarafranco@oaklandca.gov o llame al (510) 238-3593 al 711 para servicio de retransmisión (Relay service) por lo menos cinco días antes de la reunión. Gracias.

你需要手語, 西班牙語, 粵語或國語翻譯服務嗎？請在會議五天前電郵 alarafranco@oaklandca.gov 或致電 (510) 238-3593 或711 (電話傳達服務) 。

Quý vị cần một thông dịch viên Ngôn ngữ KýhiệuMỹ (American Sign Language, ASL), tiếng Quảng Đông, tiếng Quan Thoại hay tiếng Tây Ban Nha hoặc bất kỳ sự hỗ trợ nào khác để tham gia hay không? Xin vui lòng gửi email đến địa chỉ alarafranco@oaklandca.gov hoặc gọi đến số (510) 238-3593 hoặc 711 (với Dịch vụ Tiếp âm) trước đó năm ngày.

CITY OF OAKLAND
PUBLIC ETHICS COMMISSION
One Frank Ogawa Plaza (City Hall)
Regular Commission Meeting
Teleconference
Monday, May 3, 2021
6:30 p.m. *DRAFT*

Commissioners: Michael MacDonald (Chair), Jerett Yan (Vice-Chair), Avi Klein, Arvon Perteet, and Joseph Tuman

Commission Staff to attend: Whitney Barazoto, Executive Director; Suzanne Doran, Lead Analyst – Civic Technology and Engagement; Kellie Johnson, Enforcement Chief; Ana Lara-Franco, Commission Assistant; Simon Russell, Investigator

City Attorney Staff: Trish Shafie, Deputy City Attorney

PEC MEETING MINUTES

1. **Roll Call and Determination of Quorum.**

   The meeting was held via teleconference.

   The meeting was called to order at 6:30 p.m.

   Members present: MacDonald, Yan, Klein, Perteet, and Tuman.

   Staff present: Suzanne Doran, Kellie Johnson, Ana Lara-Franco and Simon Russell.

   City Attorney Staff: Trish Shafie

2. **Staff and Commission Announcements.**

   There were no announcements

3. **Open Forum.**

   There were no public speakers.

<u>ACTION ITEMS</u>

4. **Approval of Commission Meeting Draft Minutes.**
   a. April 5, 2021 Regular Meeting Minutes

   There were no public speakers.

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Tuman moved, and Klein seconded to adopt the April 5, 2021, Regular Meeting Minutes.

Ayes: MacDonald, Yan, Klein, Perteet, and Tuman.

Noes: None

Vote: Passed 5-0

5. ***In the Matter of Everett Cleveland Jr.* (Case No. 20-03 (a)).**

Kellie Johnson, Enforcement Chief, recommended that the PEC approve the Diversion Agreement including a $600 Diversion payment by Respondent to resolve the violation.

Commissioners discussed the matter and asked questions.

There were five public speakers.

Klein moved, and Tuman seconded to accept the staff recommendation.

Ayes: MacDonald, Yan, Klein, Perteet, and Tuman.

Noes: None

Vote: Passed 5-0

6. ***In the Matter of Norma Thompson* (Case No. 20-03(b)).**

Ms. Johnson recommended that the PEC approve the Diversion Agreement with additional conditions, including an $800 Diversion payment, to resolve the violation.

Commissioners discussed the matter and asked questions.

There were six public speakers.

Klein moved, and Yan seconded to accept the staff recommendation.

Ayes: MacDonald, Yan, Klein, and Perteet.

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Noes: Tuman

Vote: Passed 4-1

7. **Sunshine Review Subcommittee Progress Report.**

MacDonald presented the report and its findings.

There was one public speaker.

MacDonald moved, and Tuman seconded to accept the staff recommendation.

Ayes: MacDonald, Yan, Klein, Perteet, and Tuman.

Noes: None

Vote: Passed 5-0

DISCUSSION ITEMS

8. **Reports on Subcommittees and Commissioner Assignments.**

   a. **Sunshine Review Subcommittee** (*ad hoc*/temporary, created on May 8, 2020) – Michael MacDonald (Chair), Avi Klein, and Joe Tuman

MacDonald dissolved the *ad hoc* subcommittee.

   b. **Recruitment Subcommittee** (*ad hoc*/temporary, created on April 5, 2021) - Michael MacDonald (Chair), Jerett Yan, and Arvon Perteet

MacDonald shared recruitment closes on May 5, 2021.

There were no public speakers.

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INFORMATION ITEMS

9. **Disclosure and Engagement.**

   There were no public speakers.

10. **Enforcement Program.**

    There were no public speakers.

11. **Executive Director's Report.**

    There were no public speakers.

The meeting adjourned at 8:55 p.m.

Form Name:	2021 PEC Commissioner Application
Submission Time:	April 13, 2021 1:22 pm
Browser:	Safari 14.0.3 / OS X
IP Address:	73.222.62.124
Unique ID:	791910557
Location:	[redacted]

Public Ethics Commission Application

Contact Information

Name	Joseph Forderer
Address	[redacted] Oakland , CA 94611
Phone	[redacted]
Evening Phone	
Email	[redacted]

Please answer the following questions

Are you an Oakland resident?	Yes
Years of residency in Oakland	22
Your City Council District	District 4
List any City of Oakland Boards or Commissions (including this Commission) on which you currently or have previously served:	None
Do you attest that you already have or will attend a PEC meeting before your final interview with the Commission?	Yes
If you said yes to the previous question, please let us know what date you attended.	5/3/21
Are you currently employed by the City of Oakland or do you have any direct and substantial financial interest in any work, business, or official action by the City?	No
Are you currently or are you planning to run for elective office in Oakland?	No

Are you currently or are you planning to endorse, support or oppose an Oakland candidate or ballot measure?	No
Are you currently or are you planning to work on behalf of an Oakland candidate or ballot measure?	No
Are you a registered Oakland lobbyist?	No
Are you required to register as a lobbyist?	No
Do you recieve compensation from an Oakland lobbyist?	No
Do you receive gifts from an Oakland lobbyist?	No
List any languages other than English that you speak fluently.	None
How did you hear about this vacancy?	Email

Supplemental Questions

1. Why do you want to serve on the Public Ethics Commission?	I love Oakland and want to see it function fairly and effectively on behalf of all its residents. I believe Oakland can be a beacon for other jurisdictions and act as a model of moral governance. For better or worse, I think that the best way to ensure good governance is to roll up one's sleeves and jump in. I want to contribute to maintaining & ensuring the integrity of our local government and I believe that serving on Oakland's Public Ethics Commission is a great way to do so.
2. What skills and experience will you bring to the Commission? (Include any governmental experience, activities with civic and business organizations, neighborhood groups, or any other experience that would contribute to your effectiveness as a Commissioner.)	I am a graduate of UC Berkeley and Columbia Law School. I believe my educational experience gives me the cognitive tools and understanding to be a productive member of the Commission. Additionally, I am a member of the disabled community - I am in a wheelchair and have several other handicaps. This life situation gives me huge perspective and empathy. Disability rights is a passion of mine and I have served on several boards representing the disabled community. For several years I served on a board within the CPUC representing the disabled. Specifically, the Telecommunications Access for the Deaf & Disabled Administrative Committee. Additionally I currently sit on a board within the Disability Rights Advocates law firm. Specifically, I'm on the West Coast Advisory Board. Sitting on these boards has not only greatly broadened my perspectives, it has given me essential skills and experience to operate effectively in quasi-bureaucratic settings.

3. What issues, projects, or goals would you like to pursue while serving on the Commission?	One issue I am concerned about is transparency & law enforcement. Specifically, I have heard people are having problems getting public records from the city of Oakland - especially police reports. It is no secret that the OPD has faced some serious issues, and I am interested in resuscitating public trust in the police and in all local government.
4. What do you think are the City's most pressing ethics, campaign finance, or transparency challenges?	In addition to transparency and the OPD, I believe an important issue facing the city of Oakland involves campaign finance. It is important that the residents of Oakland feel that their representatives in city government have their interests in mind and not the interests of wealthy outsiders. The Supreme Court has ruled that campaign contributions are constitutionally-protected speech. However, this does not preclude cities from exploring means to empower all, regardless of wealth, to have influence in campaigns.
5. What else would you like the subcommittee to know as your application is considered?	I am 35 & a stay at home dad . I have decided to give my undivided attention to my family & I no longer practice law.

Please provide two references

Reference 1

Name	Stuart Seaborn
Address	[redacted] Berkeley , CA 94704
Phone	[redacted]
Email	

Reference 2

Name	Jessica Riggin
Address	[redacted] Oakland , CA 94612
Phone	[redacted]
Email	

Submit your resume

Upload your resume	[redacted]

Sign and submit application

Signature	[redacted]
Date/Time	Apr 13, 2021

Joseph P. Forderer

EDUCATION

Columbia University School of Law, New York, New York
J.D., May 2011
Honors
Harlan Fiske Stone Scholar
Moot Court Best Brief Award, Finalist
Activities
Columbia Journal of Environmental Law
Columbia Health Law Association
Study Abroad: Central European University – Budapest, Hungary
University of California, Berkeley, Berkeley, California
B.A. Economics, Psychology, May 2008
Activities
Tennis at Cal Student Organization
Study Abroad: Maastricht University – Maastricht, Netherlands

EXPERIENCE

Disability Rights Advocates – West Coast Advisory Board
01/2019 - present
- Advise on pending impact litigation & the needs of the disability community

TADDAC ("Telecommunication Access for the Deaf & Disabled Administrative Committee")
01/2018 – 05/2020; Oakland, California
- Advise the CPUC (California Public Utility Commission") on matters related to the deaf & disabled community regarding telecommunication services; meets monthly

Lieff, Cabraser, Heimann & Bernstein, San Francisco, California
06/2012 – 12/2012
- Drafted administrative motions and managed document review
- Researched and wrote legal memoranda

California Department of Justice, San Francisco, California
10/2011 – 06/2012
- Drafted subpoenas, interrogatories, memoranda, and complaints
- Interviewed potential witnesses, researched case law, assisted in case development

Alaska Department of Law, Anchorage, Alaska
Summer 2010
- Drafted a motion for partial summary judgment
- Researched and wrote memoranda on various environmental issues

U.S. Court of International Trade, New York, New York
Summer 2009
- Researched and wrote legal memoranda

INTERESTS

Books, Oakland A's baseball, current events

Form Name:	2021 PEC Commissioner Application
Submission Time:	April 14, 2021 11:54 am
Browser:	Safari 14.0.3 / OS X
IP Address:	73.15.117.197
Unique ID:	792621047
Location:	[redacted]

Public Ethics Commission Application

Contact Information

Name	Christopher Johnson
Address	[redacted] 94705
Phone	[redacted]
Evening Phone	
Email	

Please answer the following questions

Are you an Oakland resident?	Yes
Years of residency in Oakland	28
Your City Council District	District 1
List any City of Oakland Boards or Commissions (including this Commission) on which you currently or have previously served:	Civil Service Board (currently vice-chair)
Do you attest that you already have or will attend a PEC meeting before your final interview with the Commission?	Yes
If you said yes to the previous question, please let us know what date you attended.	I will attend the May 2021 meeting
Are you currently employed by the City of Oakland or do you have any direct and substantial financial interest in any work, business, or official action by the City?	No
Are you currently or are you planning to run for elective office in Oakland?	No

Are you currently or are you planning to endorse, support or oppose an Oakland candidate or ballot measure?	No
Are you currently or are you planning to work on behalf of an Oakland candidate or ballot measure?	No
Are you a registered Oakland lobbyist?	No
Are you required to register as a lobbyist?	No
Do you recieve compensation from an Oakland lobbyist?	No
Do you receive gifts from an Oakland lobbyist?	No
List any languages other than English that you speak fluently.	None
How did you hear about this vacancy?	Solicitation from Public Ethics Commission staff

Supplemental Questions

1. Why do you want to serve on the Public Ethics Commission?

As a recently retired, 17-year employee of the U.S. Department of the Treasury / Internal Revenue Service, I have a deep appreciation for the importance of ethics in government and the damage that can be done to public trust when public officials act in a manner inconsistent with those values. Because of its mission as a public trust organization, the IRS is perhaps the gold standard for communicating and requiring honesty, ethics and integrity among its workforce. Among other things, the IRS requires all employees and leaders to complete annual ethics trainings and formally certify their understanding of the agency's ethics rules.

During my 28 years living here in Oakland, I have followed the evolution of Oakland's government, both during periods of optimism and growth and during periods of crisis, contraction and scandal. I've witnessed over the years numerous allegations against City officials of corruption, mismanagement, cronyism, self-dealing and cover-ups. Those episodes have been damaging to the City's reputation and, in some cases, resulted in enormous fines and civil liabilities.

We all know Oakland is a gem of a city with great opportunities to grow economically and socially and provide a safe, equitable, high quality standard of living for all its inhabitants. But it all starts with having a well-functioning government and public officials who act reliably with integrity and honesty.

In July 2014 I was a strong, vocal supporter of Councilmember Kalb's proposal to place on the November ballot a measure that would amend the City's Charter to strengthen Oakland's Public Ethics Commission. I was delighted when the measure passed, and I have held an interest ever since in participating on the PEC. Now that I have retired from professional life, I have the time and energy to invest in this important work.

2. What skills and experience will you bring to the Commission? (Include any governmental experience, activities with civic and business organizations, neighborhood groups, or any other experience that would contribute to your effectiveness as a Commissioner.)

I believe my professional and community experience has prepared me well for service on the PEC. In addition to my significant and substantial professional experience working in the sphere of public and professional integrity, I have almost 20 years of experience leading community and professional organizations. Since 2012, I have served on the board of the North Hills Community Association (NHCA), a community service /neighborhood advocacy association serving residents and property owners in Oakland's North Hills communities.

During my tenure and under my leadership, the NHCA has undertaken in partnership with City officials, agencies and representatives, various improvement efforts focused on addressing public safety concerns, wildfire prevention, disaster preparedness, traffic safety and more. In addition, the NHCA has hosted, in concert with the Oakland League of Women Voters, a variety of candidate and issue forums aimed at helping area residents become familiar with the views of persons running for public office in Oakland.

Prior to serving on the NHCA board, I served as board member and chair of the Vicente Canyon Neighborhood Association, whose efforts focused mostly on topics of public safety and community participation.

I have also served in various leadership positions in professional organizations related to my career as a professional communicator. I have directed communication functions across a range of private and public organizations, Pacific Gas and Electric Company, Kaiser Foundation Health Plan, McKesson Corporation and the Internal Revenue Service. I am skilled at collecting and assimilating information from a variety of sources relating to complex topics, and collaborating with a broad mix of leaders and stakeholders in developing strategies and solutions to address difficult/sensitive issues.

As a result of my broad experience, I bring an awareness of, sensitivity to, and relevant experience dealing with issues of public integrity, honesty and adherence to ethical standards and expectations.

3. What issues, projects, or goals would you like to pursue while serving on the Commission?

I approach this Commission assignment with an open mind and a desire to leverage my experience to the greatest benefit of the City of Oakland with regard to the business that comes before the Commission.

We've seen in recent months various state and local governments across the nation passing legislation to make voting harder and more burdensome for less-advantaged segments of the electorate. These aggressive efforts to change voting laws and legislative boundaries for the benefit of a single political party are not just unethical, they are un-American and quite possibly unconstitutional. We in Oakland must stand up for free and fair elections, where ALL citizens have equal opportunities to exercise their franchise.

I read the Public Ethics Commission's "Race for Power" report and its 2020 Annual Report, and gained appreciation for the ways the Commission works to promote transparency and fairness in elections. If I am selected, I will work with my Commission colleagues to continue to foster transparency, honesty and equity in the administration of our city and the management of its elections.

4. What do you think are the City's most pressing ethics, campaign finance, or transparency challenges?

Oakland currently faces a massive budget shortfall. In December, the City announced $29 million in immediate spending cuts. City leaders have been planning other cost-savings measures to close a projected year-end $62 million deficit in the General Purpose Fund. These cost-saving measures and budget cuts are certain to impact virtually every aspect of City services. It will be incumbent on Oakland leaders to be fully transparent in informing the community about how spending cut decisions are made, and steps the City is taking to care for already marginalized and disadvantaged communities.

As mentioned earlier, in past years we have observed Oakland's reputation sullied by the dishonest or unethical activities of various members of the City Council and / or City administration. Given the current spending crisis, we need leaders and administrators to be fully transparent and accountable for their decisions.

The Public Ethics Commission plays a vital role in helping communicate and reinforce the city's rules and ordinances for honest, ethical conduct among staff, elected officials and those seeking to serve.

5. What else would you like the subcommittee to know as your application is considered?

I love the City of Oakland and have been so happy to call it my home for the past 28 years. I am committed to public service and would consider an appointment to the Public Ethics Commission an excellent way to continue supporting my community.

Please provide two references

Reference 1

Name	Ian Appleyard
Address	Director, City of Oakland Human Resources Department [redacted] Oakland, CA 94612
Phone	[redacted]
Email	

Reference 2

Name	Brooke Levin
Address	[redacted] Oakland, CA 94618
Phone	[redacted]
Email	

Submit your resume

Upload your resume	[redacted]

Sign and submit application

Signature	[redacted]
Date/Time	Apr 14, 2021

CHRISTOPHER JOHNSON

[redacted]

Professional Experience

Internal Revenue Service (IRS) Large Business & International (LB&I) Division:

Sept 2016 – Dec 2020: Senior Manager, Program Planning, Coordination & Analysis (PPCA)

Provided oversight and direction for three PPCA teams delivering essential "back-office" services to the LB&I division. Key programs include internal audit, Freedom of Information Act (FOAI) reporting; internal controls management and reporting; knowledge management, division business reporting; information security; employee engagement; customer satisfaction; legislative affairs, and more.

Nov 2013 – Sept 2016: Executive Assistant, Planning, Analysis, Inventory and Research (PAIR)

Directed business operations and provided executive coordination for the PAIR branch of the Large Business & International (LB&I) division. Advised LB&I senior leadership on policy matters and directed administrative managers and staff in completion of various back-office operations.

Aug 2008 – Oct 2013: Senior Policy Analyst, LB&I Communications & Liaison – Oakland, CA

Led communication programs and initiatives, and managed intranet and Internet strategy and content for the Large Business & International (LB&I) division of the IRS. Directed a number of major communication initiatives, working closely with the LB&I commissioner and other senior executives.

Aug 2004 – Aug 2006: Director, LB&I Communications & Liaison, Washington, DC

Directed internal communications, media relations, and legislative and stakeholder outreach programs for the IRS' Large and Mid-Size Business (LMSB) division (7,000 employees, 300+ locations). Managed a team of eleven communicators. Provided communications counsel and support to the LMBS commissioner and other senior executives. Organized formal liaison meetings involving senior IRS officials and leaders of national stakeholder groups. Arranged media interviews and prepared senior executive briefings.

IRS Headquarters Communications & Liaison:

Sept 2002 – Aug 2004: Senior Public Affairs Specialist, Washington, DC

Prepared communication plans and developed messages focusing on various service-wide safety and security, mission assurance, information technology and human capital issues. Provided communications counsel, writing and product support to business owners and executives. Conducted focus groups, interviews and pulse measures to evaluate communication impact.

Kaiser Foundation Health Plan (KFHP)

Feb – Aug 2008: Director of Human Resources Communications (Oakland, CA)

Directed HR communications for KFPH, parent of a multi-divisional company with 120,000+ employees and multiple lines of business. Led a team of five communication manager. Provided strategy and content and served as chief communications advisor for KPFH's senior vice president, Human Resources. Conducted town hall meetings, developed executive presentations and coordinated HR publications.

McKesson Corporation

Sept 2006 – June 2007: Director, Internal Communications (San Francisco, CA)

Directed employee communications for a Fortune 15 company with 30,000+ employees and nine lines of business. Led a team of six communication managers. Provided strategy and content guidance for McKesson's executive communications programs, including CEO town hall meetings and all-employee conference calls. Developed strategic communication plans; crafted messages for the CEO and other executives, prepared talking points, video scripts, and presentations. Edited online publications.

Pacific Gas & Electric Company

Aug 1984 – Jan 2001: Various assignments in technical, operations, staff and leadership roles.

CHRISTOPHER JOHNSON

Education

Master of Arts, Speech and Communication Studies, **San Francisco State University**

Bachelor of Arts, Biological Sciences, **University of California, Berkeley**

Affiliations and Awards

North Hills Community Association, Oakland / Berkeley, CA

- *President (Mar 2011 – Mar 2015)*
- *Board Member (Mar 2016 – Present)*

Vicente Canyon Neighborhood Association

- *President (1995 – 1999)*

Council of Communication Management

- *Board member (Apr 2012 – Apr 2015)*

International Association of Business Communicators

- *President-elect, president, past-president, San Francisco Chapter (2008 - 2011)*
- *Vice president, San Francisco chapter (2006 - 2008)*
- *Silver Inkwell Award of Excellence, Washington DC chapter (2005)*
- *Award of Excellence, US District Chapter 3 (2005)*
- *Vice president, administration, Washington, DC chapter (2004 - 2005)*
- *Director, Silver Inkwell communication awards program (2003 – 2004)*

Horizons Foundation, San Francisco, CA

- *Board member (1996 – 1998)*

Form Name:	2021 PEC Commissioner Application
Submission Time:	May 4, 2021 3:11 pm
Browser:	Chrome 89.0.4389.114 / OS X
IP Address:	104.13.208.227
Unique ID:	803908305
Location:	[redacted]

Public Ethics Commission Application

Contact Information

Name	Ryan Micik
Address	[redacted] Oakland, CA 94610
Phone	[redacted]
Evening Phone	
Email	[redacted]

Please answer the following questions

Are you an Oakland resident?	Yes
Years of residency in Oakland	6
Your City Council District	District 1
List any City of Oakland Boards or Commissions (including this Commission) on which you currently or have previously served:	none
Do you attest that you already have or will attend a PEC meeting before your final interview with the Commission?	Yes
If you said yes to the previous question, please let us know what date you attended.	May 3, 2021
Are you currently employed by the City of Oakland or do you have any direct and substantial financial interest in any work, business, or official action by the City?	No
Are you currently or are you planning to run for elective office in Oakland?	No

Are you currently or are you planning to endorse, support or oppose an Oakland candidate or ballot measure?	No
Are you currently or are you planning to work on behalf of an Oakland candidate or ballot measure?	No
Are you a registered Oakland lobbyist?	No
Are you required to register as a lobbyist?	No
Do you recieve compensation from an Oakland lobbyist?	No
Do you receive gifts from an Oakland lobbyist?	No
How did you hear about this vacancy?	Oakland commissions website

Supplemental Questions

1. Why do you want to serve on the Public Ethics Commission?	I am a passionate believer in the power of our government to be a positive and representative force in improving people's lives. But many have understandably grown cynical about politicians and officials. I view the Commission's work -- enforcing ethics laws, ensuring transparency, and exposing potential influence -- as vital to earning public trust in government. I have a longtime familiarity with the PEC's mission and responsibilities due to my public and private sector experience. I've thought deeply about the commission's challenges and I believe I've developed the perspective and know-how to, collaboratively, help strengthen the Commission and build on its accomplishments. I am proud to be an Oakland resident and I am eager to put my background and professional skills to work to help ensure that our government is worthy of the vibrant community it serves.

2. What skills and experience will you bring to the Commission? (Include any governmental experience, activities with civic and business organizations, neighborhood groups, or any other experience that would contribute to your effectiveness as a Commissioner.)

As a professional political researcher, I've been a voracious consumer of data and records maintained by the Commission, including campaign finance reports, lobbying disclosures, and other public records. I'm intimately familiar with how these records are collected, maintained, and dispersed in numerous jurisdictions across California and the nation, which has given me perspective on strengths and weaknesses of the various approaches. I've drafted countless analyses of these records for use by nonprofits, campaigns and others, and I'm cognizant of how these records are relevant and valuable to the public.

As the former deputy director of the state of Maryland's performance measurement office, I helped oversee a staff of analysts, chaired meetings, and learned how to effectively lead and manage a government body that was accountable to the governor, the legislature, and the public. Moreover, I became a huge fan and advocate of improving government performance through hard work, attention to detail, ambitious goals, and objective benchmarks.

As a Democratic and progressive activist and member of the AAPI community, I view public service as an opportunity to represent, and make institutions accessible and useful to, those who otherwise face barriers to full participation in our government.

Finally, my background in campaigns, as an aide to public officials, and as a government employee give me insight into the ethics cases that come before the Commission. I understand the stakes for the individuals, the agencies, and the public when the Commission exercises its responsibility to decide these cases.

3. What issues, projects, or goals would you like to pursue while serving on the Commission?	I'm an enthusiastic advocate of making public records more accessible. The Commission has done some excellent work in recent years improving the online presentation of campaign finance data, adding the online lobbying disclosure database, and analyzing the city's response to public records requests. I'd like to explore opportunities to build on that work, making data more intuitive and useful to the public in exposing influence, perhaps, for example, by integrating data across different databases. I'd like to help make sure the PEC is staying abreast of the activities of other jurisdictions' ethics commissions and analogous agencies, and, when helpful, communicating with them, to share best practices and develop ideas. For example, the Los Angeles City Ethics Commission allows website visitors to search and view campaign communications, and the San Francisco Ethics Commission allows for different lobbyist disclosure search options. While some of these differences may be attributable to differing ethics ordinances, they may also lead us to think creatively about how to offer additional useful searches or records, or recommend amendments to our ordinances. Ultimately, I would like for Oakland to become known as a national leader in ethics disclosure and records accessibility.
4. What do you think are the City's most pressing ethics, campaign finance, or transparency challenges?	Last year, the Commission published an analysis concluding that the City's campaign finance system permits significant influence by wealthy donors, perpetuates inequities, and sows distrust in government. Pursuing the reforms suggested in the report - and developing others - is a worthy priority. The rapidly changing technological and media landscapes present challenges in enforcement and public communication but also opportunities to make data more accessible via the City website, mobile apps, and social media.
5. What else would you like the subcommittee to know as your application is considered?	I deeply respect the work of the Commission and its staff. As a super-user of data maintained by the Commission, a former government staffer, and a constituent, I appreciate how much of yourselves you have invested in serving the public. Thank you for taking the time to consider my application. Whatever the outcome of this application, I would like to serve the city and would be appreciative of your feedback and guidance.

Please provide two references

Reference 1

Name	Andy Katz

Address	[redacted] Berkeley, CA 94704
Phone	[redacted]
Email	

Reference 2

Name	Jeani Murray
Address	[redacted] Washington, DC 20005
Phone	[redacted]
Email	

Submit your resume

Upload your resume	[redacted]

Sign and submit application

Signature	[redacted]
Date/Time	May 04, 2021

Ryan Micik

[redacted]

Skills

Political Research and Analysis

Expertise in local, state, and federal campaign disclosure and transparency laws • Litigation, legislation, and public records analysis • Clear, accurate reports, memos, and other communications • Advanced search strategies involving legislative, campaign finance, news, and other databases

Experience

1/12 – Present **RMEM, Inc.** **Oakland, CA**
Principal
- Advise political candidates, advocacy organizations, businesses, and other clients on campaign research, messaging, and strategy
- Lead teams in identifying and obtaining relevant research and information, and summarizing and presenting findings

1/11 – 12/11 **OFFICE OF GOV. MARTIN O'MALLEY** **Annapolis, MD**
Deputy Director, StateStat
- Helped oversee StateStat, the governor's performance measurement and management initiative
- Collaborated with agencies across state government to resolve performance issues, increase government efficiency, and achieve policy goals

4/10 – 11/10 **O'MALLEY/BROWN '06/'10** **Baltimore, MD**
6/06 – 11/06 **Research Director**
- Led defensive, opposition, and issues research effort for Gov. Martin O'Malley's 2006 and 2010 gubernatorial campaigns
- Worked with candidate, communications staff, and consultants in developing paid communications, rapid response, debate prep, and other campaign duties
- Managed research staff that included several employees plus interns

7/09 – 4/10 **MARYLAND DEMOCRATIC PARTY** **Annapolis, MD**
Research Director
- Planned, organized, and led Democratic statewide research program
- Drafted news releases, wrote blog entries, produced website content, and handled other communications efforts

7/04 – 6/09 **VR RESEARCH** **Oakland/Los Angeles, CA**
2/00 – 12/01 **Senior Associate**
- Worked directly with clients (political campaigns and consultants) to provide fact-based guidance for campaign communications and messaging
- Used public records to write and produce comprehensive and targeted reports distinguishing clients from their opponents
- Helped direct research efforts while embedded in campaigns including candidates for Los Angeles mayor and California attorney general

Education

8/95 – 5/99 **B.A., UNIVERSITY OF CALIFORNIA - BERKELEY** **Berkeley, CA**

Michael MacDonald, Chair
Jerett Yan, Vice Chair
Avi Klein
Joseph Tuman
Arvon Perteet

Whitney Barazoto, Executive Director

Public Ethics Commission | CITY OF OAKLAND

TO: Public Ethics Commission
FROM: Kellie Johnson, Enforcement Chief
DATE: May 14, 2021
RE: *In the Matter of Thomas Espinosa (Case No. 16-14)*; Post Hearing Recommendation for the June 7, 2021, PEC Meeting

INTRODUCTION

The Enforcement Unit of the City of Oakland Public Ethics Commission ("Complainant") brought this action to address violations of the Government Ethics Act ("GEA") by former Oakland Building Inspector Thomas Espinosa ("Respondent"). Complainant charged Respondent with forty seven separate violations of the Government Ethics Act: Soliciting and Receiving Bribes; Misusing City Position, Conflicts of Interest; Making or Seeking to Use His Official Position to Influence Governmental Decisions; Failing to Report Economic Interest Disclosure; and Misuse of City Resources. A hearing before Hearing Officer Jodie Smith occurred on April 27, 2021. Complainant was required to show that the violations occurred by a preponderance of the evidence.

Staff recommended a base-level penalty amount of $5,000 per GEA violation pursuant to the PEC Penalty Guidelines and to impose a select few penalties concurrently, for a total of $200,000.

Respondent failed to appear at the hearing. Pursuant to the Public Ethics Commission Hearing Procedures the hearing proceeded in the Respondent's absence. The Complainant provided limited testimony on the record and concluded its presentation of the case with the submission of written statements and supporting documents into the hearing record.

Hearing Officer Smith submitted a recommendation to the Commission with findings of fact that conclude the Respondent violated forty-three (43) separate provisions of the Government Ethics Act and a recommendation of an administrative penalty in the amount of $210,000.

Staff reviewed the Hearing Officer's report and joins in the recommendation that the Commission adopt the findings of facts as determined by the Hearing Officer on counts 1-29 and 34-47. Staff will defer to the Commission the appropriate finding on counts 30-33. Staff recommends that the Commission impose the Hearing Officer's proposed penalty $210,000.

I. BRIEF PROCEDURAL HISTORY

In 2016, the Planning and Building Department referred concerns that Building Inspector Thomas Espinosa committed violations of the Government Ethics Act. Commission Staff found that there was probable cause to believe between 2015-2016, Thomas Espinosa committed multiple violations of the Oakland

Government Ethics Act including: soliciting and receiving bribes; making, and seeking to use his official position to influence, governmental decisions in which he had a disqualifying financial interest; misusing City resources for personal financial gain; misusing his City position to induce/coerce others to provide him with economic gain, and; failing to report significant income from individuals with matters before him as a City building inspector.

II. PROPOSED DECISION

a. VIOLATIONS

The Hearing Officer's proposed decision finds that the Respondent, Thomas Espinosa, committed the following violations of the Government Ethics Act:

Count 1: Economic Interest Disclosure Violation: Failing to Report the Source of Income

Respondent was a Building Inspector in the Building Department in 2015 and part of 2016, and as such was required to report all sources from whom he received income, including loans other than those received from a commercial lending institution, totaling $500 or more during the January 1 through December 31, 2015, period, by April 1, 2016.

In 2015, Respondent received income totaling $176,179 from Ms. Williams, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Williams as a source of income by April 1, 2016.

Count 2: Economic Interest Disclosure Violation: Failing to Report the Source of Income

Respondent was a Specialty Combination Inspector in the Building Department until August 16, 2016, and as such was required to report all sources from whom he received income totaling $500 or more during the January 1 through August 16, 2016, period, by September 15, 2016.

On March 3, 2016, Respondent received income totaling $850 from Ms. Williams. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Williams as a source of income by September 15, 2016.

Count 3: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

As a City employee, Respondent was prohibited from making, participating in making, or attempting to use his official position to influence a governmental decision in which he had a disqualifying financial interest.

An official has a disqualifying financial interest in any governmental decision that involves an individual from whom the official was promised or provided income totaling $500 or more within 12 months prior to the time when the governmental decision is made.

On October 1, 2015, Respondent had a disqualifying financial interest in any governmental decision involving Ms. Williams because he had received income totaling $112,000 from her within the prior 12 months. On October 1, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by closing a code enforcement case against Ms. Williams for 915 24th Street.

Count 4: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

As a City employee, Respondent was prohibited from soliciting or accepting anything of value in exchange for the performance of any official act.

On January 22, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by soliciting $300 from Ms. Williams in exchange for the Building Department passing inspections for her permits, and issuing Green Tags, for 857 Mead Avenue.

Count 5: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

A City employee attempts to use his or her official position to influence a decision when he or she contacts or appears before any official in his or her agency for the purpose of affecting the decision.

On March 1, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by submitting an application to the Building Department on behalf of Ms. Williams. for an electrical permit for 857 Mead Ave.

Count 6: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 1, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by submitting an application to the Building Department on behalf of Ms. Williams. for a plumbing permit for 857 Mead Ave.

Count 7: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On September 22, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by waiving the requirement that Elizabeth Williams submit an architectural plan approved by the City's Zoning Department with her building permit application for 2735 Market Street, confirming that the monetary valuation on her building permit application was correct, allowing her building permit to be issued over-the-counter, and waiving the requirement that she submit photos of the proposed project with her building permit application.

Count 8: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams an electrical permit for 2735 Market Street.

Count 9: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a building permit for 2735 Market Street.

Count 10: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a plumbing permit for 2735 Market Street.

Count 11: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On November 5, 2015, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by soliciting $300 from Ms. Williams in exchange for her permits for 2735 Market Street passing inspections.

Count 12: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a building permit for 877/879 27th Street.

Count 13: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams an electrical permit for 877/879 27th Street.

Count 14: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a mechanical permit for 877/879 27th Street.

Count 15: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a plumbing permit for 877/879 27th Street.

Count 16: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On March 1, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by solicited $300 from Ms. Williams in exchange for building, mechanical, electrical, and plumbing permits for 877/879 27th Street passing rough inspections.

Count 17: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On March 1, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics by solicited $300 from Ms. Williams in exchange for building, mechanical, electrical, and plumbing permits for 877/879 27th Street passing final inspections.

Count 18: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 14, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a building permit for 877/879 27th Street.

Count 19: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 14, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams an electrical permit for 877/879 27th Street.

Count 20: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 14, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a plumbing permit for 877/879 27th Street.

Count 21: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On February 9, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by soliciting and accepting $1,500 from Bill Charman in exchange for resolving outstanding permit issues for 4163 Rifle Lane.

Count 22: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Mr. Charman a building permit for 4163 Rifle Lane.

Count 23: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Mr. Charman an electrical permit for 4163 Rifle Lane.

Count 24: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Mr. Charman a plumbing permit for 4163 Rifle Lane.

Count 25: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On February 9, 2016, Respondent received income totaling $1,500 from Mr. Charman and was therefore was required to report him as a source of income by September 15, 2016. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Charman as a source of income by September 15, 2016.

Count 26: Economic Interest Disclosure Violation: Failing to Report a Source of Income

Between February 27 and May 20, 2016, Respondent received income totaling $12,850 from Alex Machado, who was doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Machado as a source of income by September 15, 2016.

Count 27: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On March 31, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by issuing a "work-stop order" on 6220 Valley View, a property owned and being remodeled by Mr. Machado.

Count 28: Misuse of City Authority: Using One's City Authority to Induce or Coerce a Person to Provide an Economic Gain

On March 31, 2016, Respondent issued a "work-stop order" on 6220 Valley View, a property owned and being remodeled by Mr. Machado, for the purpose of inducing or coercing Mr. Machado into providing Respondent with payments. By attempting to use his authority as a City official to induce or coerce a person to provide him with an economic gain, Respondent violated Section 2.25.060(A)(2) of the Oakland Government Ethics Act.

Count 29: Economic Interest Disclosure Violation: Failing to Report a Source of Income

Between January 29 and May 20, 2015, Respondent received income totaling $24,600 from Vivian Tang, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Tang as a source of income by April 1, 2016.

Count 34: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's building permit for 8925 Lawlor Street.

Count 35: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's electrical permit for 8925 Lawlor Street.

Count 36: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's plumbing permit for 8925 Lawlor Street.

Count 37: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's mechanical permit for 8925 Lawlor Street.

Count 38: Economic Interest Disclosure Violation: Failing to Report a Source of Income

In 2015, Respondent received income totaling $66,277 from Ana Siu, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Siu as a source of income by April 1, 2016.

Count 39: Economic Interest Disclosure Violation: Failing to Report a Source of Income

In 2015, Respondent received income totaling $19,770 from One Development and Investment Corporation, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report One Development and Investment Corporation as a source of income by April 1, 2016.

Count 40: Economic Interest Disclosure Violation: Failing to Report a Business Position

In 2015, Respondent was the president of One Development and Investment Corporation, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report his business position with One Development and Investment Corporation by April 1, 2016.

Count 41: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On August 15, 2016, Respondent received income totaling $3,500 from Jerry Tran, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Tran as a source of income by September 15, 2016.

Count 42: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On March 15, 2015, Respondent received income totaling $1,000 from Pat Viswanathan, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Viswanathan as a source of income by September 15, 2016.

Count 43: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On April 8, 2015, Respondent received income totaling $3,000 from Zati Uysal, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Uysal as a source of income by April 1, 2016.

Count 44: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On April 3, 2015, Respondent received income totaling $3,000 from Apex Construction, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Apex Construction as a source of income by April 1, 2016.

Count 45: Misuse of Public Resources Violation: Using City Resources for Personal Matters

In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned vehicle for personal matters unrelated to any City business.

Count 46: Misuse of Public Resources Violation: Using City Resources for Personal Matters

In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned computer and printer for personal matters unrelated to any City business.

Count 47: Misuse of Public Resources Violation: Using City Resources for Personal Matters

In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned cell phone for personal matters unrelated to any City business.

b. VIOLATIONS NOT SUSTAINED BY THE HEARING OFFICER

The Hearing Officer made findings that the Respondent did not violate count 30, 31, 32 and 33.

Count 30: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by closing a code enforcement case against Ms. Tang for 8925 Lawlor Street.

Count 31: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing an inspection for Ms. Tang's building permit for 8925 Lawlor Street.

Count 32: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing an inspection for Ms. Tang's electrical permit for 8925 Lawlor Street.

Count 33: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing an inspection for Ms. Tang's plumbing permit for 8925 Lawlor Street.

Rejected Counts:

On page 12, item number 42 of the Hearing Officer's findings, the Hearing Officer provided the following reasons for rejecting the violations in Counts 30-33:

"Counts 30-33 relate to official decisions Respondent made regarding this property on January 21, 2015. Respondent did not receive a first payment from Tang until January 29, 2015; therefore, these decisions did not violate the law in question. Petitioner presented evidence of emails from Respondent to Tang on January 15 & 16, 2015 that could indicate an agreement for income as of that date58. However, because those emails did not contain any indication of the amount of money Tang would pay Respondent, the date work would begin, or other indicators of a mutual agreement, and because there is no evidence of a response from Tang, the evidence is not sufficient to support the inference of a promise of income prior to January 21, 2015."

c. PENALTY

The Hearing Officer's proposed decision recommends that the Commission impose a total administrative penalty of **$210,000** for the forty-three (43) violations of the Government Ethics Act ($5,000 per count of GEA violations).

III. POSSIBLE ACTIONS BY THE COMMISSION

Pursuant to the Commission's Complaint Procedures, the Commission may either adopt the proposed decision in its entirety, or in the alternative, adopt the proposed decisions' actual finding, but reach additional or different conclusions consistent with the proposed decision's factual findings. (Commission's Complaint Procedures § VII(I)(2).)

If the Commission decides to adopt the proposed decision in its entirety, the proposed decision will be adopted as the Commission's decision and the Respondent will be ordered to pay an administrative penalty of $210,000.

If the Commission decides that the proposed decision's factual findings warrant a different legal conclusion and/or a different penalty, the Commission may adopt the proposed decision's factual finding and additional or different legal conclusions and/or impose a different penalty.

Whether the Commission decides to adopt the proposed decision in its entirety or adopt different legal conclusions and/or penalties, the Commission's decision and order regarding a proposed decision will constitute the closure of the administrative process for this matter. (Commission's Complaint Procedures § VII(J).)

<u>Aggravating Factors</u>

The PEC has broad discretion in evaluating a violation and determining the appropriate penalty based on the totality of circumstances. This list of factors to consider is not an exhaustive list, but rather a sampling

of factors that could be considered. There is no requirement or intention that each factor – or any specific number of factors - be present in an enforcement action when determining a penalty. As such, the ability or inability to prove or disprove any factor or group of factors shall in no way restrict the PEC's power to bring an enforcement action or impose a penalty

For serious violations, such as Bribery and violations that do not qualify for a warning letter or the streamlined stipulation program, the PEC will start a penalty amount with a "base-level" amount and then adjust the penalty amount based on mitigating and aggravating factors of the enforcement action.

Here, the circumstances of Espinosa's conduct establish several aggravating factors to increase the severity of the penalty:

1. The Respondent is a public servant in a high-level decision-making position that abused his position of trust and authority. His willful abuse of a trusted position of authority designed to protect the public and the safety of their homes posed great harm to the Oakland Community;
2. Espinosa engaged in several instances of deception to cover up the inspections of which he was getting paid under the table, including enlisting the assistance of a co-worker Harbaugh to enter false or misleading information into the City Accela system to obscure inspections and permit approvals;
3. Espinosa's conduct was deliberate, including multiple instances where he changed assigned inspectors to jobs for his own personal gain;
4. His conduct was part of a pattern of conduct that went on for several months;
5. Espinosa failed to take any steps to cure any of the enumerated violations. For example, he has not informed the Planning and Building Department of the specific property that he failed to inspect and yet misrepresented that he had conducted its inspection; and
6. At the time of the Respondent's conduct he had worked for the Oakland Planning and Building Department for more than seven years. Espinosa was a seasoned public servant, well versed in the department's policies against receiving personal payments under the table and the requirement to input accurate data into the Accela database. He chose to ignore them for his own personal gain.

Mitigating Factors

Espinosa has no previous history of PEC violations in the City of Oakland.

IV. COMMISSION STAFF RECOMMENDATION

Staff recommends that the Commission adopt the Hearing Officer's proposed factual conclusions and the findings as to counts 1-29 and 34-47. Staff will defer to the Commission on whether to adopt the Hearing Officer's factual and legal findings regarding counts 30-33. Staff recommends the Commission adopt the hearing officer's imposition of a $210,000 penalty.

BEFORE THE CITY OF OAKLAND PUBLIC ETHICS COMMISSION

HEARING OFFICER JODIE SMITH

In the Matter of: THOMAS ESPINOSA, et al., Respondent.	Case No. 16-14 **FINDINGS OF FACT AND CONCLUSIONS**

1. Hearing Officer Jodie Smith heard this case on April 27, 2021 over internet video conferencing equipment. Kellie Johnson, Enforcement Chief, represented the Public Ethics Commission (PEC) Enforcement Unit ("Petitioner"). Respondent Thomas Espinosa ("Respondent") did not appear.

2. The record was closed, and the case submitted on April 27, 2021. Petitioner's brief is attached as Exhibit A to these Findings and Conclusions. The declaration of PEC Investigator Simon Russell is attached as Exhibit B to these Findings and Conclusions. The Evidence Exhibit List of attachments to the declaration of Simon Russell, with a link to access the attachments, is attached as Exhibit C to these Findings and Conclusions.

I. PRELIMINARY MATTERS

3. Respondent did not attend the hearing on April 27, 2021. The PEC's hearing notices

indicate that, after contact from the Respondent and his family member Paul Reyes, the PEC first rescheduled the hearing to occur in person to accommodate the Respondent's preferences. However, the PEC later returned to a Zoom format for the hearing, as reflected in the last updated notice to Respondent stating that "on Monday, April 19, you and Mr. Reyes met with Enforcement Chief Kellie Johnson successfully using the Zoom technology" and including information for how the Respondent could access the hearing by Zoom. The hearing notices met the requirements of PEC Mediation & Complaint Procedures, section VII.B.

4. Though the Respondent did not attend the hearing, Reyes participated by Zoom. He stated that he is Respondent's brother-in-law and that he had tried to secure Respondent's attendance at the hearing. Reyes clarified that he was not participating in the hearing as the Respondent's representative and that the Respondent did not ask him to attend the hearing on his behalf. Rather, Reyes stated that his mother-in-law asked him to help Respondent.

5. "If the respondent fails to appear at a properly noticed hearing, Commission staff may proceed with presenting the Commission's case or may request to submit a written summary in lieu of a verbal presentation. The hearing officer may proceed with issuing findings and recommendations based solely on the information received from Commission staff."[1] Accordingly, Petitioner agreed that the hearing officer would proceed with issuing findings and recommendations based solely on information received from Commission staff. The majority of that information is contained in Petitioner's hearing brief, Declaration of Simon Russell, and attached evidentiary documents. In response to the hearing officer's questions at the hearing, Petitioner supplemented the documents they had provided prior to the hearing with several documents that had been inadvertently omitted, along with live testimony from Simon Russell about the origin and context of the additional documents.

6. The hearing officer proceeded to issue this report of findings of fact and conclusions based solely on the information provided by Commission staff prior to and at the hearing, in

[1] PEC Mediation & Complaint Procedures, section VII.F.8.

accordance with PEC Mediation & Complaint Procedures, section. VII.F.8. The record was closed, and the case submitted on April 27, 2021.

II. EVIDENTIARY STANDARD

7. The standard of proof applied in this hearing is the preponderance of evidence.[2] The burden of proof is on the petitioner.[3] This means that the petitioner must demonstrate that the weight of the evidence shows that it was more likely than not—a 50% or greater likelihood—that respondent violated the law. To withstand a request for re-hearing, the proposed Findings of Fact may not contain a material error of fact that necessarily affects one or more conclusions and the conclusions must be supported by substantial evidence.[4]

III. VIOLATIONS

8. Respondent Thomas Espinosa was a Specialty Combination Inspector, commonly referred to as a "building inspector" in the City of Oakland's Department of Planning & Building from 2005 to 2016.[5] The preponderance of the evidence shows that during this employment in 2015 and 2016, he committed 43 violations of City of Oakland ethics laws. He violated laws prohibiting bribery, misuse of City authority, conflicts of interest, and misuse of public resources, and he failed to make mandatory disclosures of financial interests. The law, facts, and violations are detailed in the following paragraphs.

A. Bribery—Soliciting Money in Exchange for Performance of an Official Act

9. Law: A City employee may not solicit or accept anything of value in exchange for the performance of any official act.[6]

10. Findings of Fact: **Williams:** Respondent extracted payments from Elizabeth Williams—a landlord who owns several rental properties in Oakland and who has been sued by the City of Oakland multiple times for failing to adequately maintain her properties[7]—in exchange for

[2] Cal. Evid. Code §115; PEC Complaint Procedures § VII.I.4.
[3] Cal. Evid. Code §500.
[4] PEC Complaint Procedures §VII.I.1.a.
[5] Declaration of PEC Investigator Simon Russell ("Russell Decl.)," ¶4.
[6] Oakland Municipal Code (O.M.C.) § 2.25.070.
[7] Russell Decl. ¶17.

inspections, issuing green tags, and City building permits (plumbing, electrical and mechanical) that were either conducted by himself or City Building Inspector co-worker Anthony Harbaugh.[8] The proper process is for a property owner to request permits and inspections at the Building Department counter and pay fees to the City, not to the inspectors who come out to the property on the City's behalf.[9] Respondent solicited and received the following payments from Williams:

a. In November, 2015, the Respondent solicited $300 for 2735 Market Street permits;[10]

b. In January 2016, the Respondent solicited $300 for 859 Mead Street inspection and permit pass;[11]

c. In March, 2016 the Respondent solicited $300 for 877 27th Street permits and rough inspections;[12] and

d. In March, 2016, the Respondent solicited $300 for 877 27th Street permits and final inspections.[13]

11. **Charman:** In February 2016, Respondent instructed real estate broker Bill Charman to pay him $1,500 to finish the building permit inspection process that was impeding Charman's client's ability to finish renovations on Charmin's clients' home at 4163 Rifle Lane.[14] Once Charman paid the money, the Respondent expanded the scope of work permitted under the permits and cleared the building violations as abated without going through the normal process of additional inspections and permits.[15]

12. Conclusions: Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by:

a. soliciting $300 from Williams in exchange for her permits for 2735 Market Street

[8] Anthony Harbaugh was adjudicated by the Public Ethics Commission in November 2020. In the Matter of Anthony Harbaugh, Case No. 18-14. (Petitioner's Brief, p. 1:25-28).
[9] Russell Decl. ¶¶4-9 and referenced attachments.
[10] Russell Decl. ¶¶47-64 and referenced attachments.
[11] Russell Decl. ¶¶28-46 and referenced attachments.
[12] Russell Decl. ¶¶65-75 and referenced attachments.
[13] Russell Decl. ¶¶65-75 and referenced attachments.
[14] Russell Decl. ¶¶83-94 and referenced attachments.
[15] Russell Decl. ¶¶83-94 and referenced attachments.

passing inspections. (Count 11).

b. soliciting $300 from Williams in exchange for the Building Department passing her permit inspections, and issuing Green Tags, for 857 Mead Avenue. (Count 4).

c. soliciting $300 from Williams in exchange for building, mechanical, electrical, and plumbing permits for 877/879 27th Street passing rough inspections. (Count 16).

d. soliciting $300 from Williams in exchange for building, mechanical, electrical, and plumbing permits for 877/879 27th Street passing final inspections. (Count 17).

e. soliciting $1,500 from Charman in exchange for resolving outstanding permit issues for 4163 Rifle Lane. (Count 21).

B. Misuse of City Authority: Using City Authority to Induce or Coerce a Person to Provide an Economic Gain

13. Law: A City employee may not use his or her position, or the power or authority of his or her position, in any manner intended to induce or coerce any person to provide any private advantage, benefit, or economic gain to the City employee or any other person.[16]

14. Findings of Fact: On March 31 2016, the Respondent, while in his official capacity as a Building Inspector, intentionally issued a "work-stop order" on property improvements occurring at 6220 Valley View to force or pressure property owner Alex Machado into making payments to him.[17] Respondent directly requested or demanded money from Machado to ensure that the work at the job site would pass City inspection and that he would not manipulate the property data in the City's computer system against Machado.[18] Initially in March 2016, Machado gave Respondent $200 in cash.[19]

15. Later in response to a demand from Respondent for $4,500, Maryline Pavlic—Machado's bookkeeper and spouse—obtained a cashier's check on April 13, 2016, for $4,500

[16] O.M.C. § 2.25.060 (A)(2).
[17] Russell Decl. ¶¶132-137 and referenced attachments.
[18] Russell Decl. ¶¶135, 137, 148, 150 and referenced attachments.
[19] Russell Decl. ¶141 and referenced attachments.

payable to Respondent on behalf of Machado. Espinosa deposited the check into his personal bank account that same day.[20]

16. Respondent demanded an additional $5,000 from Machado.[21] On April 27, 2016, Pavlic obtained another cashier's check payable to Respondent for $5,000.[22] Espinosa deposited this check into his personal account that same day.[23] Respondent's demands stemmed from his underlying threat that he could use his City position to adversely affect Machado's interests in the property.[24]

17. Conclusion: In March 2016, Respondent issued a "work-stop order" on 6220 Valley View for the purpose of inducing or coercing Machado into providing Respondent with payments. By using his authority as a City official to induce or coerce Machado to provide him with economic gain, Respondent violated Section 2.25.060(A)(2) of the Oakland Government Ethics Act. (Count 28.)

C. Conflict of Interest—Making a Governmental Decision Involving a Source of Income

18. Law: A City employee may not make, participate in making, or seek to influence decisions of the City in which the City employee has a disqualifying financial interest.[25] A City employee has a disqualifying financial interest in a governmental decision if the decision will have a reasonably foreseeable material financial effect on any of his or her qualifying financial interests.[26] A City employee makes a governmental decision if he or she authorizes, directs, obligates, or commits his or her agency to any course of action.[27] A City employee has a disqualifying financial interest in any individual or business entity from whom he or she has been provided or promised income aggregating $500 or more within 12-months prior to the time when

[20] Russell Decl. ¶¶146-148 and referenced attachments.
[21] Russell Decl. ¶¶149, 150 and referenced attachments.
[22] Russell Decl. ¶149 and referenced attachments.
[23] Russell Decl. ¶149 and referenced attachments.
[24] Russell Decl. ¶¶132-50 and referenced attachments.
[25] O.M.C. § 2.25.040 (A); California Government Code (GC) § 87100.
[26] Fair Political Practices Commission (FPPC) Regulation 18700 (a).
[27] FPPC Regulation 18704(a).

the relevant government decision is made.[28] The financial effect of a decision on a disqualifying financial interest is presumed to be reasonably foreseeable if the disqualifying financial interest is a named party in, or the subject of, the decision before the City employee or the City employee's agency.[29] For income received by the official, the reasonably foreseeable financial effect of the decision on the City employee's disqualifying financial interest is material if the source of the income is a claimant, applicant, respondent, contracting party, or is otherwise identified as the subject of the proceeding.[30]

19. Findings of Fact: **Williams**: On multiple occasions between October 1, 2015 and March 14, 2016, the Respondent, while in his official capacity as a City Building Inspector, received payments from Williams for private contract work, consultation, and inspection work on her multiple properties.[31] Respondent received the following checks from Williams:[32]

Date of Deposit	*Date on Check*	*Amount*	*Attachment in Simon Russell declaration*
06/26/2015	06/26/2015	$30,000.00	**Attachment 1**
08/26/2015	08/26/2015	$40,000.00	**Attachment 2**
09/08/2015	09/04/2015	$25,000.00	**Attachment 3**
09/18/2015	09/18/2015	$5,000.00	**Attachment 4**
09/24/015	09/24/2015	$12,000.00	**Attachment 5**
10/16/2015	10/16/2015	$11,570.00	**Attachment 6**
11/06/2015	11/06/2015	$6,108.00	**Attachment 7**
11/13/2015	11/13/2015	$6,000.00	**Attachment 8**
11/20/2015	11/20/2015	$5,763.00	**Attachment 9**
11/27/2015	11/27/2015	$7,840.00	**Attachment 10**
12/04/2015	12/04/2015	$6,365.00	**Attachment 11**
12/10/2015	12/10/2015	$6,264.00	**Attachment 12**
12/18/2015	12/18/2015	$6,404.00	**Attachment 13**
12/28/2015	12/28/2015	$7,865.00	**Attachment 14**
03/03/2016	03/03/2016	$850.00	**Attachment 15**
Total = $177,029.00			

20. On September 22, 2015, Respondent filled out and signed a "CE Routing Slip", which was submitted along with a building permit for Williams' 2735 Market Street property,

[28] G.C. § 87103(c).
[29] FPPC Regulation 18701.
[30] FPPC Regulation 18702.3 (a)(1).
[31] Russell Decl. ¶¶18-26 and referenced attachments.
[32] Russell Decl. ¶18 and referenced attachments.

despite the fact that Respondent was not the code enforcement inspector assigned to the case that this permit was meant to resolve.[33] Respondent certified on the form that Williams' permit application accurately reflected the scope of work being conducted at the property.[34] He also appears to have initially waived any penalty fees or the need for a field check, but those entries have been crossed out and revised.[35] Standard practice is for the inspector assigned to that property to execute the routing slip.[36] As the table above shows, Respondent had received $100,000 from Williams in the twelve months prior to September 22, 2015.[37] Instead of recusing himself from the official City inspections and permit considerations of Williams' properties for which he had received payments, the Respondent participated in decisions to schedule inspections and grant permits to those properties.[38]

21. On October 27, 2015, Respondent represented himself as the agent acting for Williams in her permit application and obtained new building, plumbing and electrical permits on the 2735 Market Street property.[39]

22. Additionally, Williams owned 915 24th Street.[40] In September 2013, a City building inspector verified building code violations at 915 24th Street and, in response, opened a code enforcement case against Ms. Williams.[41] The code case remained outstanding until October 1, 2015, when Respondent closed the code enforcement case.[42] Between June 26 and September 24, 2015, Respondent received payments totaling $112,000 from Williams.[43]

23. **Charman:** In February 2016, the Respondent, while in his official capacity as a City Building Inspector, received payments from Bill Charman for private inspections and permit

[33] Russell Decl. ¶55 and referenced attachments.
[34] *Ibid.*
[35] *Ibid.*
[36] Russell Decl. ¶55 and referenced attachments.
[37] Russell Decl. ¶18 and referenced attachments.
[38] Russell Decl. ¶¶29-80 and referenced attachments.
[39] Russell Decl. ¶58 and referenced attachments.
[40] Russell Decl. ¶76 and referenced attachments.
[41] Russell Decl. ¶¶77-78 and referenced attachments.
[42] Russell Decl. ¶¶78 & 80 and referenced attachments.
[43] Russell Decl. ¶¶18 & 79 and referenced attachments.

considerations on his clients' Rifle Lane property and instead of recusing himself from the official City inspections and permit consideration of the Rifle Lane property, the Respondent participated in decisions to schedule inspections and grant permits to the Rifle Lane property.[44]

24. Charman paid Respondent $1,500 with a check.[45] Respondent deposited the payment in his personal bank account on that same day.[46]

25. **Machado**: On or about March 31, 2016, the Respondent, issued a stop work order on the 6220 Valley View property owned by Alex Machado, rather than recuse himself from official City decisions regarding the property.[47] In the previous 12 months, Machado had given Respondent $500 on January 16, 2016, $1,700 on February 27, 2016, and $200 on March 13, 2016, for a total of $2,400.[48] During that time, Machado had a business relationship in the sense that Espinosa indicated that he had investors and wanted to acquire Machado's property.[49]

26. **Tang:** In January 2015, the Respondent, while in his official capacity as a City Building Inspector conducted construction/contract work on the property of Vivian Tang at 8925 Lawlor St.[50]

27. On January 29, 2015, Tang wrote Espinosa a check for $10,000.00. The memo line reads: "Total of $21,500 Paid $10,000 8925 Lawlor Oakland basement." The check was deposited the same day into Respondent's Chase bank account.[51]

28. On February 6, 2015, Tang wrote Respondent a check for $11,500.00. The memo line reads: "For: 8925 Lawlor St Basement Convertion [*sic*]". The check was deposited the same day into the same bank account as the previous check.[52]

29. On June 12, 2015, Tang wrote Respondent a check for $3,100.00 to pay an invoice

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[44] Russell Decl. ¶¶81-94 and referenced attachments.
[45] Russell Decl. ¶91 and referenced attachments.
[46] *Ibid.*
[47] Russell Decl. ¶¶144-146 and referenced attachments.
[48] Russell Decl. ¶¶138-141, 143 and referenced attachments.
[49] Russell Decl. ¶¶135-136 and referenced attachments.
[50] Russell Decl. ¶¶102-106 & 112 and referenced attachments.
[51] Russell Decl. ¶102 and referenced attachments.
[52] Russell Decl. ¶103 and referenced attachments.

from Respondent. The memo line reads: "for 8925 Lawlor St Oakland CA". The check was deposited the same day into the same bank account as the previous two checks from Tang to Respondent.[53]

30. Instead of recusing himself form the official City inspections and permit considerations of the Lawlor St. property because he had received $24,600 from Tang, Respondent participated in decisions to schedule inspections and grant permits to Tang on the property:

31. On February 19, 2015, Respondent passed an inspection for Tang's building permit.[54]

32. On February 19, 2015, Respondent passed an inspection for Tang's electrical permit.[55]

33. On February 19, 2015, Respondent passed an inspection for Tang's plumbing permit.[56]

34. On February 19, 2015, Respondent passed an inspection for Tang's mechanical permit.[57]

35. Conclusions: On October 1, 2015, Respondent had a disqualifying financial interest in any governmental decision involving Williams' property at 915 24th Street because he had received income totaling $112,000 from Williams within the prior 12 months. On October 1, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by closing a code enforcement case against Williams for 915 24th Street. (Count 3).

36. On March 31, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by issuing a "work-stop order" on 6220 Valley View, a property owned by Machado, with whom Respondent had a business relationship at the time and from whom Respondent had received $2,400 in the preceding 12 months. (Count 27).

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[53] Russell Decl. ¶¶112-113 and referenced attachments.
[54] Russell Decl. ¶¶101,108 and referenced attachments.
[55] *Ibid.*
[56] *Ibid.*
[57] *Ibid.*

37. On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Tang's building permit for 8925 Lawlor Street despite having received $21,500 from her in the preceding 12 months. (Count 34).

38. On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Tang's electrical permit for 8925 Lawlor Street despite having received $21,500 from her in the preceding 12 months. (Count 35).

39. On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Tang's plumbing permit for 8925 Lawlor Street despite having received $21,500 from her in the preceding 12 months. (Count 36).

40. On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Tang's mechanical permit for 8925 Lawlor Street despite having received $21,500 from her in the preceding 12 months. (Count 37).

41. Count 7 alleges that on September 22, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by waiving the requirement that Williams submit an architectural plan approved by the City's Zoning Department with her building permit application for 2735 Market Street, confirming that the monetary valuation on her building permit application was correct, allowing her building permit to be issued over-the-counter, and waiving the requirement that she submit photos of the proposed project with her building permit application. While Petitioner's evidence does not support these factual allegations, Petitioner's evidence does support factual findings that comprise a violation of this statute with respect to the 2735 Market Street property. As demonstrated in paragraphs 20-21 above, Respondent made an official decision on Williams' code enforcement matter by certifying that the permit application accurately reflected the scope of work being conducted at the property, despite his financial interest. On this factual basis, the evidence supports a conclusion that Respondent violated the law alleged in Count 7 with regard to the 2735 Market Street property.

42. Counts 30-33 relate to official decisions Respondent made regarding this property on January 21, 2015. Respondent did not receive a first payment from Tang until January 29, 2015, therefore these decisions did not violate the law in question. Petitioner presented evidence of emails from Respondent to Tang on January 15 & 16, 2015 that could indicate an agreement for income as of that date[58]. However, because those emails did not contain any indication of the amount of money Tang would pay Respondent, the date work would begin, or other indicators of a mutual agreement, and because there is no evidence of a response from Tang, the evidence is not sufficient to support the inference of a promise of income prior to January 21, 2015.

D. Conflict of Interest—Attempting to Influence a Governmental Decision Involving a Source of Income

43. Law: A City employee may not make, participate in making, or seek to influence decision of the City in which the City employee has a disqualifying financial interest.[59] A City employee has a disqualifying financial interest in a governmental decision if the decision will have a reasonably foreseeable material financial effect on any of his or her qualifying financial interests.[60] A City employee attempts to use his or her official position to influence a decision when he or she contacts or appears before any official in his or her agency for the purpose of affecting the decision.[61] A City employee has a disqualifying financial interest in any individual or business entity from whom he or she has been provided or promised income aggregating $500 or more within 12-months prior to the time when the relevant government decision is made.[62] The financial effect of a decision on a disqualifying financial interest is presumed to be reasonably foreseeable if the disqualifying financial interest is a named party in, or the subject of, the decision before the City employee or the City employee's agency.[63] For income received by the official, the reasonably foreseeable financial effect of the decision on the City employee's disqualifying financial interest is

[58] Russell Decl. ¶99.
[59] O.M.C. § 2.25.040 (A); GC § 87100.
[60] FPPC Regulation 18700 (a).
[61] FPPC Regulation 18704 (c)(1).
[62] G.C. § 87103(c).
[63] FPPC Regulation 18701.

material if the source of the income is a claimant, applicant, respondent, contracting party, or is otherwise identified as the subject of the proceeding.[64]

44. Findings of Fact: **Williams**: On January 12, 2016, Respondent and Williams discussed Williams' concerns regarding the electrical permit that had failed inspection twice at 857 Mead Avenue.[65] In response, Respondent told her that he would talk to his colleague and co-worker Anthony Harbaugh about it.[66] Harbaugh is and was, at all relevant times, a City building inspector.[67] On January 13, 2016, Harbaugh conducted a final inspection for the electrical permit, issued it a "pass," and attached Green Tags on the electrical meters at 857 Mead Ave.[68] On January 22, 2016, Respondent solicited $300 from Williams for the final inspection and the issuance of the Green Tags on the electrical meters at 857 Mead Avenue that took place on January 13, 2016.[69] On March 1, 2016, Respondent sent Williams a handwritten note requesting $300 for electrical inspections on the property.[70] Respondent had influenced Harbaugh's issuance of passing inspections.[71] In the 12 months before January 13, 2016, Respondent had received over $176,000 from Williams.

45. On October 27, 2015, Respondent was identified as Williams' agent in connection with Williams' application for new building, plumbing and electrical permits—which were granted—for Williams' 2735 Market Street property.[72] In the 12 months prior, Respondent had received over $123,000 from Williams.[73]

46. On November 10, 2015 Respondent, acting as an agent for Williams, applied to the Building Department for a building permit, an electrical permit, a mechanical permit, and a

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[64] FPPC Regulation 18702.3 (a)(1).
[65] Russell Decl. ¶¶39-40 and referenced attachments.
[66] *Ibid*.
[67] Russell Decl. ¶¶8, 22, 23, 39-43, 69-72 and referenced attachments.
[68] Russell Decl. ¶¶39-40 and referenced attachments.
[69] Russell Decl. ¶¶44-46 and referenced attachments.
[70] Russell Decl. ¶46 and referenced attachments.
[71] Russell Decl. ¶¶22-23, 32-46 and referenced attachments.
[72] Russell Decl. ¶58 and referenced attachments.
[73] Russell Decl. ¶18 and referenced attachments.

plumbing permit, for kitchen and bathroom remodels to 877 27th Street.[74] On November 23, 2015, a City building inspector conducted a rough inspection for the electrical and plumbing permits that Respondent applied for and did not pass either.[75] On December 11 and 16, 2015, Harbaugh, in his official capacity as a City building inspector, conducted inspections for the building, mechanical, electrical, and plumbing permits that Respondent applied for on behalf of Williams, and issued a pass for each.[76] Respondent had influenced Harbaugh's issuance of passing inspections.[77] In the twelve months prior to December 11, 2015, Respondent had received over $161,000.[78] On March 1, 2016, Respondent solicited $600 – $300 each – from Williams for the building, mechanical, electrical, and pluming permits for 877/879 27th Street passing rough and final inspections on December 11 and 16, 2015.[79]

47. **Charman**: On February 9, 2016, Charman and Respondent met outside Oakland City Hall.[80] During their meeting, Respondent told Charman that Charman would need to pay $1,500 for the inspections needed to resolve the outstanding permit issues for 4163 Rifle Lane.[81] Charman agreed to pay the $1,500, and Respondent directed him to make the payment to Respondent personally, rather than to the City.[82] In response, Charman issued Respondent a $1,500 check, which Respondent deposited into his personal bank account on the same day.[83] On February 10, 2016, Respondent changed the code enforcement matter to "abated" and Harbaugh approved the frame inspections on the building, electrical, and plumbing permits that Charman applied for only the day before.[84] In response, Harbaugh scheduled himself to conduct the frame inspections on the same day and the final inspections on February 16, 2016 and signed off on the frame

[74] Russell Decl. ¶67 and referenced attachments.
[75] Russell Decl. ¶68 and referenced attachments.
[76] Russell Decl. ¶¶69-73 and referenced attachments.
[77] Russell Decl. ¶¶22-23 & 69-75 and referenced attachments.
[78] Russell Decl. ¶18 and referenced attachments.
[79] Russell Decl. ¶¶74-75 and referenced attachments.
[80] Russell Decl. ¶90 and referenced attachments.
[81] *Ibid*.
[82] Russell Decl. ¶90 and referenced attachments.
[83] Russell Decl. ¶91 and referenced attachments.
[84] Russell Decl. ¶¶92-94 and referenced attachments, especially Attachments 57 & 64.

inspections.[85]

48. Conclusions:

49. On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Williams an electrical permit for 2735 Market Street. (Count 8).

50. On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Williams a building permit for 2735 Market Street. (Count 9).

51. On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Williams a plumbing permit for 2735 Market Street. (Count 10).

52. On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Williams a building permit for 877/879 27th Street. (Count 12).

53. On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Williams an electrical permit for 877/879 27th Street. (Count 13).

54. On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Williams a mechanical permit for 877/879 27th Street. (Count 14).

55. On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Williams a plumbing permit for 877/879 27th Street. (Count 15).

56. On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building

[85] *Ibid.*

Department's decision to issue Charman a building permit for 4163 Rifle Lane. (Count 22).

57. On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Charman an electrical permit for 4163 Rifle Lane. (Count 23).

58. On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Charman a plumbing permit for 4163 Rifle Lane. (Count 24).

59. Counts 5 & 6 allege that Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by submitting applications on Williams' behalf for electrical permits for the 857 Mead Avenue property. While Petitioner's evidence does not support these facts, Petitioner's evidence does support factual findings that comprise two violations of this statute with respect to 857 Mead Avenue property. As demonstrated in the factual findings above for this property in paragraph 44, Respondent influenced the inspection decisions of Harbaugh on passing the electrical and plumbing permits for this property, despite Respondent's financial interest in Williams' property. On this factual basis, the evidence supports a conclusion that Respondent violated the law alleged in Counts 5 and 6. (Counts 5 and 6).

60. Counts 18, 19 and 20 allege that Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Williams building, electrical and plumbing permit for 877/879 27th Street on March 14, 2016. While Petitioner's evidence does not support these facts, Petitioner's evidence does support factual findings that comprise three violations of this statute with respect to the 27th Street property. As demonstrated in the factual findings above for this property in paragraph 46, Respondent influenced the inspection decision of Harbaugh on passing the electrical, plumbing, building and mechanical permits, despite Respondent's financial interest in Williams' property. On this factual basis, the evidence supports a conclusion that Respondent violated the law alleged in Counts 18, 19, and 20. (Count 18-20).

E. Economic Interest Disclosure: Failing to Report a Source of Income

61. Law: Every City employee designated in the City's Conflict of Interest Code is required to file statements of economic interests (Form 700) and disclose all required information pursuant to the California Political Reform Act and the City's Conflict of Interest Code.[86]

62. The City's Conflict of Interest Code incorporates FPPC Regulation 18730 and requires every Specialty Combination Inspector in the City's Planning and Building Department (Building Department) to report, on his or her statement of economic interests, investments and business positions in business entities, sources of income, and interests in real property.[87] The City's Conflict of Interest Code requires designated employees file their statement of economic interests with the City Clerk's Office.[88]

63. By April 1 of every year of employment, a Specialty Combination Inspector (commonly referred to as a "Building Inspector") is required to report all reportable investments and business positions in business entities, sources of income and interests in real property, held or received during the previous calendar year.[89] They are also required to report within 30 days after leaving office all reportable investments and business positions in business entities, sources of income and interests in real property, received or held during the period between the closing date of the last statement filed and the date their employment with the City is terminated.[90]

64. Reportable income is any payment received by the Specialty Combination Inspector and includes loans other than those received from a commercial lending institution.[91] The Specialty Combination Inspector is required to report the name and address of every source of income aggregating $500 or more in value during the period that discovered by the statement of economic interests, the amount of income received, and a description of the consideration for which the

[86] O.M.C. §2.25.040(B).
[87] O.M.C. §3.16.010.
[88] O.M.C. § 3.161.020.
[89] FPPC Regulation 18730, subds. (b)(6)(C).
[90] FPPC Regulation 18704 (b)(5)(D).
[91] Government Code (G.C.) § 82030.

income was received.[92]

65. A business position must be reported when the filer is a director, officer, partner, trustee, or employee of, or holds any position of management in, a business entity that has an interest in real property in the jurisdiction, or does business or plans to do business in the jurisdiction or has done business in the jurisdiction at any time during the two years prior to the date the statement is required to be filed.[93]

66. Findings of Fact: Respondent was a Specialty Combination Inspector in the City Building and Planning Department from May 23, 2005 to August 16, 2016.[94] Respondent either failed to do so outright or he failed to submit or report complete or accurate information on his annual Form 700, including:

67. **The Williams Matter**: Respondent received multiple payments on at least four separate properties in the City of Oakland owned by Williams between 2015 and 2016, and yet the Respondent did not file a Form 700 for the year 2015 or upon his departure from the City in 2016.[95]

68. **The Charman Matter**: Respondent received a $1,500 payment on February 9, 2016 related to real property in the City of Oakland and failed to file a Form 700 for the year 2015 or upon his departure from the City.[96]

69. **The Machado Matter**: Respondent on five separate occasions extorted payments from Machado regarding his 6220 Valley View property in Oakland.[97] On February 27, 2016, the Respondent made $1,000; On March 13, 2016 he collected $200; on April 11, 20, 2016 he collected $1,000; on April 13, 2016 he collected $4,500; and on April 27, 2016 the Respondent collected another $5,000 from Machado.[98] The Respondent did not report any of the income he took from Machado because he failed to file a Form 700 for 2016.[99]

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[92] G.C. § 18700(a).
[93] G.C. § 87209.
[94] Russell Decl. ¶4.
[95] Russell Decl. ¶¶ 17-18, 168-169 and referenced attachments.
[96] Russell Decl. ¶¶ 83-94, 168-169 and referenced attachments.
[97] Russell Decl. ¶¶138-141, 143, 168-169 and referenced attachments.
[98] *Ibid*.
[99] *Ibid*.

70. **The Tang Matter**: On three separate occasions the Respondent extorted income form Vivian Tang.[100] On January 29, 2015 she paid the Respondent $10,000.[101] On February 6, 2015 she paid the Respondent $11,500.[102] Finally, on May 30, 2015 Tang paid the Respondent $3,100.[103] All of the aforementioned payments were not reported because the Respondent failed to file a Form 700 for 2015.[104]

71. **The Ana Siu Matter**: The Respondent received a total of $66,277 from Ana Sui and failed to report the income he received from Ana Siu in 2014 and failed to file a Form 700 in 2015.[105] Siu and Respondent were in business together, focused on real property in the City of Oakland.[106] Respondent had economic interests, investments and business positions in business entities, sources of income, and interests in real property through their business relationship.[107]

72. **The One Development and Investment Corporation (ODIC) Matter**: The Respondent received income from the corporation he formed with Siu and ODIC related to real property in the City of Oakland in the amount of $19,770.[108] In 2015, Respondent was the president of ODIC.[109] He failed to report this income or position when he failed to file a Form 700 for 2015.[110]

73. **The Pat Viswanthan Matter**: The Respondent received income from Pat Viswanathan in the amount of $1,000 in March 2015.[111] Viswanathan appears to have been trying to develop a parcel of land that he owned, located at 5963 Margarido in Oakland, in 2016, with Espinosa holding himself out to a vendor as a "project manager" on the project.[112] The Respondent

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[100] Russell Decl. ¶¶ 95-113, 168-169 and referenced attachments.
[101] Russell Decl. ¶102 and referenced attachments.
[102] Russell Decl. ¶103 and referenced attachments
[103] Russell Decl. ¶112 and referenced attachments.
[104] Russell Decl. ¶¶168-169 and referenced attachments.
[105] Russell Decl. ¶¶114-131, 168-169 and referenced attachments.
[106] Russell Decl. ¶¶114-131 and referenced attachments.
[107] *Ibid.*
[108] 114-131, 168-169 and referenced attachments.
[109] Russell Decl. ¶¶120-125 and referenced attachments.
[110] Russell Decl. ¶¶168-169 and referenced attachments.
[111] Russell Decl. ¶160 and referenced attachments.
[112] *Ibid.*

did not file a Form 700 for 2015.[113]

74. **The Apex Construction Matter**: Apex Construction paid $3,000 in consulting fees to the Respondent in 2015 but the Respondent failed to file a Form 700 for the year 2015.[114] Respondent was working with Apex—an Oakland-based corporation established by Stephen Tong and Bosco Lai—throughout late 2015 and early 2016 in their efforts to develop properties located at 3600 Macarthur and 5325 San Pablo.[115]

75. **The Zati Uysal Matter:** Again in 2016, the Respondent failed to report the $3,000 he received from Zati Uysal when he failed to file a Form 700.[116] Uysal's address is in Oakland at the location of a business called "Delightfully Turkish" that is run by Uysal.[117]

76. **The Jerry Tran Matter**: Finally, in August 2016, the Respondent was paid $3,500 by Jerry Tran and the Respondent failed to report this income when he failed to file a Form 700 for the year 2016.[118] Tran was a real estate broker and CEO with NextHome Generations, which has a business address in Oakland, and operates in Oakland. [119] Tran paid Respondent to open two corporations for operating a marijuana-related business.[120]

77. Conclusions:

78. In 2015, Respondent received income totaling $176,179 from Williams, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Williams as a source of income by April 1, 2016. (Count 1).

79. On March 3, 2016, Respondent received income totaling $850 from Williams. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Williams as a source of income by September 15, 2016. (Count 2).

80. On February 9, 2016, Respondent received income totaling $1,500 from Charman

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[113] Russell Decl. ¶¶168-169 and referenced attachments.
[114] Russell Decl. ¶¶153-155, 168-169 and referenced attachments.
[115] Russell Decl. ¶¶153-155.
[116] Russell Decl. ¶¶161-162; 168-169 and referenced attachments.
[117] Russell Decl. ¶162.
[118] Russell Decl. ¶¶156-159, 168-169 and referenced attachments.
[119] Russell Decl. ¶¶156-157 and referenced attachments.
[120] Russell Decl. ¶¶158-159 and referenced attachments.

and therefore was required to report him as a source of income by September 15, 2016. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Charman as a source of income by September 15, 2016. (Count 25).

81. Between February 27 and May 20, 2016, Respondent received income totaling $12,850 from Machado, who was doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Machado as a source of income by September 15, 2016. (Count 26.)

82. Between January 29 and May 20, 2015, Respondent received income totaling $24,600 from Vivian Tang, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Tang as a source of income by April 1, 2016. (Count 29).

83. In 2015, Respondent received income totaling $66,277 from Siu, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Siu as a source of income by April 1, 2016. (Count 38).

84. In 2015, Respondent received income totaling $19,770 from ODIC, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report ODIC as a source of income by April 1, 2016. (Count 39).

85. In 2015, Respondent was the president of ODIC, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report his business position with ODIC by April 1, 2016. (Count 40).

86. On August 15, 2016, Respondent received income totaling $3,500 from Jerry Tran, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Tran as a source of income by September 15, 2016. (Count 41).

87. On March 15, 2015, Respondent received income totaling $1,000 from Pat Viswanathan, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the

Oakland Government Ethics Act by failing to report Viswanathan as a source of income by September 15, 2016. (Count 42).

88. On April 8, 2015, Respondent received income totaling $3,000 from Zati Uysal, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Uysal as a source of income by April 1, 2016. (Count 43).

89. On April 3, 2015, Respondent received income totaling $3,000 from Apex Construction, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Apex Construction as a source of income by April 1, 2016. (Count 44).

F. Misuse of Public Resources Violation: Using City Resources for Personal Matters

90. Law: A City employee may not use public resources for personal purposes.[121] Personal purposes means activities for personal enjoyment, private gain or advantage, or an outside endeavor not related to City business.[122] Public resources means any property or asset owned by the City, including, but not limited to, land, buildings, facilities, funds, equipment, supplies, telephones, computers, vehicles, travel, and City compensated time.[123] Use means a use of public resources which is substantial enough to result in a gain or advantage to the user or a loss to the City for which a monetary value may be estimated.[124]

91. Findings of Fact: Respondent repeatedly used City printers and computers to produce his personal non-work-related emails, agreements, diagrams and itineraries.[125] These uses were substantial enough to result in his own personal gain or advantage. The City suffered a loss for the cost of the Respondent printing at least 114 pages of personal documents, and the Respondent

[121] O.M.C.§ 2.25.060 (A)(1).
[122] O.M.C. § 2.25.060 (A)(i) (a)(i).
[123] O.M.C. § 2.25.060 (A) (1)(a)(iii).
[124] O.M.C. § 2.25.060 (A)(1)(a)(iv).
[125] Russell Decl. ¶¶165-167 and referenced attachments.

was reprimanded for his conduct.[126]

92. Respondent also misused his City-issued cell phone. The Respondent made 587 calls within a single month – October 2015 – on a City owned cellular phone while Respondent was on vacation.[127] He had more than five times the allowable minutes of phone usage for at least three consecutive months in 2015.[128] Respondent was being disciplined for this use, which was excessive and a misuse of public resources, not a minimal or incidental use.[129]

93. Additionally, the Respondent used a City vehicle to monitor his personal project management at a property site in the City of Orinda.[130] This use was not authorized and was a misuse of City resources for Respondent's personal advantage.[131]

94. Conclusions:

95. In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned vehicle for personal matters unrelated to any City business. (Count 45).

96. In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned computer and printer for personal matters unrelated to any City business. (Count 46).

97. In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned cell phone for personal matters unrelated to any City business. (Count 47).

IV. PENALTIES

98. Any person who violates any provision of the Oakland Government Ethics Act is liable in an administrative proceeding before the Commission held pursuant to the Commission's Complaint Procedures. The Commission may impose administrative penalties in an amount up to

[126] Russell Decl. ¶¶165-167 and referenced attachments.
[127] Russell Decl. Attachments 154-157 and testimony of Simon Russell.
[128] *Ibid.*
[129] *Ibid.*
[130] Russell Decl. ¶¶163-164 and referenced attachments.
[131] *Ibid.*

five thousand dollars ($5,000) per violation, or up to three (3) times the amount not properly reported or received, whichever is greater, per violation of the Oakland Government Ethics Act.[132]

99. The PEC considers several factors to determine the appropriate penalty, including, but not limited to, the following factors:[133]

- The relative experience of the Respondent;
- The seriousness of the violation, including, but not limited to, the extent of the public impact or harm;
- The presence or absence of any intention to conceal, deceive, or mislead;
- Whether the violation was deliberate, negligent, or inadvertent;
- Whether the violation was isolated or part of a pattern;
- Whether the respondent has a prior record of violations and/or demonstrated knowledge of the rule or requirement at issue;
- The extent to which the respondent voluntarily and quickly took the steps necessary to cure the violation (either independently or after contact from the PEC); and
- The degree to which the respondent cooperated with the PEC's enforcement activity in a timely manner.

100. For serious violations, such as bribery and violations that do not qualify for a warning letter or the streamlined stipulation program, the PEC will start a penalty amount with a "base-level" amount and then adjust the penalty amount based on mitigating and aggravating factors of the enforcement action.[134]

101. The following are evidence of aggravating factors, including:

a. At the time of Respondent's conduct, he had worked for the Oakland Planning and Building Department ten years. As a seasoned public servant, he would have been

[132] O.M.C. § 2.25.080 (C)(2).
[133] Enforcement Penalty Guidelines, p. 2.
[134] Enforcement Penalty Guidelines, pp. 4-5.

well versed in the Department's policies against receiving personal payments in connection with official City work.

b. Respondent's abuse of his public decision-making authority concerning Planning and Building Department requirements could have made the residential properties in this report and their inhabitants less safe.

c. By engaging in bribery and misuse of public authority, Respondent undermined the public's ability to trust the integrity of the City of Oakland's Planning and Building Department's decision-making..

d. Respondent deliberately prioritized his private gain over the public good.

e. Respondent's conduct was a pattern that went on for over a year.

f. Respondent failed to take any steps to cure any of the violations.

g. Respondent corrupted other City employees by enlisting a co-worker into his payment for inspection/permit scheme.

102. In mitigation, Respondent has no previous history of violations in the City of Oakland.

103. In weighing the aggravating and mitigating factors, it is recommended that Respondent be ordered to pay the maximum of $5,000.00 on each of the 43 counts[135] for a total of $215,000.

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[135] The evidence submitted did not support a conclusion that Respondent violated the law as alleged in Counts 30-33.

V. ORDER

104. Based on the foregoing, it is recommended that Respondent Thomas Espinosa be ordered to pay a total administrative penalty of $215,000 for 43 violations of the City of Oakland Government Ethics Act.

Dated: May 10, 2021

By: _____
Hearing Officer Jodie Smith

EXHIBIT A

Kellie F. Johnson
Enforcement Chief
CITY OF OAKLAND PUBLIC ETHICS COMMISSION
1 Frank Ogawa Plaza, Rm. 104
Oakland, CA 94612
Telephone: (510) 238-4976

Petitioner/Complainant

BEFORE THE CITY OF OAKLAND

PUBLIC ETHICS COMMISSION

ENFORCEMENT UNIT OF THE CITY OF OAKLAND PUBLIC ETHICS COMMISSION,	Case No.: 16-14
	Hearing Date: April 27-29, 2021
Complainant,	**COMPLAINANT'S HEARING BRIEF**
v.	
THOMAS ESPINOSA	
Respondent.	

Complainant, THE ENFORCEMENT UNIT OF THE CITY OF OAKLAND PUBLIC ETHICS COMMISSION ("Complainant"), hereby submits its hearing brief containing written argument ahead of the hearing scheduled for April 27-29, 2021.

I. INTRODUCTION

Respondent, Thomas Espinosa was a City employee from May 23, 2005, until August 16, 2016. At all relevant times, Respondent used his position as a Specialty Combination Inspector in the Building Department's Code Enforcement Division, to arrange under the table deals, "quid pro quos," with various property owners. The Respondent would either be assigned to inspect a certain property or respond to a complaint regarding a property and would persuade property owners to pay the Respondent a cash fee to secure a pass on building inspections or permits. On other occasions the Respondent convinced property and business owners to hire and pay him as an independent consultant or building contractor on their building projects, despite the conflicts with his position with the City. To conduct some of these dirty deals he enlisted the assistance of a Building Inspector co-worker, Anthony Harbaugh, to assist with the inspections and permit approvals.[1]

[1] Anthony Harbaugh was adjudicated by the Public Ethics Commission in November 2020. In the Matter of Anthony Harbaugh, Case No. 18-14.

The Respondent's pay to play/quid pro quo scheme involved six different property owners and multiple properties. The property owners that the Respondent extorted direct payments from were Elizabeth Williams, Bill Charman, Alexandre Machado, Vivian Tang, and Ana Siu.

The Respondent also convinced four separate property owners, Pat Viswanathan, Apex Construction, Zati Uysal and Jerry Tran to hire and pay him as a personal consultant to assist with odd assignments like locating properties or warehouses for the use of marijuana facilities in the City of Oakland.

The Respondent, while a Building Inspector assigned to inspect the property owner's building project, also entered into a business agreement with the property owner, Ana Siu, and formed a corporation, One Development and Investment Corporation. The property owner paid the Respondent to file articles of incorporation for the business and additional sums of money for contractor work on properties.

The Respondent, pursuant to both State law and City policy was required to report all income he received in any given year. The Respondent filed Annual Statements of Economic Interests (Form 700) with the City Clerk's Office for 2010, 2011, 2012, 2013, and 2014. To date, Respondent has not filed an Annual Statement of Economic Interests including the income he extorted from property owners or his payments as an independent consultant for 2015, nor did he file upon leaving the City his final Statement of Economic Interests for the January 1 through August 16, 2016, period.

The Respondent also engaged in unlawful activity during City work time and utilized City resources/property to facilitate his schemes. The Respondent used a City Vehicle to conduct his personal contractor work in the City of Orinda. He also used City computers, printers, and telephones to send and receive his personal invoices, contracts, terms of agreements, travel itineraries, project plans and emails. His careless use of City resources resulted in a Building Department Supervisor referring the Respondent's conduct to the Public Ethics Commission.

On October 15, 2018, Complainant filed its accusations in a Case Summary of Probable Cause before the Public Ethics Commission. The Public Ethics Commission, pursuant to its Complaint Procedures scheduled an evidentiary hearing in this matter to begin on April 27, 2021.

The Complainant recommends that at the conclusion of all the evidence, the Hearing Officer find the Respondent in violation of all 47 violations of the Oakland Government Ethics Act alleged within this memorandum, including the following: soliciting and receiving bribes; making, and seeking to use his official position to influence, governmental decisions in which he had a disqualifying financial interest; misusing City resources for personal financial gain; misusing his City position to induce/coerce others to provide him with economic gain, and; failing to report significant loans and income from individuals with matters before him as a City building inspector and impose a penalty of $ 200,000.

II. BURDEN OF PROOF/EVIDENTIARY STANDARD

The Complainant has the burden of establishing Respondent's misconduct in this proceeding by preponderance of the evidence. McCoy v. Board of Retirement, 183 Cal.App.3d 1044 (1986). To prove something by a "preponderance of the evidence" means to prove that it is more probably true than not. A preponderance of the evidence is the lowest burden of proof, used in civil actions for damages in connection with claims not involving deliberate wrongdoing or breach of fiduciary duty and not seeking

punitive damages. In such cases, the finder of fact must be persuaded that there is more evidence in favor of a given claim or assertion than there is against it. "The greater weight of the evidence… that has the most convincing force; superior evidentiary weight that, though not sufficient to free the mind wholly from all reasonable doubt, is still sufficient to free incline a fair and impartial mind to one side of the issue rather than the other." (Black's Law Dictionary 11th Edition, 2019)

The California Code of Evidence (CCE) or strict rules of evidence which obtained in the courts are not enforced in administrative proceedings and by extension does not apply to Public Ethic's Commission enforcement proceedings, which are also administrative. *McCoy v. Board of Retirement*, 183 Cal.App.3d 1044 (1986) [Citing *Jenner v. City Council,* (1958) 164 Cal App. 2d 490, 331 P.2d 176.]. Evidence that may not be admissible under the CCE (hearsay, for example) may be admitted in this case if it has probative value. Thus, a Hearing Officer may admit and give effect to evidence which possesses probative value commonly accepted by reasonably prudent persons in the conduct of their affairs.

III. CREDIBILITY ASSESSMENTS

Complainant requests that, if this matter proceeds with live testimony, the Hearing Officer include express credibility assessments in their findings memorandum which are based on subjective and objective factors, such as the witness's demeanor and manner of testifying. The Hearing Officer will aid the Public Ethics Commission greatly in these contested cases if they explicitly identify the basis for their witness credibility assessments. Upon review, the Commission can consider, but not defer to, a Hearing Officer's credibility assessments that include objective factors involving the intrinsic believability of competing inferences or evidence, such as the inherent improbability of certain testimony or the existence of corroboration. In circumstances in which the Hearing Officer's credibility assessment is based upon a combination of subjective and objective factors, the Hearing Officer should identify the role that both types of factors play so that the Commission can determine how much weight to give to the Hearing Officer's findings.

On some issues, the Hearing Officer will be asked to assess the credibility of witnesses, including Respondent. The Complainant requests that the Hearing Officer explicitly identify the basis for any credibility assessments it may make.

IV. SUMMARY OF FACTS

The Pay to Play or Quid Pro Quo Schemes

Income from Elizabeth Williams

Elizabeth Williams owned approximately 15 residential rental properties in Oakland. In 2009, the City and Ms. Williams entered into a stipulated final judgment and permanent injunction that prohibited Ms. Williams and her agents from maintaining any of her properties in substandard, dangerous, uninhabitable, unhealthy, or unsanitary condition, and failing to correct code violations in a timely

manner when directed to make repairs by City code compliance inspectors. Respondent, in his official capacity, was assigned to inspect Ms. Williams' residential properties in Oakland and determine whether they were in compliance with the stipulated final judgement and permanent injunction. By 2015, Respondent was no longer assigned to the stipulated final judgment and permanent injunction between the City and Ms. Williams.

Between June 26 and September 18, 2015, Respondent received checks totaling $100,000 from Ms. Williams and deposited each check into his personal bank account. According to Ms. Williams, the $100,000 was a loan to Respondent and she and Respondent agreed that Respondent would repay the loan to Ms. Williams and pay her $30,000 as consideration for the loan. To date, Respondent has not repaid any part of the loan or the agreed upon consideration.

In 2015, Respondent offered and was hired to perform contract work on multiple Williams properties. In exchange for his services, the Respondent received payments from Ms. Williams totaling $76,179 for contracting work and consulting he performed for her in his personal capacity, as follows:

Date Received	Amount	Date Received	Amount
September 24, 2015	$12,000	November 27, 2015	$7,840
October 16, 2015	$11,570	December 4, 2015	$6,365
November 6, 2015	$6,108	December 10, 2015	$6,264
November 13, 2015	$6,000	December 18, 2015	$6,404
November 20, 2015	$5,763	December 28, 2015	$7,865

On March 3, 2016, Respondent received a payment of $850 from Ms. Williams for contracting work and/or consulting he performed for her in his personal capacity. Respondent has not, to date, reported receiving any income from Ms. Williams in 2015 or 2016.[2]

Elizabeth Williams and 915 24th Street

A property that the Respondent performed contract services for and arranged permits and inspections on was the 915 24th Street property. At all relevant times, 915 24th St. was part of a four-plex that included 907, 909, and 911 24th Street, located in the Oakland and owned by Ms. Williams. On September 20, 2013, a City building inspector verified building code violations at 915 24th Street and in response opened a code enforcement case against Ms. Williams.

In 2014, a City building inspector met several times with Ms. Williams' agents regarding her attempts to bring 915 24th Street into compliance with the building code and found that Ms. Williams needed to apply for the appropriate permits for the work she was doing at 915 24th Street.

[22] As alleged in Counts 1 and 2.

Between June 26 and September 24, 2015, Respondent received payments totaling $112,000 from Ms. Williams, as described above. On October 1, 2015, after receiving payments from Ms. Williams, the Respondent, in his official capacity as a City building inspector, despite her failure to obtain appropriate permits for her property, closed the code enforcement case against Ms. Williams for 915 24th Street.[3]

Elizabeth Williams and 857 Mead Avenue

The Respondent entered an agreement to assist Ms. Williams with obtaining permits at her 857 Mead Ave. property. At all relevant times, 857 Mead Ave. was a duplex in Oakland and owned by Ms. Williams. On December 9, 2014, Respondent inspected the property and issued a "stop-work order" for unapproved remodeling throughout the house on the property. He noted in City records that Ms. Williams needed to also supply records and permits for a second building in the back of 857 Mead Ave.

On December 10, 2014, Ms. Williams applied for a building permit to remodel the kitchen and bathroom of Unit B at 857 Mead Ave. In response to her application, Respondent completed, signed, and submitted a Code Enforcement Routing Slip with Ms. Williams' application that waived the requirement that building code violation fees be applied to Ms. Williams' application, that waived the requirement that a field check be conducted to confirm facts stated in Ms. Williams' application, and that the permit could be approved over-the-counter.

On December 12, 2014, a City building inspector conducted a field check in response Ms. Williams' application for a building permit and rejected her application because the work was beyond the scope of the application.

On June 24, 2015, Ms. Williams submitted an application to expand the scope of the building permit she applied for on December 10, 2014, to include a new electric subpanel, construction of partition walls to enclose a water heater in the kitchen, converting the living room into a new bedroom with a closet, and remodeling of the kitchen and bathroom in Unit A. On the same day, the Building Department issued her a building permit, electrical permit, and plumbing permit.

Between June 26 and December 28, 2015, Respondent received payment from Ms. Williams totaling $176,179, as described above. During that entire period Respondent was still assigned, in his official capacity as a City building inspector, to the code enforcement case against Ms. Williams that he initiated on December 12, 2014. On September 21, 2015, Respondent met, on behalf of Ms. Williams, with a PG&E Engineering Estimator at 857 Mead Ave. to discuss electric and gas service installation at 857 Mead Ave.

On October 21, 2015, a City building inspector conducted the final inspection for the electrical permit, issued a "no pass," and noted eight issues that had to be addressed before the electrical permit could be finalized.

On October 22, 2015, Ms. Williams applied for an electrical permit for a service upgrade to 857 Mead Ave.

[3] As alleged in Count 3.

On October 27, 2015, Ms. Williams filed a Letter of Agency for Property Owners with the Building Department that authorized Respondent to act as her agent/representative in obtaining permits for 857 Mead Ave., 2735 Market Street, 877/879 27th Street, and other properties she owned in Oakland.

On October 29, 2015, a City building inspector conducted another inspection on the electrical permit that Ms. Williams applied for on June 24, 2015, issued a "no pass," and noted four issues that would have to be addressed before the electrical permit could be finalized. No further inspections were conducted on that electrical permit and it expired on December 23, 2015.27

On October 30, 2015, a City building inspector conducted an inspection on the electrical permit that Ms. Williams applied for on October 22, 2015, issued a "no pass," and noted three issues that had to be addressed before the electrical permit could be finalized.

On November 25, 2015, Respondent billed Ms. Williams for electrical work he did for her at 857 Mead Ave.

On December 8, 2015, Ms. Williams and Respondent discussed her outstanding electrical permit.

On December 10, 2015, a City building inspector performed another inspection on the electrical permit that Ms. Williams applied for on October 22, 2015, again issued a "no pass," and noted six issues that had to be addressed before the electrical permit could be finalized.

On December 14, 2015, Ms. Williams again discussed with Respondent her concerns regarding the electrical permit that had failed inspection twice.

On January 12, 2016, Ms. Williams again discussed with Respondent her concerns regarding the electrical permit that had failed inspection twice. In response, Respondent told her that he would talk to Anthony Harbaugh about it. Mr. Harbaugh is and was, at all relevant times, a City building inspector. On January 13, 2016, Mr. Harbaugh conducted a final inspection for the electrical permit, issued it a "pass," and attached Green Tags on the electrical meters at 857 Mead Ave.28

On January 22, 2016, Respondent solicited $300 from Ms. Williams for the final inspection and the issuance of the Green Tags on the electrical meters at 857 Mead Ave. that took place on January 13, 2016.[4]

On March 1, 2016, Respondent submitted an application to the Building Department for an electrical permit for 857 Mead Ave. on behalf Ms. Williams.[5] This application eventually expired without the permit being finalized. Also, on March 1, 2016, Respondent submitted an application to the Building

[4] As alleged in Count 4.
[5] As alleged in Count 5.

Department for a plumbing permit for 857 Mead Ave. on behalf Ms. Williams.[6] This application eventually expired without the permit being finalized.

Elizabeth Williams and 2735 Market Street

The Respondent also entered into an agreement with Ms. Williams to obtain permits and conduct contractor work on her 2735 Market Street property. At all relevant times, 2735 Market St. was a complex of residential buildings in Oakland and owned by Ms. Williams.

On July 8, 2014, a City building inspector issued a "stop-work order" on 2735 Market Street for remodeling being done without the required plumbing, electrical, and building permits. The following day, the Building Department opened an enforcement case against Ms. Williams for the unpermitted work at 2735 Market Street.

On July 16, 2014, Ms. Williams applied for a building permit for the remodeling being done at 2735 Market Street.

On August 4, 2014, a City building inspector conducted an inspection of 2735 Market Street, and concluded that there was a life safety issue that required Ms. Williams to remove sheet rock from the walls and ceiling, that she needed to apply for electrical, plumbing, and mechanical permits for the work being done, and that the building permit that Ms. Williams applied for on July 16, 2014, needed to be broadened.

On August 6, August 8, and September 18, October 14, 2014, January 20, February 20, March 20, March 30, May 7, June 8, July 8, August 7, and September 17, 2015, City building inspectors inspected 2735 Market Street and each time concluded that it was still in violation of the building code. During this time, the building permit that Ms. Williams applied for on July 16, 2014, expired without being finalized.

Between June 26 and September 18, 2015, Respondent received $100,000 from Ms. Williams, as described above. On September 22, 2015, Ms. Williams applied for a building permit to remodel 2735 Market Street. On the same day, Respondent completed, signed, and submitted a Code Enforcement Routing Slip for Ms. Williams' application that waived the requirement that Ms. Williams submit an architectural plan approved by the City's Zoning Department, confirmed that the monetary valuation on Ms. William's application was correct, allowed Ms. Williams' permit to be issued over-the-counter, and waived the requirement that Ms. Williams submit photos of the proposed project with her application.[7]

On October 15, 2015, a City building inspector conducted an inspection of 2735 Market Street for the building permit that Ms. Williams applied for on September 22, 2015, and found that an inspection could not be conducted because the remodeling had already been done and covered up with sheet rock. The City building inspector issued Ms. Williams a correction notice that required her to remove the sheet rock on the walls and the ceiling so that he could thoroughly inspect the work.

[6] As alleged in Count 6.
[7] As alleged in Count 7.

On October 22, 2015, Ms. Williams applied for an electrical and a plumbing permit for 2735 Market Street.

On October 27, 2015, Respondent submitted a Letter of Agency for Property Owners form to the Building Department that gave him the authority to function as Ms. Williams' agent in regard to any permits for 2735 Market Street. On the same day, Building Department issued Ms. Williams the electrical, building, and plumbing permits for 2735 Market Street.[8]

On November 4, 2015, Mr. Harbaugh conducted inspections on the building, electrical, and plumbing permits, passed each, and scheduled himself to conduct the final inspection for each permit.

On November 5, 2015, Respondent solicited $300 from Ms. Williams for passing the three inspections at 2735 Market Street.[9]

On November 20, 2015, Mr. Harbaugh conducted the final inspection for Ms. Williams' building, electric, and plumbing permits, gave each a pass, and finalized each.

Elizabeth Williams and 877/879 27th Street

Finally, the Respondent also entered into an agreement with Ms. Williams to obtain permits at her 877/879 27th Street property. At all relevant times, 877/879 27th St. was a duplex in Oakland and owned by Ms. Williams. Between June 26 and September 18, 2015, Respondent received $100,000 from Ms. Williams, as described above.

On November 10, 2015, Respondent, acting as an agent for Ms. Williams, applied to the Building Department for a building permit, an electrical permit, a mechanical permit, and a plumbing permit, for kitchen and bathroom remodels to 877 27th Street.[10]

On November 23, 2015, a City building inspector conducted a rough inspection for the electrical and plumbing permits that Respondent applied for and did not pass either.

On December 11, 2015, Mr. Harbaugh, in his official capacity as a City building inspector, conducted inspections for the building, mechanical, electrical, and plumbing permits that Respondent applied for on behalf of Ms. Williams, and issued a pass for each.

On December 16, 2015, Mr. Harbaugh again conducted inspections for the building, mechanical, electrical, and pluming permits that Respondent applied for on behalf of Ms. Williams, and again issued a pass for each.

On March 1, 2016, Respondent solicited $300 from Ms. Williams for the building, mechanical, electrical, and pluming permits for 877/879 27th Street passing rough inspection on December 11, 2015.[11]

[8] As alleged in Counts 8, 9, and 10.
[9] As alleged in Count 11.
[10] As alleged in Counts 12, 13, 14, and 15.

Also, on March 1, 2016, Respondent solicited $300 from Ms. Williams for the building, mechanical, electrical, and plumbing permits passing final inspection on December 16, 2015.[12]

On March 14, 2016, Respondent, on behalf of Ms. Williams, submitted applications for a building permit, electrical permit, and plumbing permit, to remodel the kitchen and bathroom of 879 27th Street.[13]

Income from Bill Charman and 4163 Rifle Lane

4163 Rifle Lane was, at all relevant times, a single-family home in Oakland. On November 14, 2013, On January 21, 2014, Respondent conducted an inspection of 4163 Rifle Lane, verified building code violations at 4163 Rifle Lane, and opened an enforcement case for building code violations at 4163 Rifle Lane.

On October 29, 2015, 4163 Rifle Lane was listed for sale, and Gimme Shelter, Inc., was, at all relevant times, the brokerage representing the owner of 4163 Rifle Lane. On February 1, 2016, a potential buyer entered into escrow for 4163 Rifle Lane. On the same day, the potential buyer called Respondent to inquire about the enforcement case related to 4163 Rifle Lane. On February 2, 2016, Respondent conducted a follow-up inspection of 4163 Rifle Lane and warned the potential buyer of significant potential fines as a result of unpermitted work on the property and the potential of having to conduct major inspections that would possibly require opening up the walls of the building. In response to Respondent's warning, the potential buyer retracted his offer for 4163 Rifle Lane.

On February 8 and 9, 2016, Bill Charman, in his capacity as a broker at Gimme Shelter, Inc., representing the owner of 4163 Rifle Lane, and Respondent discussed the outstanding building code violations at 4163 Rifle Lane over the phone and via email. Mr. Charman, at Respondents' request, agreed to meet Respondent outside Oakland City Hall to further discuss the outstanding code violations at 4163 Rifle Lane.

On February 9, 2016, Mr. Charman and Respondent met outside Oakland City Hall. During their meeting, Respondent told Mr. Charman that Mr. Charman would need to pay $1,500 for the inspections needed to resolve the outstanding permit issues for 4163 Rifle Lane. Mr. Charman agreed to pay the $1,500, and Respondent directed him to make the payment to Respondent personally, rather than to the City. In response, Mr. Charman issued Respondent a $1,500 check, which Respondent deposited into his personal bank account on the same day.[14]

After the meeting with the Respondent and on the same day, Mr. Charman applied, on behalf of the owner of 4163 Rifle Lane, for building, electrical, and plumbing permits for 4163 Rifle Lane. Respondent completed, signed, and submitted a Code Enforcement Routing Slip for Mr. Charman's application that waived the building code violation fees, verified that the unpermitted work had not commenced, waived

[11] As alleged in Count 16.
[12] As alleged in Count 17.
[13] As alleged in Counts 18, 19 and 20.
[14] As alleged in Count 21.

the requirement that a field check be conducted, and allowed the permit to be approved over-the-counter. The Building Department issued Mr. Charman the permits without submission of architectural plans for the projects, without conducting a field check, and without collecting fees for the outstanding building code violations, due to Respondent's decision to waive each of those requirements.

Due to Respondent's decision to waive the fees for to the building code violations, Mr. Charman was only required to pay the regular fees for the three permits, totaling $1,099.09, which he paid to the City on February 9, 2016, as part of his application for the three permits.

On February 10, 2016, Respondent scheduled himself to inspect 4163 Rifle Lane regarding the outstanding building code violations. Two minutes later, Respondent changed the status of the outstanding building code violations to "abated," even though he never conducted an inspection of 4163 Rifle Lane and the permits regarding the unpermitted addition to 4163 Rifle Lane had not been finalized by the Building Department.

Also, on February 10, 2016, Respondent asked Mr. Harbaugh to finalize the building, electrical, and plumbing permits that Mr. Charman applied for the day before.[15]

In response, Mr. Harbaugh scheduled himself to conduct the frame inspections on the same day and the final inspections on February 16, 2016 and signed off on the frame inspections.

On February 24, 2016, a new buyer went into escrow to buy 4163 Rifle Lane, and on March 25, 2016, the title passed to a new owner.

Respondent has not, to date, reported receiving $1,500 from Mr. Charman.[16]

Income from Alexandre Machado and 6220 Valley View

In October 2015, Alexandre Machado purchased 6220 Valley View Road, a single-family home in Oakland, as an investment. His intention was to remodel it and sell it.

On November 12, 2015, Mr. Machado applied for, and was issued, a building permit for rot repair at 6220 Valley View Road. On January 20, 2016, a City building inspector found that the work being done at 6220 Valley View Road was outside the scope of the building permit issued to Mr. Machado and opened an enforcement case against him.

The Respondent contacted Mr. Machado regarding the enforcement case opened at 6220 Valley View Road. The Respondent told Machado that he would need to pay him $1,700 to resolve the permit issues.

On February 27, 2016, Respondent received $1,700 from Mr. Machado.

[15] As alleged in Counts 22, 23 and 24.
[16] As alleged in Count 25.

On February 29, 2016, Mr. Harbaugh conducted an inspection of 6220 Valley View Road and finalized Mr. Machado's building permit.

On March 1, 2016, Mr. Machado applied for a building permit to replace the roof at 6220 Valley View Road.

On March 13, 2016, Respondent received an additional $200 from Mr. Machado.

On March 31, 2016, Respondent posted an official "stop-work order" from the Building Department on 6220 Valley View Road that stated that Mr. Machado was required to stop all work being done to 6220 Valley View Road until the work was approved by Respondent.[17]

Respondent did not follow any of the policies and procedures of the Building Department in issuing the "stop-work order," and never recorded issuing the "stop-work order" into the Building Department's records. Respondent used the "stop-work order" to coerce Mr. Machado into providing Respondent with more payments.[18]

On April 11, April 13, and April 27, 2016, Respondent received $1,000, $4,500, and $5,000, respectively, from Mr. Machado.

On May 10, 2016, Mr. Machado applied for a building permit to legalize 1322 square feet on the lower floor, remodel the upper floor, and abate the building code violation that the City verified on January 20, 2016.

On May 13, 2016, Mr. Harbaugh conducted a field check and finalized the building permit Mr. Machado applied for on May 10, 2016.

On May 20, 2016, Respondent received an additional $450 from Mr. Machado.

Respondent has not, to date, reported receiving $12,850 from Mr. Machado.[19]

Income from Vivian Tang and 8925 Lawlor Street

8925 Lawlor Street was, at all relevant times, owned by Vivian Tang and located in Oakland. On February 14, 2014, Respondent verified building code violations at 8925 Lawlor Street, issued a "stop-work order" for unpermitted conversions of the basement and the attic, and opened an enforcement case against Ms. Tang.

On December 10, 2014, Ms. Tang applied for building, electrical, and plumbing permits to return the attic to its original use to abate the building code violations. Respondent reviewed Ms. Tang's permit

[17] As alleged in Count 27.
[18] As alleged in Count 28.
[19] As alleged in Count 26.

applications and waived the required approval from the Zoning Department and the required field check to issue the permits.

On January 15, 2015, Ms. Tang entered into an agreement with the Respondent to assist with her inspections and hired him as a contractor to convert the attic and basement of 8925 Lawlor Street for $21,500.

On January 21, 2015, Respondent passed inspections for Ms. Tang's building, electrical, and plumbing permits, and closed the enforcement case against her.[20]

On January 22, 2015, Ms. Tang applied for four (4) separate permits for building, mechanical, electrical, and plumbing permits to convert the basement of 8925 Lawlor Street.

On January 29, 2015, Respondent received $10,000 from Ms. Tang pursuant to their agreement. On February 6, 2015, Respondent received the remaining $11,500 from Ms. Tang pursuant to their agreement.

On February 19, 2015, Respondent passed inspections for Ms. Tang's building, mechanical, electrical, and plumbing permits.[21]

On April 28, 2015, a City building inspector finalized Ms. Tang's building, mechanical, electrical, and plumbing permits.

On May 20, 2015, Respondent received an additional $3,100 from Ms. Tang for work he did, in his personal capacity, at 8925 Lawlor Street.

Respondent has not, to date, reported receiving $24,600 from Ms. Tang.[22]

Income from Ana Siu and 5135 Manila Avenue

5135 Manila Ave. was, at all relevant times, a single-family home in Oakland. On August 13, 2013, Ana Siu bought 5135 Manila Ave.

On December 11, 2013, a City building inspector opened an enforcement case against Ms. Siu for building code violations at 5135 Manila Ave.

On December 24, 2013, Ms. Siu applied for a building permit for 5135 Manila Ave.

On February 21, 2014, Respondent issued a "stop-work order" on 5135 Manila Ave.

[20] As alleged in Counts 30, 31, 32, and 33.
[21] As alleged in Counts 34, 35, 36 and 37.
[22] As alleged in Count 29.

On May 1, 2014, Ms. Siu applied for five (5) permits; a building permit, mechanical permit, electrical permit, plumbing permit, and obstruction permit, to convert and remodel 5135 Manila Ave.

On May 16, 2014, May 24, 2014, January 16, 2015, and January 26, 2015, Respondent inspected 5135 Manila Ave. for the enforcement case against Ms. Siu and Ms. Siu's permits.

Between February 12 and April 30, 2015, Respondent entered into an agreement with Ms. Siu in which she agreed to pay the Respondent $66,277 for real estate services and general contracting work at 5135 Manila Ave. and another separate property Ms. Siu owned.

In March and April 2015, City building inspectors inspected 5135 Manila Ave. for the enforcement case and Ms. Siu's permits.

Between October 21 and October 28, 2015, City building inspectors inspected 5135 Manila Ave. for the permits Ms. Siu had applied for and finalized each of the permits.

On December 24, 2015, Ms. Siu sold 5135 Manila Ave. as a residential duplex.

Respondent has not, to date, reported receiving $66,277 from Ms. Sui.[23]

Income from and Business Venture with One Development and Investment Corporation

During the same time that Ms. Siu's Manila St. property was tangled in building permit challenges, the Respondent and Ms. Siu entered into an agreement to start a small corporation together. The Respondent filed articles of incorporation with the State of California for One Development Corporation (ODIC). ODIC was, at all relevant times, a corporation conducting real estate business in Oakland. Ms. Siu was listed as its owner, and Respondent, was listed as the president.

Between May 27 and June 25, 2015, Respondent received income totaling $19,770 from ODIC for real estate and general contracting work.

Respondent has not, to date, reported receiving $19,770 from ODIC or that he was its president in 2015.[24]

Other Reportable Sources of Income

The Respondent entered into an agreement with Pat Viswanathan to act as a project manager and consultant on a development parcel at 5963 Margarido St. in Oakland. On March 15, 2015, Respondent received $1,000 from Pat Viswanathan, a person doing business in Oakland, for consulting services. Respondent has not, to date, reported Mr. Viswanathan as a source of income.[25]

[23] As alleged in Count 38.
[24] As alleged in Counts 39 and 40.
[25] As alleged in Count 41.

The Respondent entered into an agreement with Apex Construction to do consulting on an 18-unit mixed use development at 5325 San Pablo Ave in Oakland. On April 3, 2015, Respondent received $3,000 from Apex Construction, a business entity doing business in Oakland, for consulting services. Respondent has not, to date, reported Apex Construction as a source of income.[26]

On April 8, 2015, Respondent received $3,000 from Zati Uysal, a person doing business in Oakland, for consulting services. Respondent has not, to date, reported Mr. Uysal as a source of income.[27]

The Respondent entered into an agreement with Jerry Tran to locate warehouses for marijuana dispensaries in the City of Oakland. On August 15, 2016, Respondent received $3,500 from Jerry Tran, a person doing business in Oakland, for consulting services. Respondent has not, to date, reported Mr. Tran as a source of income.[28]

Misuse of Public Resources

On several occasions in June and July of 2015, Respondent drove a City-owned vehicle to Orinda to conduct personal business.[29] The County of Contra Costa alerted the City of Oakland from citizen tips that the Respondent was seen multiple times at an Orinda construction job site at 6 Linda Vista in the City of Orinda. A witness Susan Lucier reported not only did she see the Respondent, the introduced himself to her as a Building Inspector with the City of Oakland and gave her his City business card. The Respondent told her he was also a general contractor working for Ana Siu.

In July and August 2015, Respondent used a City-owned computer and a City-owned printer to print hundreds of pages of personal materials.[30] [31] A Supervisor with the Building and Planning Department reported that the Respondent was initially issued an email warning regarding his use of emails and City printers to conduct his personal pursuits. On multiple occasions the Respondent would leave his print jobs of his personal business on the printer machine. On one occasion, he had printed over 47 pages of non-work-related emails. Further, the Respondent's non-work-related printing impeded a co-worker from finishing a work permit project. The Department turned over to the Public Ethics Commission a total of 114 printed pages of non-work-related printing that belonged to the Respondent.

In October 2015, Respondent, while on vacation, used a City-owned cell phone to make personal phone calls totaling 587 minutes.

V. APPLICABLE LAW AND ARGUMENT

All statutory references and discussions of law pertain to the referenced statutes and laws as they existed at the time of the violations.

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[26] As alleged in Count 42.
[27] As alleged in Count 43.
[28] As alleged in Count 44.
[29] As alleged in Count 45,
[30] As alleged in Count 46.
[31] As alleged in Count 47.

A. Economic Interest Disclosure Requirement

Every City of Oakland (City) employee designated in the City's Conflict of Interest Code is required to file statements of economic interests and disclose all required information pursuant to the California Political Reform Act and the City's Conflict of Interest Code.[32]

The City's Conflict of Interest Code incorporates Fair Political Practices Commission (FPPC) Regulation 18730 and requires every Specialty Combination Inspector in the City's Planning and Building Department (Building Department) to report, on his or her statement of economic interests, investments and business positions in business entities, sources of income, and interests in real property.[33] The City's Conflict of Interest Code requires designated employees file their statement of economic interests with the City Clerk's Office. [34]

A Specialty Combination Inspector ("Building Inspector") is required to report by April 1st all reportable investments and business positions in business entities, sources of income and interests in real property, held or received during the previous calendar year.[35] He or she is also required to report within 30 days after leaving office all reportable investments and business positions in business entities, sources of income and interests in real property, received or held during the period between the closing date of the last statement filed and the date his or her employment with the City is terminated.[36]

Reportable income is any payment received by the Specialty Combination Inspector and includes loans other than those received from a commercial lending institution.[37] The Specialty Combination Inspector is required to report the name and address of every source of income aggregating $500 or more in value during the period that discovered by the statement of economic interests, the amount of income received, and a description of the consideration for which the income was received.[38]

A business position must be reported when the filer is a director, officer, partner, trustee, or employee of, or hold any position of management in, a business entity that has an interest in real property in the jurisdiction, or does business or plan to do business in the jurisdiction or has done business in the jurisdiction at any time during the two years prior to the date the statement is required to be filed.[39]

Argument:

To establish that the Respondent violated the Economic Interest Disclosure Requirement, the Complainant need only demonstrate by preponderance of the evidence that the Respondent was a City

[32] O.M.C. §2.25.040(B).
[33] O.M.C. §3.16.010.
[34] O.M.C. § 3.161.020.
[35] FPPC Regulation 18730, subds. (b)(6)(C).
[36] FPPC Regulation 18704 (b)(5)(D).
[37] Government Code (G.C.) § 82030.
[38] G.C. § 18700(a).
[39] G.C. § 87209.

employee that was required to submit an annual Form 700 and that he failed to do so or that he failed to submit/report complete or accurate information on the annual Form 700.

In this case, at all relevant times alleged, the Respondent was a Specialty Combination Inspector in the City Building and Planning Department. Specialty Combination Inspectors are required to submit annual Statement of Economic Interests (Form 700) each year that they are employed with the City and upon leaving their position with the City.

The Williams Matter: In this case, Respondent received multiple payments on at least four separate properties owned by Ms. Williams between 2015 and 2016, and yet the Respondent did not file a Form 700 for the year 2015 or upon his departure from the City in 2016.

The Bill Charman Matter: In this case, the Respondent received a $1,500 payment on February 9, 2016 and failed to file a Form 700 for the year 2015 or upon his departure from the City.

The Alexandre Machado Matter: Respondent on five separate occasions extorted payments from Alexandre Machado regarding his 6220 Valley View property. On February 27, 2016, the Respondent made $1,000; On March 13, 2016 collected $200; on April 11, 20, 2016 collected $1,000; on April 13, 2016 collected $4,500; and on April 27, 2016 the Respondent collected another $5,000 from Machado. The Respondent did not report any of the income he took from Machado because he failed to file a Form 700 for 2016.

The Vivian Tang Matter: On three separate occasions the Respondent extorted income form Vivian Tang. On January 29, 2015 she paid the Respondent $10,000. On February 6, 2015 she paid the Respondent $11,500. Finally, on May 20, 2015 Tang paid the Respondent $3,100. All of the aforementioned payments were not reported to the state of California because the Respondent failed to file a Form 700 for 2015.

The Ana Siu Matter: The Respondent received a total of $66,277 from Ana Sui and failed to report the income he received from Ana Siu in 2014 and failed to file a Form 700 in 2015.

The ODIC Matter: The Respondent made income from the corporation he formed with Siu, ODIC in the amount of $19,770. He failed to report this income when he failed to file a Form 700 for 2015.

The Pat Viswanthan Matter: The Respondent received income from Pat Viswanathan in the amount of $1,000 in March 2015. The Respondent did not file a Form 700 for 2015.

The Apex Construction Matter: Apex Construction paid $3,000 in consulting fees to the Respondent in 2015 but the Respondent failed to file a Form 700 for the year 2015.

The Gysal Matter: Again in 2016, the Respondent failed to report the $3,000 he received from Gysal when he failed to file a Form 700.

The Jerry Tran Matter: Finally, in August 2016, the Respondent was paid $3,500 by Jerry Tran to identify a warehouse for his marijuana business and the Respondent failed to report this income when he failed to file a Form 700 for the year 2016.

B. Conflict of Interest

A City employee may not make, participate in making, or seek to influence decision of the City in which the City employee has a disqualifying financial interest.[40] A City employee has a disqualifying financial interest in a governmental decision if the decision will have a reasonably foreseeable material financial effect on any of his or her qualifying financial interests.[41] A City employee makes a governmental decision if he or she authorizes, directs, obligates, or commits his or her agency to any course of action.[42]

A City employee attempts to use his or her official position to influence a decision when he or she contacts or appears before any official in his or her agency for the purpose of affecting the decision.[43] A City employee has a disqualifying financial interest in any individual or business entity from whom he or she has been provided or promised income aggregating $500 or more within 12-months prior to the time when the relevant government decision is made.[44]

The financial effect of a decision on a disqualifying financial interest is presumed to be reasonably foreseeable if the disqualifying financial interest is a named party in, or the subject of, the decision before the City employee or the City employee's agency.[45] For income received by the official, the reasonably foreseeable financial effect of the decision on the City employee's disqualifying financial interest is material if the source of the income is a claimant, applicant, respondent, contracting party, or is otherwise identified as the subject of the proceeding.[46]

ARGUMENT:

The facts establish that the Respondent, in his official position as a Building Inspector with the City Building and Planning Department, had a conflict of interest in the following matters:

The Williams Matter: On multiple occasions between October 1, 2015 and March 14, 2016 the Respondent, while in his official capacity as a City Building Inspector, had received payments from Elisabeth Williams for private contract work on her multiple properties, consultation and inspection work and instead of recusing himself from the official City inspections and permit considerations of those same properties, the Respondent participated in decisions to schedule inspections and grant permits to those properties.

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[40] O.M.C. § 2.25.040 (A); GC 87100.
[41] FPP Regulation 18700 (a).
[42] FPPC Regulation 18704(a).
[43] FPPC Regulation 18704 (c)(1).
[44] G.C. § 87103(c).
[45] FPPC Regulation 18701.
[46] FPPC Regulation 18702.3 (a)(1).

The Charman Matter: In the month of February 2016, the Respondent, while in his official capacity as a City Building Inspector, received payments from Bill Charman for private inspections and permit considerations on his Rifle Lane property and instead of recusing himself from the official City inspections and permit consideration of the Rifle Lane property, the Respondent participated in decisions to schedule inspections and grant permits to the Rifle Lane property.

The Machado Matter: On or about March 31, 2016, the Respondent, while in his official capacity as a City Building Inspector received a payment from Mr. Machado for private inspections on his Valley View property and instead of recusing himself from the official City inspections and permit considerations of the Valley View property, the Respondent participated in decisions to grant work permits and schedule inspections on the Valley View property.

The Tang Matter: In January 2015, the Respondent, while in his official capacity as a City Building Inspector entered into a private agreement with Ms. Tang to conduct construction/contract work on her property on Lawler St. and instead of recusing himself form the official City inspections and permit considerations of the Lawler St. property, the Respondent participated in decisions to schedule inspections and grant permits to the Lawler St, property

C. Bribery

A City employee may not solicit or accept anything of value in exchange for the performance of any official act.[47]

Argument:

The Respondent, between 2013 and 2016, solicited or accepted a thing of value (money payments) in exchange for the performance of an official act, conducting inspections and issuing building permits.

The Williams Matter: in five separate matters, the Respondent extracted personal payments from Ms. Williams in exchange for inspections, issuing green tags, and City building permits (plumbing, electrical and mechanical) that were either conducted by himself or Harbaugh. On the following dates, the Respondent solicited payments from Ms. Williams: On January 22, 2016, the Respondent solicited $300 for Mead St. inspection and permit pass; on March 1, 2016 the Respondent solicited $300 for permits and rough inspections; on March 6, 2016, the Respondent solicited $300 for 27th St. permits and final inspections; on March 14, 2016 the Respondent solicited $300 for 27th St. electrical permits; and on November 5, 2015, the Respondent solicited $300 for Market Street permits;

The Charman Matter: The Respondent instructed Charman to pay him $1,500 to finish the building permit inspection process that was impeding Charman's client's ability to finish the renovations on the property. Once Charman paid the money, the Respondent waived the associated fees for permits, waived the requirement for field checks and cleared the building violations as abated.

[47] O.M.C. § 2.25.070.

D. Using Authority as a City Official to Induce or Coerce a Private Advantage

A City employee may not use his or her position, or the power or authority of his or her position, in any manner intended to induce or coerce any person to provide any private advantage, benefit, or economic gain to the City employee or any other person.[48]

Argument:

Machado Matter: In March 2016, the Respondent, while in his official capacity as a Building Inspector, intentionally issued a "work-stop order" on property improvements occurring at 6220 Valley View to force or pressure Mr. Machado into making a cash payment to the Respondent.

E. Misuse of Public Resources

A City employee may not use public resources for personal purposes.[49] Personal purposes means activities for personal enjoyment, private gain or advantage, or an outside endeavor not related to City business.[50] Public resources means any property or asset owned by the City, including, but not limited to, land, buildings, facilities, funds, equipment, supplies, telephones, computers, vehicles, travel, and City compensated time.[51] Use means a use of public resources which is substantial enough to result in a gain or advantage to the user or a loss to the City for which a monetary value may be estimated.[52]

Argument:

Respondent's repeated use of City printers and computers to produce his personal non-work-related emails, agreements, diagrams and itineraries were substantial enough to result in his own personal gain or advantage. The City suffered a loss for the cost of the Respondent printing at least 114 pages of personal documents. The Respondents 587 minutes of personal phone calls on a City owned cellular phone was excessive and a misuse of public resources. Moreover, the Respondents unauthorized use of a City vehicle to monitor his personal project management at a property site in the City of Orinda was a misuse of City resources resulting in a personal gain or advantage to the Respondent.

VI. VIOLATIONS

Based on the facts, law and argument stated above, there is sufficient evidence to find the Respondent violated the following violations of the Government Ethics Act.

Count 1: Economic Interest Disclosure Violation: Failing to Report the Source of Income

[48] O.M.C. § 2.25.060 (A)(2).
[49] O.M.C.§ 2.25.060 (A)(1).
[50] O.M.C. §2.25.060 (A)(i) (a)(i).
[51] O.M.C. § 2.25.060 (A) (1)(a)(iii).
[52] O.M.C. § 2.25.060(A)(1)(a)(iv).

Respondent was a Specialty Combination Inspector in the Building Department in 2015, and as such was required to report all sources from whom he received income, including loans other than those received from a commercial lending institution, totaling $500 or more during the January 1 through December 31, 2015, period, by April 1, 2016.

In 2015, Respondent received income totaling $176,179 from Ms. Williams, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Williams as a source of income by April 1, 2016.

Count 2: Economic Interest Disclosure Violation: Failing to Report the Source of Income

Respondent was a Specialty Combination Inspector in the Building Department until August 16, 2016, and as such was required to report all sources from whom he received income totaling $500 or more during the January 1 through August 16, 2016, period, by September 15, 2016.

On March 3, 2016, Respondent received income totaling $850 from Ms. Williams. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Williams as a source of income by September 15, 2016.

Count 3: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

As a City employee, Respondent was prohibited from making, participating in making, or attempting to use his official position to influence a governmental decision in which he had a disqualifying financial interest.

An official has a disqualifying financial interest in any governmental decision that involves an individual from whom the official was promised or provided income totaling $500 or more within 12 months prior to the time when the governmental decision is made.

On October 1, 2015, Respondent had a disqualifying financial interest in any governmental decision involving Ms. Williams because he had received income totaling $112,000 from her within the prior 12 months. On October 1, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by closing a code enforcement case against Ms. Williams for 915 24th Street.

Count 4: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

As a City employee, Respondent was prohibited from soliciting or accepting anything of value in exchange for the performance of any official act.

On January 22, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by soliciting $300 from Ms. Williams in exchange for the Building Department passing inspections for her permits, and issuing Green Tags, for 857 Mead Avenue.

Count 5: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

A City employee attempts to use his or her official position to influence a decision when he or she contacts or appears before any official in his or her agency for the purpose of affecting the decision.

On March 1, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by submitting an application to the Building Department on behalf of Ms. Williams. for an electrical permit for 857 Mead Ave.

Count 6: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 1, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by submitting an application to the Building Department on behalf of Ms. Williams. for a plumbing permit for 857 Mead Ave.

Count 7: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On September 22, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by waiving the requirement that Elizabeth Williams submit an architectural plan approved by the City's Zoning Department with her building permit application for 2735 Market Street, confirming that the monetary valuation on her building permit application was correct, allowing her building permit to be issued over-the-counter, and waiving the requirement that she submit photos of the proposed project with her building permit application.

Count 8: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams an electrical permit for 2735 Market Street.

Count 9: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a building permit for 2735 Market Street.

Count 10: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On October 27, 2015, Respondent violated Section 2.25.040(A) by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a plumbing permit for 2735 Market Street.

Count 11: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On November 5, 2015, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by soliciting $300 from Ms. Williams in exchange for her permits for 2735 Market Street passing inspections.

Count 12: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a building permit for 877/879 27th Street.

Count 13: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams an electrical permit for 877/879 27th Street.

Count 14: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a mechanical permit for 877/879 27th Street.

Count 15: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On November 10, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a plumbing permit for 877/879 27th Street.

Count 16: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On March 1, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by solicited $300 from Ms. Williams in exchange for building, mechanical, electrical, and plumbing permits for 877/879 27th Street passing rough inspections.

Count 17: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On March 1, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics by solicited $300 from Ms. Williams in exchange for building, mechanical, electrical, and plumbing permits for 877/879 27th Street passing final inspections.

Count 18: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 14, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a building permit for 877/879 27th Street.

Count 19: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 14, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams an electrical permit for 877/879 27th Street.

Count 20: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On March 14, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Ms. Williams a plumbing permit for 877/879 27th Street.

Count 21: Bribery Violation: Soliciting Money in Exchange for Performance of an Official Act

On February 9, 2016, Respondent violated Section 2.25.070(A) of the Oakland Government Ethics Act by soliciting and accepting $1,500 from Bill Charman in exchange for resolving outstanding permit issues for 4163 Rifle Lane.

Count 22: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Mr. Charman a building permit for 4163 Rifle Lane.

Count 23: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Mr. Charman an electrical permit for 4163 Rifle Lane.

Count 24: Conflict of Interest Violation: Attempting to Influence a Governmental Decision Involving a Source of Income

On February 9, 2016, Respondent violated of Section 2.25.040(A) of the Oakland Government Ethics Act by attempting to use his official position to influence the Building Department's decision to issue Mr. Charman a plumbing permit for 4163 Rifle Lane.

Count 25: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On February 9, 2016, Respondent received income totaling $1,500 from Mr. Charman and was therefore was required to report him as a source of income by September 15, 2016. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Charman as a source of income by September 15, 2016.

Count 26: Economic Interest Disclosure Violation: Failing to Report a Source of Income

Between February 27 and May 20, 2016, Respondent received income totaling $12,850 from Alex Machado, who was doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Machado as a source of income by September 15, 2016.

Count 27: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On March 31, 2016, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by issuing a "work-stop order" on 6220 Valley View, a property owned and being remodeled by Mr. Machado.

Count 28: Misuse of City Authority: Using One's City Authority to Induce or Coerce a Person to Provide an Economic Gain

On March 31, 2016, Respondent issued a "work-stop order" on 6220 Valley View, a property owned and being remodeled by Mr. Machado, for the purpose of inducing or coercing Mr. Machado into providing Respondent with payments. By attempting to use his authority as a City official to induce or coerce a person to provide him with an economic gain, Respondent violated Section 2.25.060(A)(2) of the Oakland Government Ethics Act.

Count 29: Economic Interest Disclosure Violation: Failing to Report a Source of Income

Between January 29 and May 20, 2015, Respondent received income totaling $24,600 from Vivian Tang, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Tang as a source of income by April 1, 2016.

Count 30: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by closing a code enforcement case against Ms. Tang for 8925 Lawlor Street.

Count 31: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing an inspection for Ms. Tang's building permit for 8925 Lawlor Street.

Count 32: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing an inspection for Ms. Tang's electrical permit for 8925 Lawlor Street.

Count 33: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On January 21, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing an inspection for Ms. Tang's plumbing permit for 8925 Lawlor Street.

Count 34: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's building permit for 8925 Lawlor Street.

Count 35: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's electrical permit for 8925 Lawlor Street.

Count 36: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's plumbing permit for 8925 Lawlor Street.

Count 37: Conflict of Interest Violation: Making a Governmental Decision Involving a Source of Income

On February 19, 2015, Respondent violated Section 2.25.040(A) of the Oakland Government Ethics Act by passing another inspection for Ms. Tang's mechanical permit for 8925 Lawlor Street.

Count 38: Economic Interest Disclosure Violation: Failing to Report a Source of Income

In 2015, Respondent received income totaling $66,277 from Ana Siu, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Ms. Siu as a source of income by April 1, 2016.

Count 39: Economic Interest Disclosure Violation: Failing to Report a Source of Income

In 2015, Respondent received income totaling $19,770 from One Development and Investment Corporation, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report One Development and Investment Corporation as a source of income by April 1, 2016.

Count 40: Economic Interest Disclosure Violation: Failing to Report a Business Position

In 2015, Respondent was the president of One Development and Investment Corporation, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report his business position with One Development and Investment Corporation by April 1, 2016.

Count 41: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On August 15, 2016, Respondent received income totaling $3,500 from Jerry Tran, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Tran as a source of income by September 15, 2016.

Count 42: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On March 15, 2015, Respondent received income totaling $1,000 from Pat Viswanathan, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Viswanathan as a source of income by September 15, 2016.

Count 43: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On April 8, 2015, Respondent received income totaling $3,000 from Zati Uysal, a person doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Mr. Uysal as a source of income by April 1, 2016.

Count 44: Economic Interest Disclosure Violation: Failing to Report a Source of Income

On April 3, 2015, Respondent received income totaling $3,000 from Apex Construction, a business entity doing business in Oakland. Respondent violated Section 2.25.040(B) of the Oakland Government Ethics Act by failing to report Apex Construction as a source of income by April 1, 2016.

Count 45: Misuse of Public Resources Violation: Using City Resources for Personal Matters

In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned vehicle for personal matters unrelated to any City business.

Count 46: Misuse of Public Resources Violation: Using City Resources for Personal Matters

In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned computer and printer for personal matters unrelated to any City business.

Count 47: Misuse of Public Resources Violation: Using City Resources for Personal Matters

In 2015, Respondent violated Section 2.25.060(A)(1) of the Oakland Government Ethics Act by using a City-owned cell phone for personal matters unrelated to any City business.

VII. MONETARY PENALTIES

Pursuant to the GEA, penalties for ethics violations are as follows:

Administrative penalties. Any person who violates any provision of this Act shall be liable in an administrative proceeding before the Commission held pursuant to the Commission's Complaint Procedures. The Commission may impose administrative penalties in an amount up to five thousand dollars ($5,000) per violation, or up to three (3) times the amount not properly reported or received (whichever is greater), per violation of the Oakland Government Ethics Act.

The PEC considers several factors to determine the appropriate penalty, including, but not limited to, the following factors:

1. The relative experience of the Respondent;
2. The seriousness of the violation, including, but not limited to, the extent of the public impact or harm;
3. The presence or absence of any intention to conceal, deceive, or mislead;
4. Whether the violation was deliberate, negligent, or inadvertent;
5. Whether the violation was isolated or part of a pattern ;

6. Whether the respondent has a prior record of violations and/or demonstrated knowledge of the rule or requirement at issue;
7. The extent to which the respondent voluntarily and quickly took the steps necessary to cure the violation (either independently or after contact from the PEC); and
8. The degree to which the respondent cooperated with the PEC's enforcement activity in a timely manner.

For serious violations, such as Bribery and violations that do not qualify for a warning letter or the streamlined stipulation program, the PEC will start a penalty amount with a "base-level" amount and then adjust the penalty amount based on mitigating and aggravating factors of the enforcement action.

Aggravating Factor(s)

Here, the circumstances of Espinosa's conduct establish several aggravating factors that should increase the severity of the penalty:

1. The Respondent was a public servant in a high-level decision-making position that abused his position of trust and authority. His willful abuse of a trusted position of authority designed to protect the public and the safety of their homes posed great harm to the Oakland Community;
2. Espinosa engaged in several instances of deception to cover up the inspections of which he was getting paid under the table, including making arrangements with other City employees to cover up the payments he received for inspections, permits and private contract work;
3. Espinosa's conduct was deliberate, including multiple instances where he misused City resources for his own private gain;
4. His conduct was part of a pattern of conduct that went on for multiple months;
5. Espinosa has failed to take any steps to cure any of the enumerated violations.; and
6. At the time of the Respondent's conduct he had worked for the Oakland Planning and Building Department for more than ten years, Espinosa was a seasoned public servant, well versed in the department's policies against receiving personal payments under the table. He chose to ignore them for his own personal gain.
7. Espinosa corrupted other City employees by enlisting a co-worker into his payment for inspection/permit scheme.

Mitigating Factor(s)

1. Espinosa has no previous history of violations in the City of Oakland.

The Public Ethics Commission has an independent obligation to determine the penalty merited by the Respondent's multiple violation of the Government Ethics Act. And, although the Commission has often concluded that the guideline penalty or less is sufficient to vindicate the Commission's interests in regulating public servant compliance with the Government Ethics Act, the Commission is free to impose a different sanction if that is appropriate. In this case, Staff requests that the Hearing officer find that the Respondent violated each enumerated violation and recommend the imposition of the following penalties:

1. On violation counts one (1); three (3); four (4); five (5); eight (8); eleven (11); thirteen (13); and counts fifteen (15) through forty-seven (47), impose a fine of $5,000 per count as a penalty for a total of $200,000.
2. On violation counts two (2); six (6); seven (7); nine (9); ten (10); twelve (12); and fourteen (14), decline to impose a penalty pursuant to the Concurrent Sentence theory, wherein out of discretion, plea bargain or compassion, the sentencing authority allows a Respondent serve one penalty (concurrent to/together) or sanction for multiple violations.

VIII. CONCLUSION

Even though the events of this complaint occurred between 2015 and 2016 and the Respondent is no longer an employee of the City, he should be held accountable for his corruption and bribing of Oakland residents. The Respondent, when he was a public servant, did more than violate a City ordinance, he violated his duties of trust and honesty as a public servant, he caused financial harm to property owners, and in the wake of his corruption scheme, many Oakland residents are left to suffer the anguish, uncertainty, anxiety, and aggravation that there are properties within the City that may or may not be livable and safe because of the unlawfully issued permits and inspection passes the Respondent orchestrated because of his greed.

His willful abuse of a trusted position of authority designed to protect the public and the safety of their homes and properties posed great harm to the Oakland community. At the time of the Respondent's conduct he had worked for the Oakland Planning and Building Department for more than ten years, The Respondent was a seasoned public servant, well versed in the Planning and Building department's policies against receiving monetary payments under the table. He chose to ignore them for his own personal gain and failed to disclose the payments he received as required by the Statement of Economic Interest Form 700. Disclosure of economic interest is important to providing transparency and preventing conflicts of interest.

The Respondent's conduct was deliberate and flagrant. He conducted most of his unlawful activity while he was either using City resources or working on City time. His conduct was part of a pattern of conduct that went on for several months and to this date, the Respondent has failed to take any steps to cure any of the enumerated violations.

In sum, the facts and evidence in this matter establish that Respondent committed forty-seven separate, serious violations of the Government Ethics Act. Accordingly, Respondent should be ordered to pay a monetary penalty of $200,000.

Dated:04/20/2021

_____

Kellie F. Johnson, Enforcement Chief
City of Oakland Public Ethics Commission, Petitioner

EXHIBIT B

Kellie F. Johnson
Enforcement Chief
CITY OF OAKLAND PUBLIC ETHICS COMMISSION
1 Frank Ogawa Plaza, Rm. 104
Oakland, CA 94612
Telephone: (510) 238-4976

Petitioner/Complainant

BEFORE THE CITY OF OAKLAND

PUBLIC ETHICS COMMISSION

ENFORCEMENT UNIT OF THE CITY OF OAKLAND PUBLIC ETHICS COMMISSION, Complainant, v. Respondent.	Case No.: 16-14 Hearing Date: April 27, 2021 DECLARATION OF PUBLIC ETHICS INVESTIGATOR SIMON RUSSELL

Complainant, THE ENFORCEMENT UNIT OF THE CITY OF OAKLAND PUBLIC ETHICS COMMISSION ("Complainant"), hereby submits this Declaration OF Public Ethics Commission Investigator, Simon Russell.

I, the undersigned, do hereby submit the following statement in support of my testimony. This declaration is supported by Attachments 1-151 as set forth in the attached documents incorporated herein.

I, Simon Russell, declare:

1. I am an investigator for the City of Oakland Public Ethics Commission (PEC). I was the investigator on the PEC's investigation of Thomas Espinosa (case #16-14).

2. This declaration is organized into the following sections:

I. Background

A. Building Department Procedures

B. Evidence Gathered

1 II. Particular Violations
2 A. Income Received From Elizabeth Williams
3 B. 859 Mead Avenue
4 C. 2735 Market Street
5 D. 877 27th Street
6 E. 915 24th Street
7 F. 4163 Rifle Lane
8 G. 8925 Lawlor Street
9 H. Income Received From One Development & Investment Corporation /
10 Ana Siu
11 I. Income Received From Alex Machado
12 J. Income Received From Apex Construction, Jerry Tran, Pat
13 Viswanathan, and Zati Uysal
14 K. Use of City Car
15 L. Use of City Paper, Scanner, Printer, and Toner
16 M. Failure To File Form 700
17 **I. BACKGROUND**
18 *A. Building Department Procedures*
19 3. The following description of Building Department procedures is based upon my
20 interviews and conversations with Building Department supervisors, particularly supervisor
21 David Miles, whom I interviewed on July 7 and July 14, 2017. It is also based upon my
22 familiarity with the records in this case, as described throughout this declaration.
23 4. Espinosa was a Specialty Combination Inspector (normally referred to as a "building
24 inspector") in the Department of Planning & Building.[1] That Department is essentially divided
25 into two halves: the Planning department reviews real estate development plans to ensure that
26 they comply with the City's zoning code, while the Building department ensures that those plans
27
28

[1] His dates of employment were from May 23, 2005, until August 16, 2016.

comply with the City's building safety code. Building inspectors work for the Building department.

5. Normally, when someone wants to do a real estate development in Oakland (either constructing a new building or substantially remodeling an old one), they must first apply for a building permit from the Building Department. (They sometimes also need sign-off from the Planning Department on zoning issues, but that is not an issue in this case). They submit that application at the Building Department's front counter. A "building tech" reviews the application and determines three things that are relevant in this case:

1. Whether the project site has any outstanding code violation cases on it (more on this below).
2. Whether the person applying for a building permit also needs a "trade" permit (mechanical, building, and/or plumbing, where applicable). These are issued at the same time as the building permit.
3. Whether the estimated cost of the project seems accurate, based on the plans submitted with the application. (This is important because the estimated cost of the project is used to calculate the applicable fees that the permit applicant must pay to the City).

6. Once the building and trade permits are issued, permit inspectors conduct the following types of inspections over the course of the course of the project:

1. A field check, to ensure that the on-the-ground construction matches the plans submitted with the permit application (i.e., to prevent fraud).
2. "Frame" or "rough" inspections, which are conducted before the walls are covered up. This is important because once the walls go up, the frame inspection can only be repeated by pulling the walls down, at great expense to the permitee.
3. A final inspection.

7. Those inspection results are to be noted on a physical "job card" which is kept in the permitee's possession. (This is the permitee's proof that an inspection has been passed). Once the

project passes final inspection, the permit is "finaled" and the Building Department has no further involvement.

8. Espinosa was not a permit inspector, though some of the inspectors in this case were (notably Anthony Harbaugh). Espinosa was a code enforcement inspector. Their job is to follow up on complaints from the public regarding alleged violations of the building code. They also have the authority to pro-actively cite property owners if they happen to spot building code violations while out in the field (even just driving by). When a code inspector issues a citation, it is called a "notice of violation." Code inspectors may also issue a "stop-work order" if they catch unpermitted building activity being conducted.

9. Code inspectors have an additional duty: if someone is applying for a building permit on a site that has been cited for a code violation, the code inspector who issued that citation must review the building permit application to ensure that the plans will correct the violation. They must also determine whether penalty fees should be applied. They do this by filling out and signing a document called a "CE Routing Slip" that is then included with the permit application.

10. Both permit inspectors and code inspectors must enter all of their inspection results onto the Building Department's computer tracking system, called Accela. Each inspector has a unique user ID on Accela, which appears next to every entry they make on the system.

11. The Accela record on a particular property is divided into two logs: an "inspection log" which notes inspection results (including inspections that resulted in a "not pass" or "partial" result), and a "comment log" which contains comments by any Building Department official (not just inspectors, though inspectors can comment on it too). Despite its name, the "inspection log" can also contain comments, usually the inspector's explanation of a "not pass" or "partial" result.

B. Evidence Gathered

12. Except where otherwise noted elsewhere in this declaration, I gathered the following documentary evidence in this investigation.

13. On June 7, 2016, I obtained all of Thomas Espinosa's e-mails sent to or from his City of Oakland e-mail account on or after January 1, 2015. The e-mails were given to me by the City of Oakland Information Technology Department pursuant to my request.

14. On January 25, 2018, I received Thomas Espinosa's bank account records via subpoena from UNIFY Financial Credit Union.

15. On January 29, 2018, I received Thomas Espinosa's bank account records via subpoena from JPMorgan Chase Bank.

16. On May 17 and May 19, 2017, I obtained text messages via subpoena from Elizabeth Williams.

II. PARTICULAR VIOLATIONS

A. Income From Elizabeth Williams

17. Elizabeth Williams is a landlord who owns several rental properties in Oakland. The City of Oakland has sued her multiple times for failing to adequately maintain her properties.

18. In the course of this investigation, I obtained (via subpoena) bank records regarding various accounts belonging to Espinosa. The records covered the dates January 1, 2015, through October 21, 2016. During that time, Espinosa received the following payments from Williams, in the form of checks:

Date of Deposit	*Date on Check*	*Amount*	*Deposited into Account…*	*Attachment # in this declaration*
06/26/2015	06/26/2015	$30,000.00	Chase -6308	**Attachment 1**
08/26/2015	08/26/2015	$40,000.00	Chase -7816	**Attachment 2**
09/08/2015	09/04/2015	$25,000.00	Chase -7675	**Attachment 3**
09/18/2015	09/18/2015	$5,000.00	Chase -7675	**Attachment 4**
09/24/015	09/24/2015	$12,000.00	Chase -7675	**Attachment 5**
10/16/2015	10/16/2015	$11,570.00	UNIFY FCU Checking Account #2	**Attachment 6**
11/06/2015	11/06/2015	$6,108.00	Chase -7675	**Attachment 7**

11/13/2015	11/13/2015	$6,000.00	Chase -7675	**Attachment 8**
11/20/2015	11/20/2015	$5,763.00	Chase -7816	**Attachment 9**
11/27/2015	11/27/2015	$7,840.00	Chase -7675	**Attachment 10**
12/04/2015	12/04/2015	$6,365.00	Chase -7675	**Attachment 11**
12/10/2015	12/10/2015	$6,264.00	UNIFY FCU Saving Account #1	**Attachment 12**
12/18/2015	12/18/2015	$6,404.00	Chase -7675	**Attachment 13**
12/28/2015	12/28/2015	$7,865.00	Chase -7675	**Attachment 14**
03/03/2016	03/03/2016	$850.00	Chase -7675	**Attachment 15**
Total = $177,029.00				

19. I interviewed Elizabeth Williams on April 24 and June 8, 2017.

20. In her interviews with me, Williams stated that she had a business relationship with Espinosa beginning around June of 2014. She characterized her payments to Espinosa as falling into two categories: (1) payments for private contracting work that Espinosa performed on some of her properties; and (2) loans for purposes of investing in real estate with Espinosa (which were never paid back).

21. In her interviews with me, Williams stated that she hired Espinosa and a work crew he operated, to do remodeling work on some of her properties in or around 2014-2016. Specifically, she said that Espinosa worked on her properties located at 857 & 859 Mead Avenue, 2735 Market Street, and 877 27th Street, all of which are in Oakland.[2]

22. Williams also stated in her interviews with me that she paid Espinosa fees (at Espinosa's request) after other City inspectors – specifically Anthony Harbaugh – gave a passing result on inspections at her properties where Espinosa was performing contract work for her.

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[2] A Building Department supervisor informed me that they had also seen Espinosa directing traffic on behalf of a work crew outside of 1608 San Pablo (across the street from the Building Department), but in my search of Alameda County Assessor records this did not appear to be a property owned or affiliated with Williams. **(Attachment 150)**

23. Williams stated in an interview with me that she once spoke to Harbaugh on the phone about a discrepancy in the City's records of inspections that one of her properties had passed, and said that Harbaugh told her directly that he had not signed off on a final inspection on one of her properties because he had not been paid yet. According to Williams, this was not a reference to Harbaugh's salary, but to a payment from Williams.

24. I also interviewed Derrick Cañada on July 1, 2019. Cañada stated that he worked for six years as a property manager for Williams, including during the period 2014-2016. Cañada confirmed that Espinosa performed contracting work at Williams' properties located at Mead Avenue, Market Street, and 27th Street. He said that he had witnessed Espinosa performing this work firsthand. According to Cañada, the remodeling work performed by Espinosa was of self-evidently poor quality. For example, when Cañada observed Espinosa's work at the Market Street property, he noticed that waterproof boards had been installed upside-down. Cañada told me that when he pointed this out to Espinosa, Espinosa replied "well, it passed" (in reference to inspections).

25. In an interview with me, Williams stated that she had an agreement with Espinosa that she would loan him $100,000.00 and receive $130,000.00 in return. According to Williams, the purpose of the loan was to invest in real estate. She also provided me with a copy of a handwritten note that she says is her only record of a memorialized loan agreement with Espinosa. **(Attachment 19)** Williams did not specify what particular real estate projects the loan was meant to finance, but as described below both Williams and Espinosa's communication records verify that they were pursuing multiple such opportunities.

26. By way of corroboration, Williams provided me with text message records that seem to indicate that Espinosa was performing contract work (apparently remodeling) on at least one property belonging to her. **(Attachment 16)** She also provided e-mail records **(Attachment 17)** and text message records **(Attachment 18)** that seem to indicate that she and Espinosa (along with Espinosa's business partner, Ana Siu) were involved in some real estate investment investments together.

27. Espinosa's own email records also evidence that he and Williams were pursuing real estate investment opportunities in Oakland, sometimes in apparent partnership with other developers or investors. For example, in late 2015, Espinosa was corresponding with other parties (Ignacio de la Fuente and Mohsin Sharif) about a potential development at 1501 34th Street in Oakland; he eventually shared those plans with Williams. **(Attachment 146)** Similarly, Espinosa shared with Williams his plans for a potential development at 3600 Macarthur in Oakland that he appeared to be pursuing with other developers or investors (Bosco Lai, Stephen Tong, and Sophie Han). **(Attachments 130, 146)**

B. 859 Mead Avenue

28. According to County Assessor records, Williams has owned parcel # 3-13-19 (a property with the address of 859 Mead Avenue in Oakland – a single building which also includes 857 Mead) in her own name since 1998. **(Attachment 20)**

29. According to Accela records, on December 4, 2014, the Department opened a code case (no. 1404187) at 857 Mead alleging "work without permits." **(Attachment 21)** Espinosa performed an inspection pursuant to that case on December 9, 2014, verified the complaint, and issued a stop-work order. He noted on Accela that a remodel of the unit was occurring, and that the owner would need to obtain permits. There was no further activity on that case, and it was still open on Accela as of 2018 when I was investigating this matter. **(Attachment 21)**

30. On June 26, 2015, Espinosa began receiving income from Williams, as described in earlier in my declaration.

31. On June 24, 2015, Williams applied for (among other things) an electrical permit (RE1502087) for 857 Mead. **(Attachment 23)**

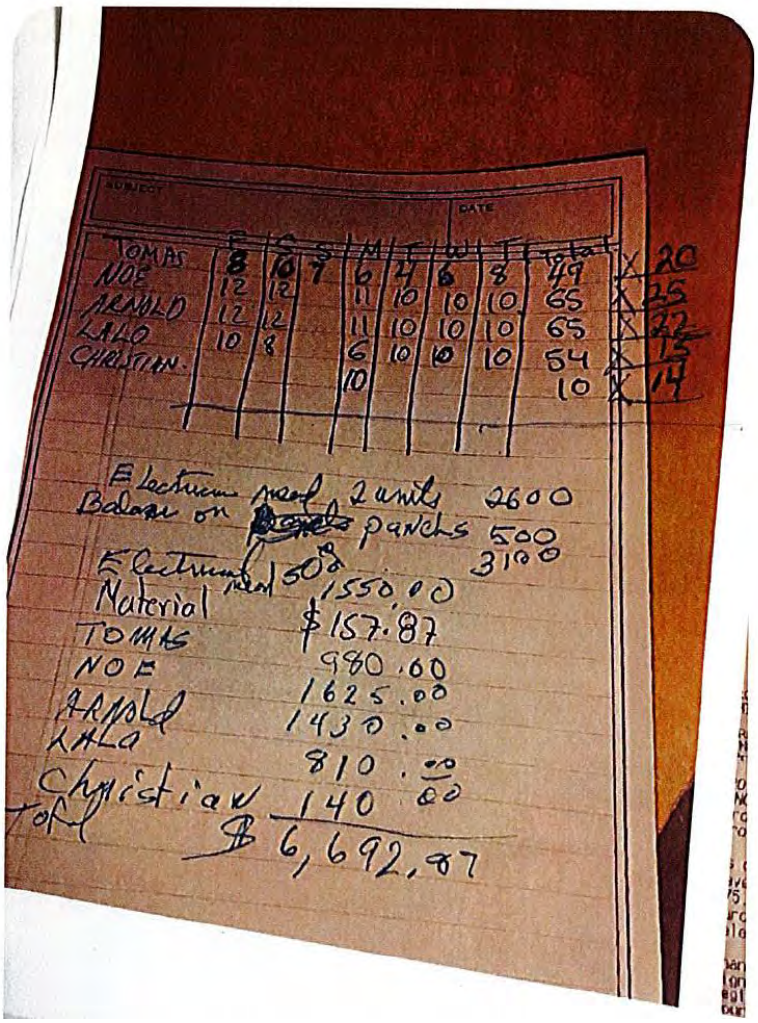
32. Over the next several months, different inspectors from the Building Department (not including Espinosa) conducted inspections on that electrical permit and issued "Not Pass" or "Partial" results. **(Attachment 21)**

33. On October 22, 2015, Williams applied (via her agent, Ivonne Gomez) for an electrical permit (no. RE1503461) at 859 Mead, the other unit in the duplex. **(Attachments 25-26)**

34. The next day, October 30, 2015, inspector Steve Johnson performed an inspection on the new electrical permit and gave a "Not Pass" result. **(Attachment 26)**

35. On November 25, 2015, Espinosa sent Williams the following text:

Nov 25, 2015, 2:21 PM



	S	S	M	T	W	T	F	Total	
TOMAS	8	10	7	6	4	6	8	49	X 20
NOE	12	12		11	10	10	10	65	X 25
ARNOLD	12	12		11	10	10	10	65	X 22
LALO	10	8		6	10	10	10	54	X 15
CHRISTIAN				10				10	X 14

Electrician mead 2 units 2600
Balance on ~~[illegible]~~ panels 500
3100
Electrician mead 50% 1550.00
Material $157.87
TOMAS 980.00
NOE 1625.00
ARNOLD 1430.00
LALO 810.00
Christian 140.00
total $6,692.87

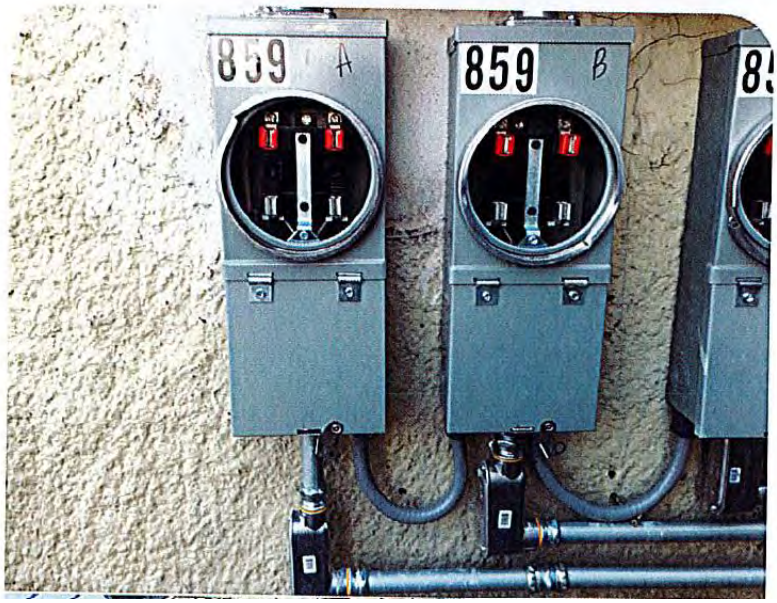
(Attachment 27) Part of this documents reads "Electrician Mead 2 Units 2600…. Electrical Mead 50% 1550.00." In an interview with me, Williams confirmed that Espinosa was performing contractor work at the Mead property and that this document referred to expenses he had incurred on her behalf at that site, including an electrician's payment.

36. On December 8, 2015, Williams sent Espinosa a text message stating "Please call me when you can. I need update on Mead electrical…." **(Attachment 28)**

37. On December 10, 2015, another city inspector (Joanneke Verschuur) again performed an electrical inspection for permit no. RE1503461, and gave a "Not Pass" result. **(Attachment 26)**

38. On December 14, 2015, Williams sent Espinosa a text message that read "Please give me a call when you can. Need to know about Mead electricity…." **(Attachment 29)**

39. On December 23, 2015, Williams again sent Espinosa a text message and asked "What is up with the electric on Mead?" **(Attachment 30)** Espinosa then texted Williams several pictures of what appear to be electrical boxes and outdoor wiring with the number "859" on them (presumably located at 859 Mead), including the following one:



(Attachment 30) From January 12-13, 2016, Espinosa and Williams had the following text conversation:

Jan 12, 2016, 9:56 AM

Please call me about Mead

Please call me back when you will talk with me rather than talk over me.

I also expect the green tags for Mead to be there today. You stated it was already done.

Hello Elizabeth most important thing I want you to understand is I love you I love everything you've done for me I think you're great person I talk to all the people there Garichin everybody and they say yeah they don't know why I should have to be sanded down over do... >

As I stated many times we will discuss this in person. But I still need the Mead stickers. You told me this was already handled. This is one of the reasons why the electricity is STILL not on at Mead.

Hi Elizabeth I gave Gary the sticker when I left so I will have to talk to hardball to go put another one on tomorrow OK bye bye hon

Hi Elizabeth I gave Gary the sticker when I left so I will have to talk to hardball to go put another one on tomorrow OK bye bye hon

(Attachment 31) In an interview with the PEC, Williams confirmed that the reference in the text above to a "green tag" and "sticker" refers to green stickers that the Department attaches to an electrical box once a final electrical inspection has been passed, letting PG&E know that it is safe to turn on the electricity at a property. In separate interviews with the PEC, both Williams

and inspector Harbaugh (who I interviewed on September 21, 2017) stated that the word "hardball" in the last text above is probably an autocorrect for "Harbaugh."

40. The text conversation continues:

Who is Gary? Please get this sticker handled and make sure it is verified in the City records. We are still friends! We need to and will work this out.

Jan 12, 2016, 11:39 AM

That's a good thing I know that and I was just shocked by this I always put my best foot forward and I just feel hurt that you didn't please you and make sure that's on the morning bye

Jan 13, 2016, 10:21 AM

Say sogood morning a call Derek and I called you no answer's inspectors going over there I need the paperwork he needs the paperwork they gave

I don't have paperwork you were handling this

Jan 13, 2016, 12:52 PM

So there it is and I'm paying right now the 300 call me

(Attachment 31) According to Accela, on January 13, 2016 (the same day as the text conversation above), Harbaugh inspected the property and gave a "Pass" result on the frame inspection, writing "green tag issued for meter release." **(Attachment 21)**

41. On August 12, 2019, I downloaded from Accela a log detailing when this particular inspection was scheduled on the system and assigned to Harbaugh**. (Attachment 32)** The log shows that this inspection was scheduled by Maurice Early (one of the Department's schedulers) on January 14, 2016 – the day after the actual inspection took place. The log also shows that at 8:59 AM on January 14, 2016 (three minutes after Early supposedly scheduled the inspection and assigned it to Harbaugh), Harbaugh entered his inspection result onto Accela. In his entry, Harbaugh wrote that he conducted the inspection at 12:30 PM on January 13, 2016 (the previous day).

42. In an interview with me on August 27, 2019, Early said it was not his practice to schedule inspections for a prior date. He did not recall scheduling this inspection. He stated that his computer is sometimes left unattended while he is logged onto Accela.

43. According to David Miles, who was Harbaugh's supervisor at the Planning & Building Department and with whom I spoke about this matter, Harbaugh was scheduled to conduct inspections in East Oakland on January 13, 2016, and would not have had reason to conduct an inspection in West Oakland where the Mead property is located.

44. Espinosa sent a text message to Williams on January 22, 2016, which states in part, "do you think I have the $300 coming that I paid for the inspector on your electrical if so could you deposit that for me." **(Attachment 33)**

45. In an interview with me on June 8, 2017, Williams acknowledged that Espinosa had informed her via text message on January 22, 2016, that she owed him $300 for paying the inspector who handled the electrical inspection. Williams told me that she believes she likely reimbursed Espinosa for the $300, as she regularly did with his other expenses, but doesn't specifically remember.

46. On March 1, 2016, Espinosa e-mailed Williams a scanned document containing a handwritten note that reads "$300 for previous electrical final 857-859 Mead." **(Attachment 34)**

In an interview with me on April 24, 2017, Williams acknowledged receiving Espinosa's e-mail of March 1, 2016, and confirmed that the words "300 for previous electrical final 857-859 Mead" refers to an electrical inspection at the Mead property.

C. 2735 Market Street

47. 2735 Market Street refers to a unit within a complex of apartments. In the records of the Planning & Building Department, this complex is also sometimes referred to as 917 28th Street. According to Alameda County Assessor records, Ms. Williams has owned the Market/28th complex since 2014. **(Attachment 35)**

48. On March 27 and April 20, 2017, I obtained the Accela inspection logs for 2735 Market Street and 917 28th Street from the Planning and Building Department. The logs indicate that unpermitted renovation work was occurring at 2735 Market Street in 2014. City inspector Bill Bergstrom cited Ms. Williams for the unpermitted work. The matter was assigned code case number 1402577. **(Attachments 36-37)**

49. On July 16, 2014, Elizabeth Williams applied for a building permit (no. B1400890) to "remodel kitchen in unit addressed as 2735 [to abate complaint no.] 1402577." **(Attachment 37)** Inspector Bergstrom performed a field check on that permit and found a potential life-safety issue with the heating system on the property. He instructed Williams to open the walls and floor for inspection before permits would be issued. **(Attachments 36-37)**

50. In an interview with me conducted on April 24, 2017, Williams stated that she had refused to follow Bergstrom's instruction to open up the walls because she felt Bergstrom was "just horrid." She also stated that after a year of back and forth with the City over safety issues, she hired Espinosa to do the renovations. She stated to me that she had informed Espinosa she was having problems with Bergstrom. She also admitted to me that she would sometimes cancel City inspections if an inspector she did not like was scheduled to perform the inspection.

51. On June 26, 2015, Espinosa began receiving income from Williams, as described in earlier in my declaration. In an interview with the PEC, Williams stated that she paid Espinosa for contracting work on her properties that he personally performed, including work at 2735 Market Street.

52. Meanwhile, several inspections then took place on the code case (no.1402577) over the next twelve months, mostly without progress, as reflected on the Accela comment log. **(Attachment 38)**

53. According to the Accela inspection log for 2735 Market Street, on two occasions Espinosa attempted to assign himself to the inspections on this code case, but City inspector Greg Clarke cancelled them. Those incidents are undated on the Accela record. Inspector Clarke made notes into the Accela database that only he or Inspector Bergstrom should conduct inspections at this property. **(Attachment 36)**

54. On September 22, 2015, Elizabeth Williams applied (via her agent, Ivonne Gomez) for a building permit (no. B1504047) for "Unit #2735 Work without permits: bathroom, kitchen, laundry room... [to abate code enforcement case no.] 1402577."[3] **(Attachments 36-37)** Williams paid an inspection fee of $613.00 and a field check fee of $202.00. **(Attachment 39)**

55. Also included with the application was a "CE Routing Slip" filled out and signed by Espinosa, despite the fact that he had never officially worked on the code case that this permit was meant to resolve. Espinosa certified on the form that Williams' permit application accurately reflected the scope of work being conducted at the property. He also appears to have initially waived any penalty fees or the need for a field check, but those entries have been crossed out and revised.[4] **(Attachment 40)** According to supervisor David Miles and inspector Clarke (in separate interviews given with the PEC), Espinosa should not have been the one filling out this CE Routing Slip – only the assigned code inspector is supposed to fill it out.

56. According to the Accela inspection log for 2735 Market Street, on October 16, 2015, Inspector Bergstrom conducted a field check for building permit application #B1504047 and noted several issues that needed correcting. He did not approve a permit and restated that the

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[3] The building permit originally listed the address as 917 28th Street. This was crossed out by someone and changed to 2735 Market Street. **(Attachment 39)**

[4] In an interview with me, Williams said that her signature on this document appears to be forged. But she also said that she would have signed it if she had been given the chance.

walls and floor needed to be opened up and inspected before a field check would be complete. **(Attachment 36)**

57. According to the Accela comment log for 2735 Market Street, on October 16, 2015, Building Supervisor Tim Low allowed building permit #B1504047 to be issued, contingent on the sheet rock being exposed prior to an inspection and the cost of the job evaluation increased. The Accela log also has a note that Inspector Bergstrom was to perform the building inspections since he was aware of the history of the building. **(Attachment 38)**

58. On October 27, 2015, Espinosa REPPED HIMSELF OF BEING THE AGENT FOR THE PROPERTY OWNER personally submitted the application and obtained new building, plumbing and electrical permits on the 2735 Market Street property. **(Attachment 41)**

59. According to the Accela inspection log for 2735 Market Street, on November 5, 2015 (a little over a week after Espinosa obtained the new permits for the property) inspector Anthony Harbaugh performed frame inspections of the new building, electrical and plumbing permits and gave a "Pass" result to each. **(Attachment 36)**

60. On August 12, 2019, I downloaded from Accela logs detailing when these particular inspections were scheduled on the system and assigned to Harbaugh. **(Attachments 43-45)** The logs show that the plumbing inspection was originally assigned to Harbaugh on November 4 at 10:30 AM, by Harbaugh himself. However, he did not schedule a date or time for it; instead he left the status as "pending". The following day, Adoracion Silva Rodriguez scheduled the plumbing, building and electrical inspections for the previous day (November 4). The following day (November 5), at or around 9:13 AM, the building, electrical and plumbing inspections were scheduled by Adoracion Silva-Rodriguez; she assigned them to Harbaugh and scheduled them for the previous day (November 4). Harbaugh entered his inspection results onto Accela about ten to fifteen minutes later.

61. According to Harbaugh's phone records, Harbaugh and Espinosa contacted one another at Harbaugh's personal cell phone number during work hours on November 4 (at 12:49 PM) November 5 (at 2:40 PM) and November 6, 2015 (at 9:44 AM, 9:54 AM, 11:47 AM, 11:57 AM, and 12:51 PM). Harbaugh was at the number 925-628-9051 and Espinosa was at the

number 510-882-3181. Analysis of their phone records shows that Harbaugh and Espinosa did not normally call one another. **(Attachment 42)**

62. According to text messages I received via subpoena from Williams, on November 5, 2015 (the day after Harbaugh's inspection had occurred, according to Accela), Espinosa texted Williams a photograph of a handwritten bill to Williams that included a $300 amount for "inspection rough 2735 Market." The total amount on the bill is $6,108. **(Attachment 46)**

63. Williams said in an interview with me that it was reasonable to assume that the "inspection rough 2735 Market 300" on this document referred to the inspections at 2735 Market that Harbaugh had supposedly performed the previous day.

64. According to Espinosa's bank records, on November 6, 2015, Espinosa deposited a check from Ms. Williams for $6,108 into his personal bank account at Chase Bank. **(Attachments 47-48)**

D. 877 27th Street

65. Williams has owned parcel # 3-5-23 (a property with the address of 877 27th Street in Oakland) in her own name since 1999. **(Attachment 49)**

66. On June 26, 2015, Espinosa began receiving income from Williams, as described in earlier in my declaration. In an interview with the PEC, Williams stated that she paid Espinosa for contracting work on her properties that he personally performed, including work at 877 27th Street.

67. On March 16, 2017, I obtained the Accela inspection log for 877 27th Street from the Building Department. **(Attachment 50)** On April 21, 2017, I obtained copies of permit applications for this property from the Building Department. **(Attachment 51)** The records show that on November 10, 2015, Espinosa applied at the Building Department for four permits (building, electrical, mechanical, and plumbing) for 877 27th Street on Ms. Williams' behalf.

68. The Accela inspection log shows that on November 23, 2015, City of Oakland Building Inspector Joanneke Verchuur conducted the frame inspections for the permits Espinosa had obtained on the 27th St. property and gave a "Partial" result to the electrical permit and noted in the City Planning and Building Department database that additional work needed to be

done. She gave a "Not Pass" result to the plumbing permit noting several existing issues with the plumbing. **(Attachment 50)**

69. The Accela inspection log shows that on December 11, 2015, Harbaugh performed frame inspections at 877 27th Street on those same electrical and plumbing permits, as well as the other two permits (building and mechanical) for which Espinosa applied on November 10, 2015, on behalf of Williams. Harbaugh gave a "Pass" result to each. **(Attachment 50)**

70. On August 12, 2019, I downloaded from Accela logs detailing when these particular inspections were scheduled on the system and assigned to Harbaugh. **(Attachments 52-55)** The logs show that Maurice Early (one of the Building Department's schedulers) assigned them on December 8, 2015, to Harbaugh; Principal Inspections Supervisor David Miles re-assigned them to other inspectors at 7:15 and 7:35 AM on December 11, 2015; and then Harbaugh finally re-assigned them to himself at 8 AM that same morning (the day of the inspection).

71. In an interview with me on August 27, 2019, Early said it was not his practice to schedule inspections for a prior date. He did not recall scheduling these inspections. He stated that his computer is sometimes left unattended while he is logged onto Accela

72. The Accela inspection log shows that on December 16, 2015, Harbaugh returned to perform a frame inspection at 877 27th Street. He gave a "Pass" result. **(Attachment 50)**

73. On August 13, 2019, I downloaded from Accela a log detailing when this particular inspection was scheduled on the system and assigned to Harbaugh. **(Attachment 56)** The log shows that on December 17, 2015 (the day after the inspection was conducted), Harbaugh scheduled the inspection to himself and inputted his "Pass" result one minute later.

74. On March 1, 2016, Espinosa scanned and emailed several documents to Williams including a note that had a list of costs. The list included a notation for 877 27th Street and an amount of $300 written next to it. Attached to the note was an Accela printout regarding permits at 877 27th Street that included handwritten notes. Written on the note, among other things, was the amount of "$300 rough" and "$300 final." **(Attachment 34)**

75. In an interview with me on April 24, 2017, Williams acknowledged that she received these documents with the amounts on them from Espinosa, and that the amounts were likely "his fees" for the rough and final inspections.

E. 915 24th Street

76. 915 24th Street was, at all relevant times, part of a four-plex that included 907, 909, and 911 24th Street, located in the Oakland and owned by Ms. Williams. **(Attachment 150)**

77. According to the Accela inspection and comment logs for this property (which I obtained from the Building Department on March 16, 2017), on September 20, 2013, a City building inspector verified building code violations at 915 24th Street and in response opened a code enforcement case against Ms. Williams. **(Attachments 142-143)**

78. According to the Accela inspection and comment logs for this property, in 2014, a City building inspector met several times with Ms. Williams' agents regarding her attempts to bring 915 24th Street into compliance with the building code, and found that Ms. Williams needed to apply for the appropriate permits for the work she was doing at 915 24th Street. The code case remained outstanding. **(Attachments 142-143)**

79. Between June 26 and September 24, 2015, Espinosa received payments totaling $112,000 from Ms. Williams, as described earlier in my declaration.

80. According to the Accela inspection and comment logs for this property, on October 1, 2015, Espinosa logged on to Accela and closed the code enforcement case against Williams for 915 24th Street. **(Attachments 142-143)**

E. 4163 Rifle Lane

81. 4163 Rifle Lane is a single-family house in Oakland.

82. On April 19, 2017, I received from the Building Department copies of the Accela inspection and comment logs for 4163 Rifle Lane. **(Attachments 57-58)**

83. The Accela inspection log for 4163 Rifle Lane shows that on or around November 14, 2013, the Building Department received a complaint alleging that the property owners at 4163 Rifle Lane were building a unit in the backyard without permits. The log also shows that on the same day, Espinosa conducted an inspection there and confirmed the allegations. Thereafter,

there was no further Building Department activity entered into Accela regarding that complaint, and the case remained unresolved for two years. **(Attachment 57)**

84. At that time, the owners of 4163 Rifle Lane were Melinda Garay and Esther Lucero, according to Alameda County Assessor Records. **(Attachment 59)**

In an interview with me on October 31, 2017, Ms. Lucero told me that in 2015 she and Ms. Garay decided to move out of the Rifle Lane property and sell it. The owners hired Gimme Shelter -- a real estate company owned by Bill Charman – as their broker. According to Lucero, multiple buyers were interested in the property but the unresolved permit problem on the property hindered the sale.

85. Eventually, potential buyers named Jorge Iriso and Aimee Cole entered into a contract to buy the property. I interviewed Jorge Iriso on October 25, 2017. Iriso told me that he and Cole had wanted a guarantee from the City that the permit issues with the house would be fixable and an estimate of the cost before they would close the contract. He also said that he and his realtor requested that someone from the City visit the property with them to assess the situation.

86. The realtor for the sellers was Megan Micco (acting under the supervision of Charman). I interviewed Micco on June 30, 2017. Micco told me that Espinosa visited the Rifle Lane property in February 2016, to meet with her and the potential buyers. She said that at that meeting, Espinosa warned of a significant fine being levied against the property as well as the possibility of major inspections that could require opening up the walls of the structure. During that meeting, Micco asked Espinosa to speak on her cell phone to Charman (who was not physically present at that meeting).

87. I interviewed Charman on May 11, 2017. Charman told me that when he spoke on the phone to Espinosa during the Rifle Lane site visit, Espinosa told Charman to meet him at the Building Department in a week or two and that the permit issue could be resolved.

The Accela inspection and comment logs for 4163 Rifle Lane have no record of Espinosa's visit to the property that day. **(Attachments 57-58)**

88. In his interview with me, Iriso told me that he and Cole eventually retracted their offer for the property because the licensing and permitting issues remained unresolved.

89. In her interview with me, Micco told me that Cole and Iriso pulled out of the sales contract on February 5, 2016.

90. According to a permit application filed with the Building Department on February 9, 2016, Charman applied for building, electrical and plumbing permits to "Remodel existing bathroom. Remove unapproved forms for addition at the rear of the building." **(Attachment 60)** In his interview with me, Charman stated that on the same day that he applied for the above permits, he was asked by Espinosa to meet him at a bench outside of City Hall. Charman further stated that Espinosa told him during that meeting that in order to complete a re-inspection and legalize the unpermitted building work, Charman needed to pay Espinosa $1,500.

91. Charman paid Espinosa $1,500 with a check. **(Attachment 61)** Espinosa deposited the payment in his personal bank account on that same day. **(Attachment 62)**

92. On August 26, 2019, I downloaded a log from Accela showing all changes made to the Accela record for the building permit for which Charman had applied on February 9, 2016. **(Attachment 64)** The log shows that on February 10, 2016 (the day after receiving a check for $1,500 from Charman), Espinosa logged into Accela and changed the description of the work to be conducted under the permits for the Rifle Lane property, expanding the scope of work from what had been approved earlier in the day.

93. It also shows that Espinosa entered into Accela that the code complaint on the property (dating from 2013) had been "abated." The code case was then closed, as reflected on the Accela inspection log for the property. **(Attachment 57)**

94. In my interview with Building Department supervisor David Miles on July 7, 2017, I asked whether it was correct procedure for a code case to be ruled "abated" and closed before the permits meant to rectify the violation had been finalled. Miles said that this was incorrect procedure, that permits need to be finalled before a code case can be abated, and simply obtaining the permits is not enough. According to Miles there was no "legitimate" reason for Espinosa to abate the code case before the permits were finalled.

G. 8925 Lawlor Street

95. 8925 Lawlor Street in Oakland is a single-family house. Vivian Tang acquired the property in 2000 and transferred ownership to her personal trust in 2010. **(Attachment 65)** On April 4, 2017, I received Accela inspection and comment logs for this property from the Building Department. **(Attachments 66-67)**

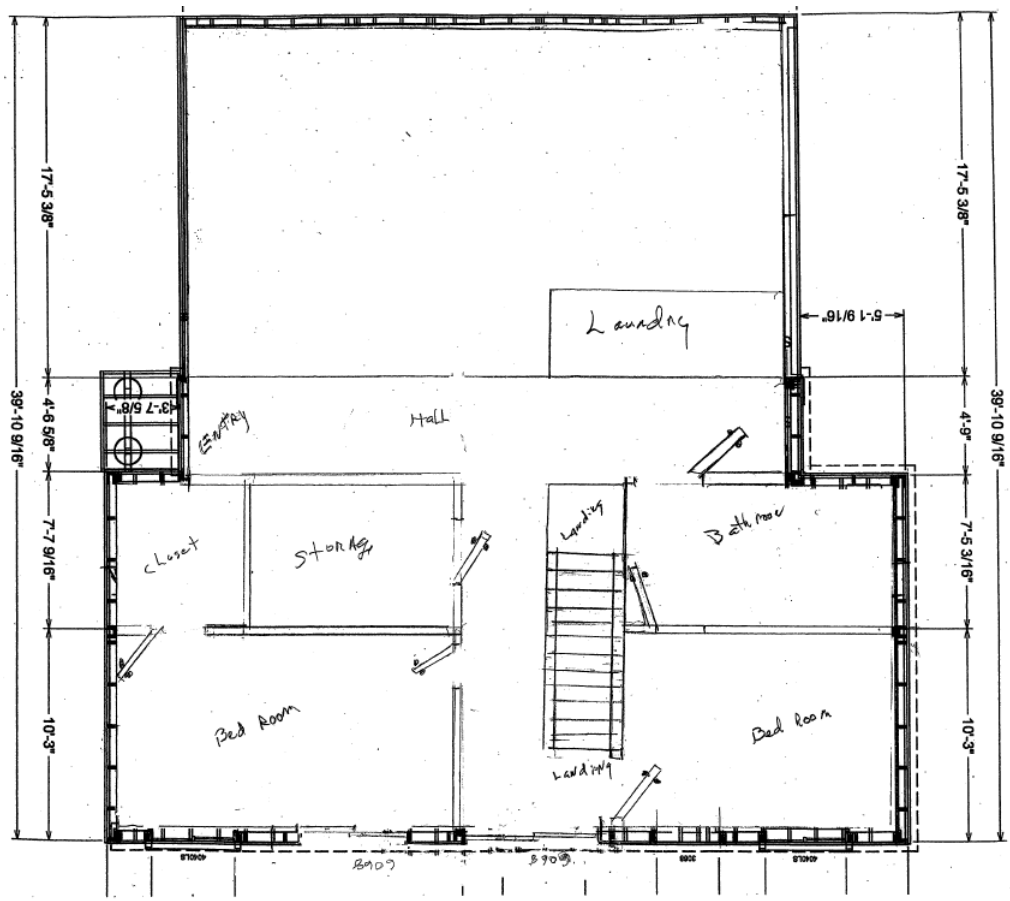
96. According to Accela, on January 30, 2014, the City received a complaint alleging that unpermitted renovation work was being conducted at 8925 Lawlor. The matter was assigned code case no. 1400310. **(Attachment 66)**

97. According to Accela, the matter was assigned to Espinosa. He performed an inspection on February 14, 2014, verified the complaint, and issued a stop-work order. He noted on Accela: "the upstairs attic has been converted into a secondary unit without approvals, permits or inspections. obtain needed approvals, permits and inspections, and convert unit or return to original use. Also the basement is being converted into a workout area without needed approvals, permits or inspections, 2xfees, required field check, zoning approval." **(Attachments 67-68)** No further inspections of note take place after that date pursuant to this complaint. **(Attachment 66)**

98. On December 10, 2014, Tang applied for building, electrical and plumbing permits to remove electrical and plumbing work and "return attic to original use," citing code case 1400310 (Espinosa's case). The permit numbers were RB1403616, RE1402738, and RP1402344. Espinosa completed the required "CE Routing Slip" and said the project did not require zoning approval or a field check, in contradiction to his earlier comment on Accela from February 14. **(Attachments 66, 69)**

99. On January 15, 2015, Espinosa scanned and e-mailed the following document to himself, then forwarded it to Tang[5] (the body of his e-mail was blank):

[5] Tang's name does not appear on the e-mail, but the following e-mail address does: vt1aus@yahoo.com. **(Attachment 70)** In an interview with the me, Tang confirmed that this is her e-mail address.



(Attachment 70) The document does not indicate who made it. Espinosa re-scanned and re-sent this document to Tang on January 16, 2015, at 7:59 AM and 10:13 AM. One of those e-mails has the subject line "8925 Lawlor." The body of each of these e-mails is blank, and there is no reply from Tang. **(Attachments 71-72)**

100. On January 21, 2015, Espinosa performed final inspections pursuant to the three permits for which Tang had applied on December 10. He gave a "Pass" result to each. Also, code case no. 1400310 also had its status changed to "abated" that day. **(Attachment 66)**

101. The following day, January 22, 2015, Tang applied for new building, mechanical, electrical, and plumbing permits for 8925 Lawlor. The permit numbers were RB1500326, RM1500175, RE1500270, and RP1500208. **(Attachments 67-68, 73)**

102. On January 29, 2015, Tang wrote Espinosa a check for $10,000.00. The memo line reads: "Total of $21,500 Paid $10,000 8925 Lawlor Oakland basement." The check was deposited the same day into Espinosa's Chase bank account, no. 3080216308. **(Attachment 74)**

103. On February 6, 2015, Tang wrote Espinosa a check for $11,500.00. The memo line reads: "For: 8925 Lawlor St Basement Convertion [*sic*]". The check was deposited the same day into the same bank account as the previous check. **(Attachment 75)**

104. On February 9, 2015, Tang e-mailed Espinosa and said, "my number in china is 00186 18926175317…. thanks so much!" **(Attachment 76)**

105. On February 10, 2015, Espinosa e-mailed Tang and said, "The job is going great." **(Attachment 77)**

106. On February 11, 2015, Espinosa e-mailed Tang and said, "Your house looks beautiful, almost finished except for stairs." **(Attachment 78)**

107. On February 17, 2015, Espinosa e-mailed Tang again and said, "I will be inspecting your house today and will send you photos." **(Attachment 79)**

108. On February 19, 2015, Espinosa performed frame inspections on all four of the permits for which Tang had applied on January 22. He gave a "Pass" result to each and commented on Accela, "ok to cover." **(Attachment 66)**

109. From February 25 to April 22, 2015, Espinosa sent Tang several emails (including attached photographs) to update her on his progress in renovating the property. He also informed her of his attempts to find a renter for the property. Tang replied to some of his emails to express dissatisfaction with the quality of the work shown in the photographs. **(Attachments 80-90)**

110. On April 28, 2015, inspector David Carrillo performed final inspections on the permits for which Tang had applied on January 22, and gave a "Pass" result to each. (**Attachments 67-68)**

111. The next day, April 29, 2015, Espinosa e-mailed Tang and said, "I have the City Of Oakland final your project today [*sic*]." **(Attachment 91)**

112. The following invoice from Espinosa (given to me under subpoena by Tang on May 11, 2017) is dated May 30, 2015:

137551

CUSTOMER'S ORDER NO. 137551 DATE 05-30-15

NAME Thomas Espinosa

ADDRESS 2 Admiral Dr

CITY, STATE, ZIP Emeryville, Ca

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Paint interior		1500 00
2		landscape exterior		900 00
3		Remove trees		400 00
4		Clean interior		
5		and Shampoo Carpet		300 00
6				
7				3100 00
8		all above work		
9		performed at 8925 Lawlor		
10		Oakland Ca		
11				
12				

RECEIVED BY

A-4705 T-46528 KEEP THIS SLIP FOR REFERENCE 01-11

(Attachment 92) Tang stated in an interview with me that this invoice was given to her by Espinosa after she returned from China, for what Espinosa claimed were overage costs on the remodeling of the house. Tang confirmed that she paid the invoice. She also stated that she no longer used Espinosa's services ager this, and had to hire another contractor to redo some of the work he had performed, including what she described as deficient electrical work.

113. This is confirmed by Espinosa's bank records. They show that on June 12, 2015, Tang wrote Espinosa a check for $3,100.00. The memo line reads: "for 8925 Lawlor St Oakland CA". The check was deposited the same day into the same bank account as the previous two checks from Tang to Espinosa. **(Attachment 93)**

H. Income From One Development & Investment Corporation / Ana Siu

114. Ana Siu is a loan officer who engages in house-flipping on the side. In 2013, she acquired a single-family home located at 5135 Manila Avenue in Oakland. **(Attachment 94)**

115. According to Accela, on November 18-19, 2013, the City of Oakland Department of Planning & Building Department received a complaint alleging that renovation work was being done at the Manila property without permits. The matter was assigned to Espinosa, among other inspectors. **(Attachment 95)**

116. In May 2014, Siu applied for several permits to create a basement unit at the Manila property. Throughout the rest of the year, Espinosa and other inspectors performed inspections at the site. **(Attachments 95-96)**

117. On January 16, 2015, Espinosa performed inspections pursuant to plumbing and electrical permits (nos. RE1401014 and RP1400857) that Siu had applied for the previous year. Ten days later, he performed a frame inspection as well. **(Attachment 95)**

118. In an interview with me, Siu confirmed that it was around this time (early 2015) that she and Espinosa went into business together. She said that Espinosa initially proposed the idea of going into business together while he was conducting an inspection at the Manila property on behalf of the City. Siu was present for that inspection. As described by Siu, during that inspection Espinosa learned that Siu was struggling to finish the renovation of the Manila property. Espinosa told Siu that he had funding and resources that could help and proposed that they go into business flipping houses together. Siu told me that she and Espinosa then started a company together called One Development & Investment Corporation ("ODIC").

119. On February 4, 2015, Siu began keeping a handwritten log of her and Espinosa's business plans together. Siu provided me with a copy of that log on November 6, 2016, pursuant to a subpoena. **(Attachment 97)**

120. According to records I obtained from the California Secretary of State, ODIC was registered as a corporation on February 6, 2015, using Siu's home address as the company address. **(Attachment 98)**

121. Siu told me that Espinosa initially proposed that he would find the funding for the business, and that Siu could find the houses. Siu was the secretary of ODIC, and Espinosa was the president. She said they were both signatories to the company bank account and had access to its funds. According to Siu, they had a fifty-fifty profit-sharing agreement, though profits from the company never materialized.

122. According to ODIC's bank records that I obtained under subpoena, Siu opened Chase Bank account no. 715837816 in the name of ODIC on May 11, 2015. She listed her title on the signature card as "Secretary." Espinosa was added to the account with the title "Signer." **(Attachment 99)**

123. In her interview with me, Siu stated that she and Espinosa met almost every day in 2015 to discuss ODIC business. She said that Espinosa took over the renovations on the Manila property, and asked Siu if she had any other properties. Siu told him about another property she was trying to renovate and flip in the city of Orinda. Espinosa went to take a look at the property, and then told Siu that he could get funding to complete it if Siu would sell it to him. However, Espinosa was unable to qualify for a loan on his own. So instead, he obtained a private loan under Siu's name, some of which was deposited into the ODIC account to which Espinosa had access. Siu also told me that Espinosa arranged for Elizabeth Williams to loan him some money for ODIC projects. Espinosa then proposed that they partner on the Orinda property – instead of Siu selling the property to Espinosa, everything would be under Siu's name, but Espinosa run the work.

124. The following table shows significant deposits made into the ODIC bank account:

Deposit Date	*Date on Check*	*Deposit Amount*	*Source*	*[Investigator Notes]*	*Exhibit*
05/11/2015	[transfer]	$40,000.00	Savings Account - 8620	Origin unknown	-
05/22/2015	05/07/2015	$4,912.16	City of Orinda	Check is made out to Ana Siu	**Attachment 100**
07/21/2015	07/20/2015	$39,750.00	Old Republic Title Company	Check is made out to Thomas Espinosa	**Attachment 101**
08/26/2015	08/26/2015	$40,000.00	Elizabeth Williams	Check is made out to Thomas Espinosa	**Attachment 2**
11/20/2015	11/20/2015	$5,763.00	Elizabeth Williams	Check is made out to Thomas Espinosa	**Attachment 9**

125. As a signatory to the ODIC account, Espinosa had the authority to write checks and withdraw money from the company account whenever he wished. The following table lists all checks written to Espinosa from the ODIC account, or cash withdrawals from the account where the payee is listed as Espinosa, according to ODIC's bank records **(Attachment 102):**

Date	*Check no*	*Check/Withdrawal Amount*	*Notes*
05/27/2015	1001	$3,800.00	Memo says "Orinda Plan"
06/05/2015	1005	$11,100.00	Memo says "Total [illegible] $105,1[?]89"
06/19/2015	1009	$1,870.00	Memo says "Plan – Orinda"
06/24/2015	1010	$2,500.00	Memo says "ADE[illegible] – contractor project"
06/24/2015	1011	$500.00	Memo says "AD[illegible] – Final"
06/25/2015	[cash]	$10,000.00	Direct cash withdrawal
07/09/2015	[cash]	$8,000.00	Direct cash withdrawal
07/22/2015	[cash]	$1,000.00	Direct cash withdrawal
07/22/2015	[cash]	$11,414.00	Direct cash withdrawal

07/24/2015	[cash]	$5,000.00	Direct cash withdrawal
07/28/2015	[cash]	$5,000.00	Direct cash withdrawal
07/31/2015	[cash]	$3,000.00	Direct cash withdrawal
08/06/2015	[cash]	$5,000.00	Direct cash withdrawal
08/14/2015	[cash]	$4,000.00	Direct cash withdrawal
08/29/2015	[cash]	$2,000.00	Direct cash withdrawal
09/01/2015	[cash]	$2,500.00	Direct cash withdrawal
09/01/2015	[cash]	$450.00	Direct cash withdrawal
09/08/2015	[cash]	$1,000.00	Direct cash withdrawal
09/10/2015	[cash]	$1,000.00	Direct cash withdrawal
09/14/2015	[cash]	$400.00	Direct cash withdrawal
09/28/2015	[cash]	$500.00	Direct cash withdrawal
11/21/2015	[cash]	$5,000.00	Direct cash withdrawal
11/23/2015	[cash]	$400.00	Direct cash withdrawal
11/25/2015	[cash]	$300.00	Direct cash withdrawal

126. According to Siu, Espinosa did not provide her with any written accounting to verify what he was using this money for.

127. According to Espinosa's personal bank records, he also received the following payments directly from Siu's personal checking account:

Deposit Date	*Date on Check*	*Deposit Amount*	*[Investigator Notes]*	*Attachment*
02/12/2015	02/12/2015	$5,000.00	Memo says "Re-pay loans"	**Attachment 103**
03/09/2015	03/06/2015	$3,000.00	Memo says "3/9/15 construction [?] [illegible]" Espinosa takes out $1200 cash from this deposit	**Attachment 104**
03/12/2015	03/12/2015	$2,000.00	Note there is a "deposited item returned" of $2000 on 3/13 per bank statement	**Attachment 105**
03/16/2015	03/14/2015	$3,000.00	Memo says "Material Labor"	**Attachment 106**
03/23/2015	03/12/2015	$2,000.00	-	**Attachment 107**
03/24/2015	03/19/2015 03/24/2015	$1,800.00	These are two checks from **Ana Siu** (cashed at the same time) 1) #350 for $800 for "Orinda Plan" 2) #359 for $1000 for "dirt"	**Attachment 108**
03/27/2015	03/27/2015	$3,000.00	Memo says "Payroll" [?]	**Attachment 109**
04/01/2015	04/01/2015	$1,659.23	Memo says "[illegible] Plumbing"	**Attachment 110**
04/01/2015	04/01/2015	$1,800.00	Memo says "Orinda Plan"	**Attachment 111**
04/10/2015	04/10/2015	$7,000.00	This check bounces	**Attachment 112**
04/15/2015	04/15/2015	$7,000.00	Memo says "Replace return #368" (the bounced check)	**Attachment 113**
04/30/2015	04/22/2015 04/28/2015 04/28/2015	$29,018.00	These are three checks	**Attachment 114**

128. Siu's logbook for ODIC records numerous meetings and financial transactions between her and Espinosa over the course of 2015, mostly relating to money needed by Espinosa for his work crews on ODIC properties. **(Attachment 97)**

129. According to Siu, she and Espinosa tried unsuccessfully to acquire a property in Alamo that they would have flipped through ODIC. Her logbook **(Attachment 97)** contains references to other properties that she and Espinosa tried to acquire, such as 845 Calmar in Oakland.

130. In her interview with me, Siu stated that her business relationship with Espinosa broke down over the poor quality of work that he was performing at ODIC's job sites, as well as the pressure of running out of money before the properties were ready for sale. For example, she said that Espinosa failed to connect a gas line at the Manila property, and built the Orinda property without a foundation. Toward the end of 2015, Siu and Espinosa mutually agreed to stop working together.

131. According to ODIC's bank records, toward the end of 2015, the balance on the ODIC account was zeroed out, and the account became inactive. **(Attachment 102)**

I. Income Received From Alex Machado

132. 2326 Myrtle Street and 6620 Valley View are single-family homes located in Oakland. At all times relevant to this case, the properties were owned or co-owned by Alex Machado. **(Attachments 115-116)**

133. On March 13, 2017, I obtained the Accela inspection and comment logs for those properties from the Building Department. **(Attachments 122-123, 144-145)**

134. According to the Accela inspection and comment logs for those properties, Machado was engaged in renovation work at both properties in 2015-2016 and had applied for permits for each site from the Building Department. Various inspectors, not including Espinosa, performed inspections on those permits. **(Attachments 144-147)**

135. On November 8, 2016, I interviewed Maryline Pavlic, who worked for Machado as his bookkeeper and is also his wife. Pavlic stated that Machado introduced her to Espinosa in February 2016 as an inspector for the City of Oakland. (She did not know how Machado and Espinosa first met, but she believed it was in conjunction with Machado's dealings with the City when applying for building permits). During that meeting, Espinosa drove Pavlic and Machado around Oakland in his City-issued vehicle, showing them properties that he claimed to own. She

said that Espinosa would also sometimes pull the car up to properties with ongoing construction and check what they were doing. Pavlic believes Espinosa did this in order to impress upon Machado the type of power that he had as a city inspector.

136. Pavlic told me in her interview that Espinosa and Machado initially had a business relationship, in the sense that Espinosa indicated that he had investors and wanted to acquire Machado's property on Valley View.

137. Pavlic stated in her interview with me that Machado told her that Espinosa would come to Machado's job sites at Myrtle or Valley View and ask for money. Pavlic stated to me that these requests for money were characterized by Espinosa as being necessary to ensure that the work at the job sites would pass City inspections, either because Espinosa was conducting a private pre-inspection or because he had access to the City's computer system and could manipulate it. Pavlic characterized these requests for money as threats. She also said that Espinosa would also come to Machado's work sites sometimes when Machado was off-site, and order the workers home, "just to show that he's the boss" (Pavlic's words to me during her interview).

138. On November 13, 2016, Pavlic provided me with cash withdrawal receipts showing that Machado made the following withdrawals.

139. On January 16, 2016, Machado withdrew $500 in cash. The withdrawal receipt has a handwritten note that says "Tomas Espinosa Myrtle." **(Attachment 117)**

140. On February 27, 2016, Machado made three cash withdrawals totaling $1,700. Each withdrawal receipt has a handwritten note that says "Tomas Myrtle." **(Attachment 118)**

141. On March 13, 2016, Machado withdrew $200 in cash from one of his bank accounts. The withdrawal receipt has a handwritten note that says "Tomas Valley View." **(Attachment 120)**

142. On April 11, 2016, Machado withdrew $1000 in cash from one of his bank accounts. The withdrawal receipt has a handwritten note that says "Tom Espinoza. Project: Myrtle." **(Attachment 119)**

143. In an interview with me on June 9, 2017, Pavlic said that she wrote the handwritten notes on the above-described withdrawal slips, on instruction from Machado. She also said that Machado told her that for each of these withdrawals, he paid the cash to Espinosa.

144. On November 13, 2016, Pavlic provided me with a copy of a City of Oakland Building Services stop-work order for 6220 Valley View, signed by Espinosa. The order is dated March 31, 2016. It says that the permitted work at the site does not conform with approved plans, specifically: "Working beyond the description of permit. Secure site – Remove all trash and [illegible] - Board and [illegible] off all hazards for safety – obtain Building permit." **(Attachment 121)**

145. There is no record of this stop-work order on the Accela inspection or comment logs for 6220 Valley View. **(Attachments 122-123)** I obtained from the Planning & Building Department a record a record of all of Espinosa's activity on Accela in 2015-2016; there are no references to Espinosa conducting any inspections at any properties on Valley View during that time, nor are there any entries dated 03/31/2016. In fact, according to the records, Espinosa did not perform any inspections at any address throughout that entire week.[6]

146. Pavlic stated in her interview with me that she was present at the Valley View site when Espinosa issued this stop-work order. She said that Espinosa invited her to meet him at the Valley View site. At the site, Espinosa was on the phone to Machado (who was in Brazil at the time) and said that he (Espinosa) was going to acquire the Valley View property for himself. Pavlic told me she got the impression that Espinosa issued the stop-work order for the purpose of intimidating her and Machado. Pavlic also told me that Machado did not transfer the property to Espinosa, but was nervous about what else Espinosa might do from that point on.

147. On April 13, 2016, Pavlic obtained a cashier's check for $4,500 payable to Espinosa. The memo line reads "Consulting 6220 Valley View." Espinosa deposited the check into his personal bank account that same day. Pavlic provided me with a copy of this cashier's check on date pursuant to a subpoena on November 6, 2017. **(Attachment 124)**

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[6] These records are too long to print out and include as a physical attachment, but they are saved in digital form on the PEC's computer drive and can be produced upon request.

148. In an interview with me, Pavlic stated that she obtained this cashier's check at the request of Machado (though Machado was the one who personally gave it to Espinosa), and that she chose to use a cashier's check instead of cash in order to have a paper trail. She said Espinosa did not perform any consulting services, and that she just put that on the memo line in order to ensure that Espinosa would accept it (instead of taking cash). She said that this check was written after Espinosa demanded $4,500 from Machado, who then asked Pavlic for the money. When asked what Espinosa was requesting or threatening in exchange for the money, Pavlic cited what she characterized as the constant threat that Espinosa would change something on the City computers to make the development process difficult for Machado.

149. On April 27, 2016, Pavlic obtained another cashier's check payable to Espinosa, for $5,000. The memo line reads "6220 Valley View." Espinosa deposited this check into his personal account that same day, according to his bank records. **(Attachments 124-125)** Pavlic provided me with a copy of this cashier's check on date pursuant to a subpoena on November 6, 2017.

150. In an interview with the me, Pavlic stated that this $5,000 payment was the result of a separate demand for money from Espinosa, and was not part of the earlier $4,500 payment (i.e. there was not a single demand for $9,500, but rather two separate demands for $4,500 and $5,000 respectively). She said that it was not the result of a specific threat, but rather stemmed from the underlying threat that Espinosa could use his City position to adversely affect Machado's interests. She stated that Machado was the one who personally handed this and the earlier $4,500 check to Espinosa.

151. In her interview with me, Pavlic denied that Espinosa performed any contract work on Machado's properties. However, Pavlic did provide me with a cash withdrawal receipt for $2,000 from Espinosa's credit union dated April 28, 2016. On the receipt there is a memo stating that the cash was being withdrawn for the purpose of paying Ivonne Gomez for work related to 6220 Valley View, as well as a handwritten note stating that the money is being taken out of the $4,500 paid earlier to Espinosa. **(Exhibit 126)** Pavlic stated that Gomez is an architect who

works with Espinosa. She also stated that Gomez later contacted her to say that she was still owed $10,000 for her services.

152. Espinosa's e-mail records show that he was in contact with Gomez about the Valley View property, as well as other properties not related to Machado. **(Attachment 127)**[7]

J. Income Received From Apex Construction, Jerry Tran, Pat Viswanathan, and Zati Uysal

153. According to Espinosa's bank records, on April 3, 2015**,** Espinosa received a check for $3,000.00 from "Apex Construction." The check lists the company's address as being in Oakland (1110 Franklin Street, Suite 3). The memo line reads "personal." Espinosa deposited it into one of his personal accounts the same day. **(Attachment 128)**

154. "Apex Construction" is a company that was registered as a corporation with the California Secretary of State on November 4, 2014. Boswell Zheng and Stephen Tong signed as incorporators, and Bosco Lai signed as the agent for service of process. It listed street addresses in San Francisco and Daly City. **(Attachment 129)**

155. Espinosa's e-mail records show that he was working with Stephen Tong and Bosco Lai throughout late 2015 and early 2016 in their efforts to develop properties located at 3600 Macarthur and 5325 San Pablo. Tong identifies himself in email correspondence with the City on those projects as a representative of "Apex Development." **(Attachment 130)**

156. According to Espinosa's bank records, on August 15, 2016, Jerry Tran wrote a check to Espinosa for $3,500.00 via personal check (the address on the check was that of Realty World East Bay – 1221 Embarcadero Suit 210, Oakland). Espinosa deposited it the same day. **(Attachment 131)**

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[7] The email in Attachment 127 makes reference to "Valley View", which is believed to refer to 6220 Valley View, given that the email thread includes a message to Machado. The email also references two other properties that Espinosa has "acquired" but these do not appear to be related to Machado; it also references "MO" which may be a reference to an individual named Mohammed Mashhoon whom Espinosa was assisting with Planning & Building issues around this time and who does not appear related to the Machado matter.

157. Jerry Tran was a real estate broker and CEO with NextHome Generations. NextHome Generations was known as "Realty World East Bay" until December 8, 2016. **(Attachment 132)** NextHome Generations has a business address in Oakland, and operates in Oakland and other cities. **(Attachment 133-134)**

158. In an interview with me on March 3, 2017, Tran said that he had been helping Espinosa to locate warehouses for marijuana businesses. In the course of that relationship, he (Tran) decided to enter the marijuana business himself, and wrote this check to Espinosa in order to pay for opening two corporations for that purpose. Tran claimed that Espinosa had particular knowledge about how to open such corporations.

159. Tran's statement that Espinosa was trying to enter the marijuana business is corroborated by a statement of Gregory Minor, a City of Oakland employee who oversees the City's marijuana permit program. In an interview with me on March 29, 2016, Minor told me that Espinosa had contacted him about obtaining a marijuana permit and had tried to question Minor about the process in Minor's office (a non-public area) without an appointment. Minor told me he had escalated these and other concerns about Espinosa's potentially unethical actions to his supervisors and Building Department supervisors. Minor subsequently provided me with a written declaration describing his interactions and observations of Espinosa, which included an email message from Espinosa to Minor regarding marijuana permits. **(Attachment 152)**

160. According to Espinosa's bank records, on March 15, 2016, Espinosa deposited a check for $1,000.00 from Pat Viswanathan. (The check is dated March 3, 2016). The memo line reads "consulting." **(Attachment 135)** Viswanathan appears to have been trying to develop a parcel of land that he owned, located at 5963 Margarido in Oakland, in 2016, with Espinosa holding himself out to a vendor as a "project manager" on the project. **(Attachments 136-139)**

161. According to Espinosa's bank records, on April 8, 2015, Espinosa received and deposited a check for $3,000.00 from Zati Uysal. The memo line reads "loan." **(Attachment 140)**

162. Uysal's check states that his address is 5601 Balmoral Drive in Oakland. That is also the location of a business called "Delightfully Turkish" that is run by Uysal. **(Attachment 141)**

K. Use of City Car

163. On July 9, 2015, the County of Contra Costa alerted the City of Oakland that it had received a tip from resident who had seen "concerns about a job site at 6 Linda Vista [in Orinda] regarding… a City Of Oakland Building Inspector [who] was visiting the job site in his City vehicle, his name is Thomas Espinosa." **(Attachment 148)**

164. In an interview with me on March 29, 2018, the resident (Susan Lucier) confirmed that she had seen Espinosa multiple times at the Orinda site, probably throughout June and July of 2015, and that he had often turned up in a car that said "City of Oakland" on the side. Lucier had spoken to Espinosa at the time; she said he introduced himself as a City of Oakland inspector and gave her his City of Oakland business card, and also said he was a general contractor at the 6 Linda Vista site, working for Ana Siu.

L. Use of City Paper, Scanner, Printer, and Toner

165. On March 29, 2016, Building Department supervisor Rich Fielding provided me with hard-copy documents that he said were apparently dropped by Espinosa while using a printer at the Planning & Building Department.

166. Fielding also provided a copy of a Memorandum (dated August 4, 2015) **(Attachment 151)** to Thomas Espinosa from Rich Fielding which states in part:

> On Friday May 8, 2015, you were instructed via e-mail to refrain from printing personal e-mails using City printers, which included travel arrangements, hotel reservations, and personal property information.
>
> On May 13, 2015 You, Ed Labayog and Marie Taylor met to discuss this issue. You stated you would not continue to print personal e-mails and information using city equipment.

On May 18, 2015 there was an argument between you and Greg Clarke; Greg stated the argument occurred because he had to wait for your personal materials to be printed before he could get his information for his code case from the printer. You stated in an ensuing meeting with Marie Taylor, Deborah Sandercock, and Tim Low, that you were unaware of the personal photos which were downloaded from your city work camera and being printed with your code case photos. In the earlier discussion we had, you were asked to be aware of what you were printing.

On July 1, 2015 Marie Taylor went to the printer to retrieve some material she had printed from her computer to find a stack of printed material she had to go through to find her document. She discovered the material had been printed from your computer. She retrieved sixty-two (62) e-mails printed from your computer in which fifteen (15) were work related. The remaining forty-seven (47) were not. It has also been reported that you were in the office on Saturday July 18, 2015 without overtime authorization and you were printing material at that time.

You continue to print personal material using City equipment. As of July 27, 2015 personal items were in the printer. This is a violation of AI 140. Some of the items retrieved from the printer and actions reported to Marie Taylor or me by other city employees could be subject to violation of AI 596 II Policy Conflict of Interest and Personnel Manual Rule 12.

167. In the documents given to the PEC by Fielding, I counted 114 pages that appeared to be non-City related. **(Attachment 149)**

M. Failure To File Form 700

168. On March 30, 2016, I retrieved all Form 700s filed by Espinosa that were on file at the City Clerk's office. There was no Form 700 on file from Espinosa covering 2015.

169. As of April 21, 2021, there is still no Form 700 on file for Espinosa on the City's online Form 700 database (Netfile) covering 2015 or 2016, nor is there a leaving office Form 700 on file for Espinosa.

Respectfully, Submitted,

Dated: April 22, 2021

Simon Russell, Investigator
City of Oakland Public Ethics Commission

EXHIBIT C

PUBLIC ETHICS COMMISSION ENFORCEMENT UNIT, COMPLAINANT

V.

THOMAS ESPINOSA, RESPONDENT

PEC CASE NO. 16-14

Public Ethics Commission (PEC) Evidence Exhibit List

Exhibit No.#	Exhibit Description	Offered	Admitted
1.	**Written Declaration:** PEC Investigator Declaration with attachments (Attachments 1-152). Testimony regarding investigation, collection of evidence, and interview of witnesses in the Matter of Thomas Espinosa. **(The Investigators attachments are Incorporated and referenced here-in as Plaintiff's Exhibits**)		
1 (b.).	Chase Bank Statement Thomas Espinosa		
2.	Chase Bank Statement Thomas Espinosa		
3.	Chase Bank Statement Thomas Espinosa		
4.	Chase Bank Statement Thomas Espinosa		
5.	Chase Bank Statement Thomas Espinosa		
6.	Western Credit Union Bank Statement Thomas Espinosa		
7.	Chase Bank Statement Thomas Espinosa		
8.	Chase Bank Statement Thomas Espinosa		
9.	Chase Bank Statement Thomas Espinosa		
10.	Chase Bank Statement Thomas Espinosa		
11.	Chase Bank Statement Thomas Espinosa		
12.	Western Credit Union Bank Statement Thomas Espinosa		
13.	Chase Bank Statement Thomas Espinosa		
14.	Chase Bank Statement Thomas Espinosa		
15.	Chase Bank Statement Thomas Espinosa		
16.	Text Messages between Thomas Espinosa and Elizabeth Williams		
17.	Email between Thomas Espinosa/Anna Sui/ Elizabeth Williams		
18.	Text Messages between Thomas Espinosa and Elizabeth Williams		
19.	Email communication between Thomas Espinosa and Anna Sui		
20.	County Assessor Property Value of Elizabeth Warren Property 859 Mead		
21.	City Inspection Log		
22.	City Comment Log		
23.	Copy of City Electrical Permit		
24.	Email Communications with Thomas Espinosa regarding Mead St. property		
25.	Copy City Electrical Permit		

26.	Inspection Log for 859 Mead		
27.	Text Messages between Espinosa and Warren		
28.	Text Messages between Espinosa and Warren		
29.	Text Messages between Espinosa and Warren		
30	Text Messages between Espinosa and Warren		
31	Text Messages between Espinosa and Warren		
32	City Accela Log 01/14/2016		
33	Text Messages between Espinosa and Warren		
34	Email from Espinosa to Warren regarding handwritten note		
35	County Assessor Property Value for 28th Street		
36	Accela Inspection Log Market St.		
37	Accela Inspection Log 28th St.		
38	Accela Inspection Log Market St.		
39	City application for Building Permit for 917 28th St.		
40	Routing Slip for 917 28th St.		
41	Accela Report for 2735 Market St.		
42	Cellular Phone Log from Harbaugh		
43	Accela Log Harbaugh 11/5/2015		
44	Accela Log Harbaugh		
45	Accela Log Harbaugh		
46	Text Messages between Espinosa and Warren		
47	11/6/2015 Espinosa Check Deposit $6108.		
48	Chase Bank Statement for Espinosa		
49	County Assessor Property Value for 877 27th Street		
50	Inspection Log for 877 27th St.		
51	Permit Application for 877 27th St.		
52	Accela Log Harbaugh 12/14/2015		
53	Accela Log Harbaugh		
54	Accela Log Harbaugh		
55	Accela Log Harbaugh		
56	Accela Log Harbaugh 12/17/2015		
57	Accela Inspection Log 4163 Rifle Lane		
58	Accela Comment Log 4163 Rifle Lane		
59	County Assessor Property Value for 4163 Rifle Lane		
60	Application for permits for Rifle Lane		
61	Copy of Check written to Espinosa from Gimme Shelter		
62	Western Credit Union Statement of Espinosa Account 2/29/16		
63	Accela Log Harbaugh		
64	City Record Log 2/9/2016		
65	County Assessor Property Value for Lawlor St.		
66	Inspection Log for Lawlor St.		
67	Comment Log for Lawlor St.		

68	City issued Notice of Violation regarding Lawlor St.		
69	City Application for Permits for 8925 Lawlor St.		
70	Email from Thomas Espinosa regarding floor plan of building		
71	Email from Thomas Espinosa regarding floor plan of building		
72	Email from Thomas Espinosa regarding floor plan of building		
73	City Application for Permits for 8925 Lawlor St.		
74	Chase Bank Reconstructed Bank Statement for Espinosa		
75	Chase Bank Reconstructed Bank Statement for Espinosa		
76	Email from Espinosa		
77	Email from Espinosa 2/10/2015		
78	Email from Espinosa		
79	2/17/15 Email from Espinosa to investor "I dream of you"		
80	2/25/2015 Email from Espinosa to investor "Sick with diabetes"		
81	3/5/2015 Email from Espinosa to investor "Listed the property"		
82	3/17/2015 Email from Espinosa to investor "Have not rented house"		
83	3/24/2015 Email from Espinosa to investor "Lower rent amount"		
84	3/25/2015 Email from Espinosa to investor " going out to site"		
85	3/31/15 Email from Espinosa to investor " list house on other sites"		
86	4/6/2015 Email from Espinosa to investor "Lower rent"		
87	4/7/2015 Email from Espinosa to investor "pic attachments"		
88	4/14/2015 Email from Espinosa to investor " Floor not finished"		
89	4/20/2015 Email from Espinosa to investor " Floor done"		
90	4/22/2015 Email from Espinosa to investor "small portion of floor complete… no renter"		
91	4/29/2015 Email from Espinosa to investor " City finaled project"		
92	5/30/2015 Handwritten Invoice/Receipt		
93	Chase Bank Statement for Espinosa June 10, 2015- July 2015		
94	County Assessor Property Value for Manila Ave.		
95	Inspection Log Manila Ave.		
96	Comment Log Manila Ave.		
97	Log Page for One Investment Corporation		
98	Articles of Incorporation for One Investment Corporation 2/6/2015		
99	Chase Bank Account Statement for One Investment Corporation		
100	Chase Bank Deposit Check $4912,16		

101	Chase Bank Deposit One Development Corporation $39,750.00		
102	Chase Bank Statement for One Development Corporation		
103	Chase Bank Deposit Slip and Check for Espinosa $5,000 from Ana Sui		
104	Chase Bank Deposit Slip and Check for Espinosa $3,000 from Ana Sui		
105	Chase Bank Deposit Slip and Check for Espinosa $2,000 from Ana Sui		
106	Chase Bank Deposit Slip and Check for Espinosa $$3,000 from Ana Sui		
107	Chase Bank Deposit Slip and Check for Espinosa $2,000 from Ana Sui		
108	Western Credit Union Bank Statement for Espinosa 3/31/15		
109	Chase Bank Deposit Slip and Check for Espinosa $3,000 from Ana Sui		
110	Chase Bank Check to Espinosa $1,659.23 on 4/1/2015 from Ana Sui		
111	Check to Espinosa $1800 from Ana Sui		
112	Check to Espinosa $7,000 from Ana Sui		
113	Check to Espinosa $7,000 from Ana Sui		
114	Checks to Espinosa totaling $29,018.00 from Ana Sui		
115	County Assessor Property Value for Myrtle St.		
116	County Assessor Property Value for Valley View St.		
117	Espinosa Bank of America withdrawal 1/16/16 for $2,179.54		
118	Espinosa Bank of America withdrawal 2/27/16		
119	Espinosa Bank of America withdrawal 4/11/16		
120	Espinosa Bank of America withdrawal 3/13/16		
121	Stop Work Order Issued by Espinosa on Valley View property		
122	Comment Log for Valley View property		
123	Inspection Log for Valley View property		
124	Espinosa's Western Credit Union Statement 4/30/16		
125	Bank of America Cashier's Check for Espinosa 4/27/16		
126	Western Credit Union Check to Ivonne Gomez 4/28/16		
127	Espinosa Email regarding Valley Vie 5/2/2016		
128	Check from Apex Construction to Espinosa $3,000 4/3/15		
129	Articles of Incorporation for Apex Construction		
130	12/21/2015 Email from Lai to Espinosa		
131	Check from Jerry Tran to Espinosa for $3,500 8/15/2016		
132	Amended Articles of Incorporation for Realty World East Bay		
133	Statement of Information for Realty World East Bay		
134	Blog and Alameda Article on Realty World		
135	Wells Fargo Check to Espinosa $1,000 3/15/2016		

136	4/24/2015 Email regarding Geotechnical Report Proposal for Residential Development property		
137	4/24/2015 Email regarding Soil Report		
138	4/27/2015 Email regarding Margarido Drive Project		
139	4/27/2015 Email regarding Geotrinity estimate		
140	Chase Bank Deposit Espinosa $3,000 from Zati Uysal		
141	Webpage write up on Delightfully Turkish		
142	Comment Log for 915 24th Street		
143	Inspection Log for 915 24th Street		
144	Comment Log for 2326 Myrtle Street		
145	Inspection Log for 2326 Myrtle Street		
146	Email to Espinosa from Ivonne Gomez 12/3/2015		
147	Email to Espinosa from Ivonne Gomez with attachments 3600 MacArthur Blvd.		
148	Email regarding 6 Lind Vista in the City of Orinda 7/9/2015		
149	Email from Ana Sui to Espinosa with handwritten note 8/3/2015		
150	County Assessor Property Value for Elisabeth Warren Properties		
151	Email to Thomas Espinosa written reprimand from Building and Planning Department		
152	Declaration of Greg Minor		
153	Personnel Matter Reprimand Report		
154	Verizon Overage Cell Phone Minutes		
155	Verizon Minutes Overage		
156	Verizon Minutes Overage		
157	Verizon Minutes Overage		

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number Posting date Amount

CHASE

June 10, 2015 through July 09, 2015
Account Number: [redacted]6308

TRANSACTION DETAIL *(continued)*

DATE				
06/23	[redacted]			
06/25				
06/25				
06/26	Deposit	744209945	30,000.00	33,852.04
06/30				
07/02				
07/07				
07/08				
07/08				
07/09				

OVERDRAFT AND RETURNED ITEM FEE SUMMARY

	Total for This Period	Total Year-to-date
Total Overdraft Fees *	$34.00	$185.00
Total Returned Item Fees	$.00	$374.00

* Total Overdraft Fees includes Insufficient Funds Fees, and Extended Overdraft Fees

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004590270598 Posting date 26-Jun-15 Amount 30000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 06/26/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Momus Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-01 (Rev. 07/12) 60151232 04/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6309

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	30,000.-
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	30,000.-

[redacted] 0 20

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004590270599 Posting date 26-Jun-15 Amount 30000.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/92
RENTAL ACCOUNT
[redacted]
SAN MARTIN, CA 95046-1436
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
90-7118/3211

7395

6-26-2015

PAY TO THE ORDER OF Thomas Espinosa $ 30,000.00

Thirty thousand & 00/100 DOLLARS

PROTECTED AGAINST FRAUD

MEMO [redacted]

[redacted] 9965

[redacted]

CREDITED TO ACCOUNT OF
WITHIN NAMED PAYEE
FOR DEPOSIT ONLY
JPMorgan Chase Bank, N.A.

308

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

August 01, 2015 through August 31, 2015
Account Number: [redacted]

to Chase Premier Plus
- Chase Client Funds Checking(SM)
- Chase Client Funds Savings(SM)
- Trust Accounts for Lawyers and Realtors (names vary by market)

Travelers Checks

Beginning November 9, we will no longer sell Travelers Checks. There are other alternatives to Travelers Checks, please talk to a banker to learn more. We apologize for the inconvenience.

All other terms and conditions of your Deposit Account Agreement still apply. If you have any questions, please call the number listed at the top of this statement.

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		[redacted]
Deposits and Additions	1	
Checks Paid	6	
Electronic Withdrawals	1	
Fees and Other Withdrawals	7	
Ending Balance	15	

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
08/26	Deposit 744249689	$40,000.00
Total Deposits and Additions		**$40,000.00**

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1023 ^	[redacted]		
1024 ^			
1025 ^			
1026 ^			
1027 ^			
3943 * ^			
Total Checks Paid			**$16,934.07**

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/10	[redacted]	
Total Electronic Withdrawals		**$150.00**

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 008490877247 Posting date 26-Aug-15 Amount 40000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 8/26/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Tommy E

CASH/ EFECTIVO ▶

CHECK/ CHEQUE ▶ 40000.00

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶

SUBTOTAL ▶

N13062-CH (Rev. 07/12) 50151232 04/15

Start your account number here/
▼ Empiece su número de cuenta aquí

LESS CASH/ MENOS EFECTIVO RECIBIDO ▶

[redacted]

TOTAL $ 40000.00

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 008490877248 Posting date 26-Aug-15 Amount 40000.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/92
RENTAL ACCOUNT
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
90-7118/3211

7455

8/26/2015

PAY TO THE ORDER OF Tommy Espinosa $ 40,000.00

Forty thousand & no/100 DOLLARS

PROTECTED AGAINST FRAUD

MEMO [redacted]

[redacted]

CREDITED TO ACCOUNT OF
WITHIN NAMED PAYEE
FOR DEPOSIT ONLY
JPMorgan Chase Bank, N.A.

[redacted]

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

August 18, 2015 through September 10, 2015
Account Number: [redacted]675

TRANSACTION DETAIL *(continued)*

DATE	DESCRIPTION	AMOUNT	BALANCE
08/31	[redacted]		
08/31			
08/31			
09/01			
09/02			
09/02			
09/03			
09/08	Deposit 764678465	25,000.00	26,869.85
09/08	[redacted]		
09/08			
09/08			
09/08			
09/08			
09/09			
09/10			
09/10			

A monthly Service Fee was **not** charged to your Chase Total Checking account. Here are the three ways you can avoid this fee during any statement period.

- **Have direct deposits totaling $500.00 or more.**
  (Your total direct deposits this period were $2,812.59. Note: some deposits may be listed on your previous statement)
- **OR, keep a minimum daily balance in this checking account of $1,500.00 or more**
  (Your minimum daily balance was $8.56)
- **OR, keep an average daily balance of qualifying linked deposits and investments of $5,000.00 or more**
  (Your average daily balance of qualifying linked deposits and investments was $2,589.80)

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.

EQUAL HOUSING LENDER **JPMorgan Chase Bank, N.A. Member FDIC**

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 004580507329 Posting date 08-Sep-15 Amount 25000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date/Fecha 9/8/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 50242012 07/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7678

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	25000.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	25000.00

DEPOSIT/DEPÓSITO

[redacted] 10 20

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 004580507330 Posting date 08-Sep-15 Amount 25000.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/92
RENTAL ACCOUNT
[redacted]
SAN MARTIN, CA 95046-1436
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
93-7118/3211

7461

9/4/2015

PAY TO THE ORDER OF Tommy Espinoza $ 25,000.00

Twenty-five thousand & no/100 DOLLARS

PROTECTED AGAINST FRAUD

MEMO

[redacted] 9965

CREDITED TO ACCOUNT OF
WITHIN NAMED PAYEE
FOR DEPOSIT ONLY
JPMorgan Chase Bank, N.A.

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

September 11, 2015 through October 09, 2015
Account Number: [redacted]675

CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	[redacted]
Deposits and Additions	
Checks Paid	
ATM & Debit Card Withdrawals	
Electronic Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

CHECKS PAID

CHECK NUMBER	DATE PAID	AMOUNT
2800 ^	09/21	[redacted]
Total Checks Paid		

If you see a check description in the Transaction Detail section, it means your check has already been converted for electronic payment. Because of this, we're not able to return the check to you or show you an image on Chase.com.

^ An image of this check may be available for you to view on Chase.com.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		**$5,425.01**
09/14	[redacted]		
09/14			
09/15			
09/16			
09/16			
09/16			
09/17			
09/17			
09/17			
09/17			
09/17			
09/18	Deposit 1445713919	5,000.00	[redacted]
09/18	[redacted]		
09/18			
09/18			
09/21			
09/21			
09/21			
09/22			
09/23			
09/24			
09/24			
09/24			

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 005690404034 Posting date 18-Sep-15 Amount 5000.00

CHASE

DEPOSIT

CHECKING ☒
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date 9/18/15

Customer Name (Please Print) Tommy Espinoza

DEPOSIT

Sign Here (If cash is received from this deposit)

X

N13060-CK (Rev. 07/12) 40495190 12/14

▼ Start your account number here

[redacted]7675

CASH ▶	
CHECK ▶	5000.—
TOTAL FROM OTHER SIDE ▶	
SUBTOTAL ▶	
CASH BACK ▶	
TOTAL $	5000.—

[redacted]0 20

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 005690404035 Posting date 18-Sep-15 Amount 5000.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/92
RENTAL ACCOUNT
[redacted]
SAN MARTIN, CA 95046-1436
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
90-7118/3211

7470

9/18/2015

PAY TO THE ORDER OF Tommy Espinosa $ **5,000.00

Five Thousand and 00/100********** DOLLARS

PROTECTED AGAINST FRAUD

Tommy Espinosa

MEMO

[redacted]

[redacted]

Details on Back

Intuit® CheckLock™ Secure Check

[redacted]

CREDITED TO ACCOUNT
WITHIN NAMED PAYEE
FOR DEPOSIT ONLY
JPMorgan Chase Bank

6308

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

September 11, 2015 through October 09, 2015
Account Number: [redacted]7675

CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	[redacted]
Deposits and Additions	
Checks Paid	
ATM & Debit Card Withdrawals	
Electronic Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

CHECKS PAID

CHECK NUMBER	DATE PAID	AMOUNT
2800 ^	09/21	[redacted]
Total Checks Paid		

If you see a check description in the Transaction Detail section, it means your check has already been converted for electronic payment. Because of this, we're not able to return the check to you or show you an image on Chase.com.

^ An image of this check may be available for you to view on Chase.com.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		**$5,425.01**
09/14	[redacted]		
09/14			
09/15			
09/16			
09/16			
09/16			
09/17			
09/17			
09/17			
09/17			
09/17			
09/18			
09/18			
09/18			
09/21			
09/21			
09/21			
09/22			
09/23			
09/24	Deposit 764094219	12,000.00	12,544.51
09/24	[redacted]		
09/24			

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 004580956654 Posting date 24-Sep-15 Amount 12000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 9/24/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espanosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 50242012 07/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7675

[redacted] 10 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	12,000 00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	12,000 00

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 004580956655 Posting date 24-Sep-15 Amount 12000.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/02
RENTAL ACCOUNT
[redacted]
SAN MARTIN, CA 95046-1436
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
90-7118/3211

7473

9/24/2015

PAY TO THE ORDER OF Tommy Espinosa $ 12,000.00

Twelve thousand + no/100 DOLLARS

PROTECTED AGAINST FRAUD

MEMO

[redacted]

[redacted] 9965

Details on Back

Intuit® CheckLock™ Secure Check

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

[redacted]

Western FEDERAL CREDIT UNION
PO Box 10018
Manhattan Beach, CA 90267
877-254-9328
western.org

Period Ending: 10-31-2015
Member Number: [redacted]17

THOMAS ALTON ESPINOSA
[redacted]
OAKLAND CA 94612

CO-OP ATM
888-748-3266

CO-OP Shared Branch
888-748-3266

See reverse to learn more.

Please read your statement carefully. If you find any discrepancies in your account balances, please report them immediately to:
Western Federal Credit Union
Supervisory Committee
PO Box 3362
El Segundo, CA 90245

SAVINGS ACCOUNT #1

Posting Date	Description			
10/01	[redacted]			
10/01				
10/05				
10/08				
10/08				
10/13				
10/15				
10/19				
10/19				
10/29				
10/29				
10/29				
10/31				
10/31				

YTD Dividend	Total Debits	Total Credits	Ending Balance
6.01	2,984.34	2,400.10	525.28
Overdraft Fees paid	Overdraft Fees paid YTD	Returned NSF Fees	Returned NSF Fees YTD
			60.00

FREE CHECKING ACCOUNT #2

Posting Date	Description	Debit (-)	Credit (+)	Balance
[redacted]				
10/16	Deposit by Check		11,570.00	12,038.60
10/16	[redacted]			
10/16				
10/16				
10/16				
10/16				
10/19				
10/20				
10/21				

- CONTINUED ON PAGE 2 -

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313656047

62-20
311

FC# 00327 FA# 007 $0.00 ONL PIC
042-04 Ck. Ser.# 313656047

DATE 10/16/15

PAY ****ELEVEN THOUSAND FIVE HUNDRED SEVENTY DOLLARS****

$11,570.00

TO THE ORDER OF ****THOMAS ESPINOSA****

NAME OF REMITTER ELIZABETH ANN WILLIAMS

ADDRESS
Citibank, N.A. One Penn's Way
New Castle, DE 19720

Drawer: Citibank, N.A.

BY [redacted]
AUTH

MP

[redacted]

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK, HOLD AT ANGLE TO VERIFY WATERMARK

[redacted]

SIGNATURE
KNOW YOUR ENDORSER
REQUIRE IDENTIFICATION

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

[redacted]9719<
WESTERN FCU
10/16/2015
TELLER 1123 BATCH 60266

This document contains the following security features: A Void Pantograph on the face, Micro-Line Printing on the face, A Blue Ink check face, A Warning band above check on face, and an Artificial Watermark on the back. All must be present for validating this negotiable document.

Electronic Endorsements:
BOFD [redacted] 9719< 10/16/2015 [redacted] 8194

[redacted] 9719< 10/16/2015 [redacted] 7514

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265 - 9754

00001039 DRE 703 142 31515 NNNNNNYNNNN T 1 000000000 27 0000
THOMAS ESPINOSA
[redacted]
OAKLAND CA 94611-4720

October 10, 2015 through November 10, 2015
Account Number: [redacted]7675

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-935-9935
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-877-312-4273
International Calls:	1-713-262-1679

00013901010020000021

CHECKING SUMMARY

Chase Total Checking

Beginning Balance	[redacted]
Deposits and Additions	
ATM & Debit Card Withdrawals	
Electronic Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		$12.43
[redacted]			
11/06	Deposit 1544288052	6,108.00	6,108.73
11/06	[redacted]		
11/09			
11/09			
11/09			
11/09			
11/10			
11/10			

15-Jan-18

12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

November 11, 2015 through December 09, 2015
Account Number: [redacted]675

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-935-9935
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-877-312-4273
International Calls:	1-713-262-1679

00000908 DRE 703 142 34415 NYYNNNYNNNN T 1 000000000 27 0000
THOMAS ESPINOSA
[redacted]
OAKLAND CA 94611-4720

0000908010141200021

CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	[redacted]
Deposits and Additions	
ATM & Debit Card Withdrawals	
Electronic Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		$108.15
11/12	[redacted]		
11/12			
11/12			
11/13	Deposit 763498881	6,000.00	6,008.80
11/16	[redacted]		
11/17			
11/17			
11/19			
11/23			
11/23			
11/25			
11/25			
11/25			
11/25			
11/27			
11/27			
11/30			
11/30			
11/30			
11/30			
12/01			

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 005690678698 Posting date 13-Nov-15 Amount 6000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 11/13/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) T. ESPINOSA

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 60242012 07/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]7675

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	6000 .—
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	6000.—

[redacted]020⑆

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 005690678699 Posting date 13-Nov-15 Amount 6000.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313656095

52-20
311

FC# 00327 FA# 001 $0.00 ONL PIC
030-03 Ck. Ser.# 313656095

DATE 11/13/15

PAY ****SIX THOUSAND DOLLARS****

$6,000.00

TO THE ORDER OF ****THOMAS ESPINOSA****

NAME OF REMITTER ADDRESS ELIZABETH ANN WILLIAMS

Citibank, N.A. One Penn's Way
New Castle, DE 19720

Drawe[redacted]

BY
AUTHO[redacted]

[redacted] 09: [redacted] 24

WARNING -- DO NOT CASH CHECK WITHOUT NOTING WATERMARK
HOLD TO LIGHT TO VIEW WATERMARK.

[redacted]

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT

CONTACT:

June 7, 2021, PEC Meeting Agenda Packet Pg. 164

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

October 31, 2015 through November 30, 2015
Account Number: [redacted]7816

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

00036697 DRE 703 142 33515 NNNNNNNNNNY T 1 000000000 60 0000
ONE DEVELOPMENT AND INVESTMENT CORPORATI
[redacted]
EMERYVILLE CA 94608-1550

0036697015100040021

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		[redacted]
Deposits and Additions	1	
Fees and Other Withdrawals	4	
Ending Balance	5	

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
11/20	Deposit 1544438264	$5,763.00
Total Deposits and Additions		$5,763.00

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
11/23	[redacted]	[redacted]
11/23		
11/25		
11/30		
Total Fees & Other Withdrawals		

DAILY ENDING BALANCE

DATE	AMOUNT
11/20	$5,770.71
11/23	370.71
11/25	70.71
11/30	0.00

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 002790090925 Posting date 20-Nov-15 Amount 5763.00

CHASE **DEPOSIT**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date 11/20/15

Customer Name (Please Print) Thomas Espinosa

DEPOSIT

CASH ▶	
CHECK ▶	5763.00
TOTAL FROM OTHER SIDE ▶	
SUBTOTAL ▶	
CASH BACK ▶	
TOTAL $	5763.00

Sign Here (If cash is received from this deposit)
X

N13060-CH (Rev. 07/12) 50359383 10/15

▼ Start your account number here

[redacted]78116

[redacted]10201

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 002790090926 Posting date 20-Nov-15 Amount 5763.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313486488

FC# 00366 FA# 030 $0.00 ONL PIC DATE 11/20/15
043-04 Ck. Ser.# 313486488

PAY ****FIVE THOUSAND SEVEN HUNDRED SIXTY-THREE DOLLARS****

$5,763.00

TO THE ORDER OF ****THOMAS ESPINOSA****

NAME OF REMITTER ADDRESS ELIZABETH ANN WILLIAMS

Citibank, N.A. One Penn's Way
New Castle, DE 19720

Drawer: Citi[redacted]

BY
AUTHORIZED SIGNATURE

[redacted]00209 [redacted]9 24

WARNING — DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK.

X CREDITED TO ACCOUNT WITHIN NAMED PAYEE FOR DEPOSIT ONLY

DO NOT WRITE, STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT

CONTACT:

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15-Jan-18

12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

November 11, 2015 through December 09, 2015
Account Number: [redacted]7675

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-935-9935
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-877-312-4273
International Calls:	1-713-262-1679

00000908 DRE 703 142 34415 NYYNNNYNNNN T 1 000000000 27 0000
THOMAS ESPINOSA
[redacted]
OAKLAND CA 94611-4720

0000908010141200021

CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	[redacted]
Deposits and Additions	
ATM & Debit Card Withdrawals	
Electronic Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		[redacted]
11/12	[redacted]		
11/12			
11/12			
11/13			
11/16			
11/17			
11/17			
11/19			
11/23			
11/23			
11/25			
11/25			
11/25			
11/25			
11/27	Deposit 1544738259	7,840.00	[redacted]
11/27	[redacted]		
11/30			
11/30			
11/30			
11/30			
12/01			

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 002290641601 Posting date 27-Nov-15 Amount 7840.00

CHASE

DEPOSIT

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date 11/27/15

Customer Name (Please Print) Thomas Espinosa

CASH ▶ 7840.

CHECK ▶

TOTAL FROM OTHER SIDE ▶

SUBTOTAL ▶

CASH BACK ▶

TOTAL $ 7840.

Sign Here (If cash is received from this deposit)
X

N13660-CH (Rev. 07/12) 50359383 10/15

DEPOSIT

▼ Start your account number here

[redacted]7675

[redacted]1020⑈

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 002290641602 Posting date 27-Nov-15 Amount 7840.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313651040

62-20
311

FC# 00366 FA# 014 $0.00 ONL PIC
022-03 Ck. Ser.# 313651040

DATE 11/27/15

PAY ****SEVEN THOUSAND EIGHT HUNDRED FORTY DOLLARS****

$7,840.00

TO THE ORDER OF ****THOMAS ESPINOSA****

NAME OF REMITTER ADDRESS ELIZABETH ANN WILLIAMS

Citibank, N.A. One Penns Way
New Castle, DE 19720

Drawer: Citibank, N.A.

BY [redacted] MP
AUTHORIZED SIGNATURE

[redacted] 0209⑆ 38762924⑈

WARNING – DO NOT [illegible] CHECK
WITHOUT NOTING WATERMARK
HOLD TO LIGHT TO VERIFY WATERMARK

CREDITED TO ACCOUNT OF
WITHIN NAMED PAYEE
FOR DEPOSIT ONLY
Mona Chase Bank, N.A.

DO NOT WRITE / STAMP BELOW THIS LINE

FOR INFORMATION CONCERNING THIS INSTRUMENT
CONTACT:

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

November 11, 2015 through December 09, 2015
Account Number: [redacted]7675

TRANSACTION DETAIL *(continued)*

DATE	DESCRIPTION	AMOUNT	BALANCE
12/03	12/03 Withdrawal	-200.00	1,117.44
12/04	Deposit 782641282	6,365.00	7,482.44

[redacted]

A monthly Service Fee was not charged to your Chase Total Checking account. Here are the three ways you can avoid this fee during any statement period.

- **Have direct deposits totaling $500.00 or more.**
  (Your total direct deposits this period were $2,961.29. Note: some deposits may be listed on your previous statement)
- **OR, keep a minimum daily balance in this checking account of $1,500.00 or more**
  (Your minimum daily balance was $8.80)
- **OR, keep an average daily balance of qualifying linked deposits and investments of $5,000.00 or more**
  (Your average daily balance of qualifying linked deposits and investments was $2,516.54)

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.

EQUAL HOUSING LENDER **JPMorgan Chase Bank, N.A. Member FDIC**

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 004580250331 Posting date 04-Dec-15 Amount 6365.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 12/4/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13052-CH (Rev 07/12) 50359112 10/15

Start your account number here/
▼ Empiece su número de cuenta aquí
[redacted]7675

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	6365.00

[redacted]10 20

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 004580250332 Posting date 04-Dec-15 Amount 6365.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313623543

62-20
311

FC# 00951 FA# 013 $0.00 ONL PIC
051-04 Ck. Ser.# 313623543

DATE 12/04/15

PAY ****SIX THOUSAND THREE HUNDRED SIXTY-FIVE DOLLARS****

$6,365.00

TO THE ORDER OF ****THOMAS ESPINOSA****

NAME OF REMITTER ADDRESS ELIZABETH A WILLIAMS

Citibank, N.A. One Penn's Way
New Castle, DE 19720

[redacted]

[redacted] 0 2091: [redacted] 29 24 11

WARNING — DO NOT CASH CHECK
WITHOUT NOTING WATERMARK.
HOLD TO LIGHT TO VERIFY WATERMARK.

CREDITED TO ACCOUNT OF
WITHIN NAMED PAYEE
[redacted] ONLY
Citibank, N.A.

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DEPOSIT OF CITIBANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT
CONTACT:
866-678-0888

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Western FEDERAL CREDIT UNION
PO Box 10018
Manhattan Beach, CA 90267
877-254-9328
western.org

Period Ending: 12-31-2015
Member Number: [redacted]117

THOMAS ALTON ESPINOSA
[redacted]
OAKLAND CA 94612

CO-OP ATM
888-748-3266

CO-OP Shared Branch
888-748-3266

See reverse to learn more.

Please read your statement carefully. If you find any discrepancies in your account balances, please report them immediately to:
Western Federal Credit Union
Supervisory Committee
PO Box 3362
El Segundo, CA 90245

SAVINGS ACCOUNT #1

Posting Date	Description	Debit (-)	Credit (+)	Balance
12/01	[redacted]			
12/02				
12/03				
12/03				
12/09				
12/09				
12/10				
12/11	Deposit by Check		6,264.00	7,158.20
12/13	[redacted]			
12/14				
12/14				
12/15				
12/15				
12/21				
12/22				
12/22				
12/22				
12/23				
12/24				
12/28				
12/31				
12/31				
12/31				

YTD Dividend	Total Debits	Total Credits	Ending Balance
6.26	8,382.84	8,164.19	105.55
Overdraft Fees paid	Overdraft Fees paid YTD	Returned NSF Fees	Returned NSF Fees YTD
			60.00

- CONTINUED ON PAGE 2 -

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/92
RENTAL ACCOUNT
[redacted]
SAN MARTIN, CA 95046-1436
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
90-7118/3211

7504

12/10/2015

PAY TO THE ORDER OF Thomas Espinoza $ 6,264.00

Six thousand two hundred sixty-four & no/100 DOLLARS

PROTECTED AGAINST FRAUD

MEMO

[redacted]

[redacted] 9965

Details on Back

Intuit® CheckLock™ Secure Check

ENDORSE HERE

X

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[redacted] 9719<
WESTERN FCU
12/11/2015
TELLER 680 BATCH 60105

Electronic Endorsements:
BOFD [redacted] 9719< 12/11/2015 [redacted] 1632

[redacted] 9719< 12/11/2015 [redacted] 7707

15-Jan-18

12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

December 10, 2015 through January 12, 2016
Account Number: [redacted]7675

The fee for outgoing wires made via Chase Online(SM) and Chase Mobile(R) (only available for domestic wires) remains the same. Transfer limits apply. Savings accounts cannot be used to fund wire transfers initiated on Chase Online(SM) and Chase Mobile(R). Incoming wire transfer fees remain the same.

These fees are waived for the following products:
- Chase Private Client Checking(SM) and Chase Private Client Savings(SM)
- Chase Plus Checking(SM) with Chase Military Banking benefits for active duty, reserve or National Guard servicemembers with direct deposit of military base pay

All other terms and conditions of your Deposit Account Agreement still apply. If you have any questions, please call the number listed at the top of this statement.

CHECKING SUMMARY

Chase Total Checking

Beginning Balance	[redacted]
Deposits and Additions	
ATM & Debit Card Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		[redacted]
12/10	[redacted]		
12/10			
12/11			
12/14			
12/14			
12/16			
12/16			
12/18	Deposit 777393089	6,404.00	6,439.80
12/21	[redacted]		
12/21			
12/21			
12/24			
12/24			
12/28			
12/28			
12/29			
12/29			
12/30			
12/31			
12/31			
12/31			
01/04			
01/04			
01/06			
01/07			
01/07			
01/07			

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 008270216162 Posting date 18-Dec-15 Amount 6404.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 12/18/15

Customer Name (Please Print)/Nombre [redacted]

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)

X

N13062-CH (Rev. 07/12) 50924596 09/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 1675

CHECK/CHEQUE ▶ 6404.—

TOTAL FROM OTHER SIDE/TOTAL DEL REVERSO ▶

SUBTOTAL ▶

LESS CASH/MENOS EFECTIVO RECIBIDO ▶

TOTAL $ 6404.—

[redacted] 0 20⑆

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 008270216163 Posting date 18-Dec-15 Amount 6404.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313707401

62-20
311

FC# 00185 FA# 009 $0.00 ONL PIC DATE 12/18/15
035-06 Ck. Ser.# 313707401

PAY ****SIX THOUSAND FOUR HUNDRED FOUR DOLLARS****

$6,404.00

TO THE ORDER OF ****THOMAS ESPINOSA ****

NAME OF REMITTER ADDRESS ELIZABETH ANN WILLIAMS

Citibank, N.A. One Penn's Way
New Castle, DE 19720

Drawer: Citiba[redacted]

BY
AUTHORIZED SIGNATURE

[redacted] 0 20 9 [redacted] 9 24

[redacted]

WARNING — DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT

CONTACT:

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15-Jan-18

12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

December 10, 2015 through January 12, 2016
Account Number: [redacted]7675

The fee for outgoing wires made via Chase Online(SM) and Chase Mobile(R) (only available for domestic wires) remains the same. Transfer limits apply. Savings accounts cannot be used to fund wire transfers initiated on Chase Online(SM) and Chase Mobile(R). Incoming wire transfer fees remain the same.

These fees are waived for the following products:
- Chase Private Client Checking(SM) and Chase Private Client Savings(SM)
- Chase Plus Checking(SM) with Chase Military Banking benefits for active duty, reserve or National Guard servicemembers with direct deposit of military base pay

All other terms and conditions of your Deposit Account Agreement still apply. If you have any questions, please call the number listed at the top of this statement.

CHECKING SUMMARY

Chase Total Checking

Beginning Balance	[redacted]
Deposits and Additions	
ATM & Debit Card Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		$282.44
[redacted]			
12/28	Deposit 777393106	7,865.00	8,045.45
[redacted]			

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 003590920134 Posting date 28-Dec-15 Amount 7865.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 12/28/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13682-Ch (Rev. 07/12) 50024695 09/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]7675

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	7865.-
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	7865.-

[redacted]0 20

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 003590920135 Posting date 28-Dec-15 Amount 7865.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313707424

52-20
311

FC# 00185 FA# 009 $0.00 ONL PIC DATE 12/28/15
031-03 Ck. Ser.# 313707424

PAY ****SEVEN THOUSAND EIGHT HUNDRED SIXTY-FIVE DOLLARS****

$7,865.00

TO THE ORDER OF ****THOMAS ESPINOZA ****

NAME OF REMITTER ADDRESS ELIZABETH ANN WILLIAMS

Drawer: Citibank [redacted]

Citibank, N.A. One Penn's Way
New Castle, DE 19720

BY
AUTHORIZED SIGN[redacted]

[redacted] 0 209 [redacted] 9 24

WARNING — DO NOT CA[redacted]H CHECK
WITHOUT NOTING WATE[redacted]MARK
HOLD TO LIGHT [redacted]
CREDIT TO THE ACCOUNT OF
WITH[redacted] NAMED PAYEE
FO[redacted] DEPOSIT ONLY
X [redacted] IPMorga[redacted] Chase Bank N.A.

DO NOT WRITE, SIGN [redacted] STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

FOR INFORMATION CO[redacted]ERNING THIS INSTRUMENT
C[redacted]TACT:
[redacted]

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15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

February 10, 2016 through March 09, 2016
Account Number: [redacted]7675

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-935-9935
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-877-312-4273
International Calls:	1-713-262-1679

00000884 DRE 703 142 07016 NNNNNYNNYNN T 1 000000000 27 0000
THOMAS ESPINOSA
[redacted]
OAKLAND CA 94611-4720

CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	**$15.85**
Deposits and Additions	2,747.07
ATM & Debit Card Withdrawals	- 1,881.25
Electronic Withdrawals	- 600.00
Fees and Other Withdrawals	- 287.00
Ending Balance	**-$5.33**

TRANSACTION DETAIL

DATE	DESCRIPTION		AMOUNT	BALANCE
	Beginning Balance			$15.85
02/10	[redacted]			
02/11				
02/11				
02/11				
02/11				
02/11				
02/11				
02/12				
02/12				
02/16				
02/16				
02/19				
02/19				
02/19				
02/19				
02/26				
02/26				
03/03	Deposit	762598710	1,050.00	1,052.42

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 005380316123 Posting date 03-Mar-16 Amount 1050.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 3-3-16

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 50242912 07/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]7675

CASH/ EFECTIVO ▶	200.00
CHECK/ CHEQUE ▶	850.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	1050.00

[redacted]020⑆

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 005380316124 Posting date 03-Mar-16 Amount 850.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ELIZABETH ANN WILLIAMS 02/92
RENTAL ACCOUNT
[redacted]
SAN MARTIN, CA 95046-1436
[redacted]

CITIBANK (WEST), F.S.B.
SAN JOSE, CA 95122
90-7118/3211

7542

3/3/2016

PAY TO THE ORDER OF Tommy Espinosa $ 850.00

Eight hundred fifty + no/100 DOLLARS

PROTECTED AGAINST FRAUD

[redacted]

MEMO

[redacted]

[redacted]

Verizon 11:52 AM 60%

[redacted]2780

Texts To Tommy

	F	S	S	M	T	W	T	
Noe	10	12	12	10	10	10	10	1850.00
Tomas	8	8	5	6	5	8	8	940.00
Christen	10	10	0	10	10	10	10	1750.00
Nose	10	0	0	10	8	10	10	1050.00
Arnold	0	8	7	6	10	0	10	1,020.00
Lalo	10	7½	0	10	10	10	10	1140.00
Jacto	8	7½	0	0	0	4½	0	315.00
Christenta	8	7½	0	0	0	0	8	352.50
Mea						4		80.00
								8,151.00

Materials 673.88

Total 8,824.88

Text Message

●●●●● Verizon 11:51 AM

[redacted]2780

Nov 5, 2015, 8:26 PM

NOC 7 Day 10 hr Days 1750
Christian 5 Day 10 hr Days 1250
Labor 6 Day 10 hr Days 1100
Sactio 3 Day total 18 hr 288
distance 3 Day total 9 hr 90
Trans Experience 7 Days = 43 hrs 860

5338
maternal 470
inspection Rough 2735 300
market 6108.00

Total 6108.00

Nov 6, 2015, 1:03 PM

Hi I am on my way to Chase please give me your checking account number for this deposit

Social Security # will work. I am with the Tellee

Text Message

Verizon 11:51 AM 61%

[redacted]2780

Text Message
Nov 4, 2015, 12:01 PM

My number is [redacted]2780 area code 510 this is me Elizabeth this is my new phone number call me when you get a minute bye

Who is this?

But Tommy this is my new number your boy the inspector

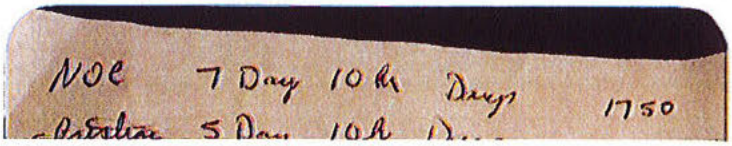
I'm going to Mr. feelings office so I'll call you in a minute

I'm done she can call me anytime

Nov 5, 2015, 11:31 AM

I need the color to paint the stairs coming up in the upstairs room 2027 35 so we need to paint the stairs so we need to know the color you want to paint it thanks

Nov 5, 2015, 8:26 PM



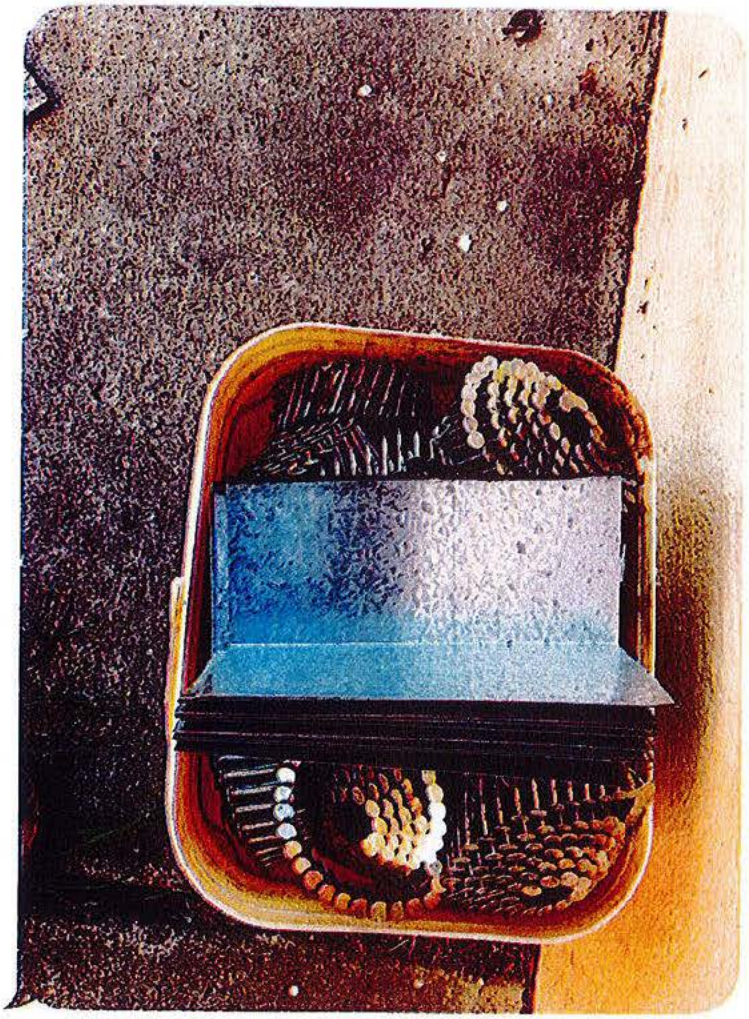
Text Message

Verizon 11:51 AM 61%

[redacted]780

Now

Nov 6, 2015, 2:37 PM



Nov 7, 2015, 7:55 AM

Good morning bi will be in this morning. I received a text from the resident at [redacted] He hasn't had water since yesterday

Text Message

XFINITY Connect

+ Font Size -

Fwd:

From : Colin Cooper [redacted]
Subject : Fwd:
To : Candy Permillion [redacted]

Mon, May 08, 2017 01:09 PM
1 attachment

Please print
---------- Forwarded message ---------
From: Elizabeth Ann Williams Rentals [redacted]
Date: Mon, May 8, 2017 at 12:49 PM
Subject:
To: [redacted]

Verizon 11:51 AM 61%

[redacted]2780

Text Message
Nov 4, 2015, 12:01 PM

My number is [redacted]2780 area code 510 this is me Elizabeth this is my new phone number call me when you get a minute bye

Who is this?

But Tommy this is my new number your boy the inspector

I'm going to Mr. feelings office so I'll call you in a minute

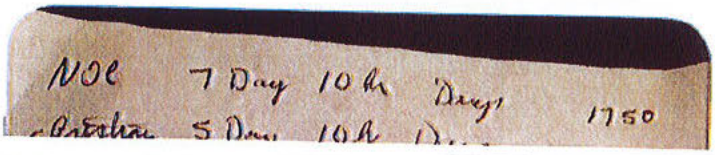
I'm done she can call me anytime

Nov 5, 2015, 11:31 AM

I need the color to paint the stairs coming up in the upstairs room

coming up in the upstairs room 2027 35 so we need to paint the stairs so we need to know the color you want to paint it thanks

Nov 5, 2015, 8:26 PM



Text Message

Colin Cooper
Cooper Law Offices
[redacted]

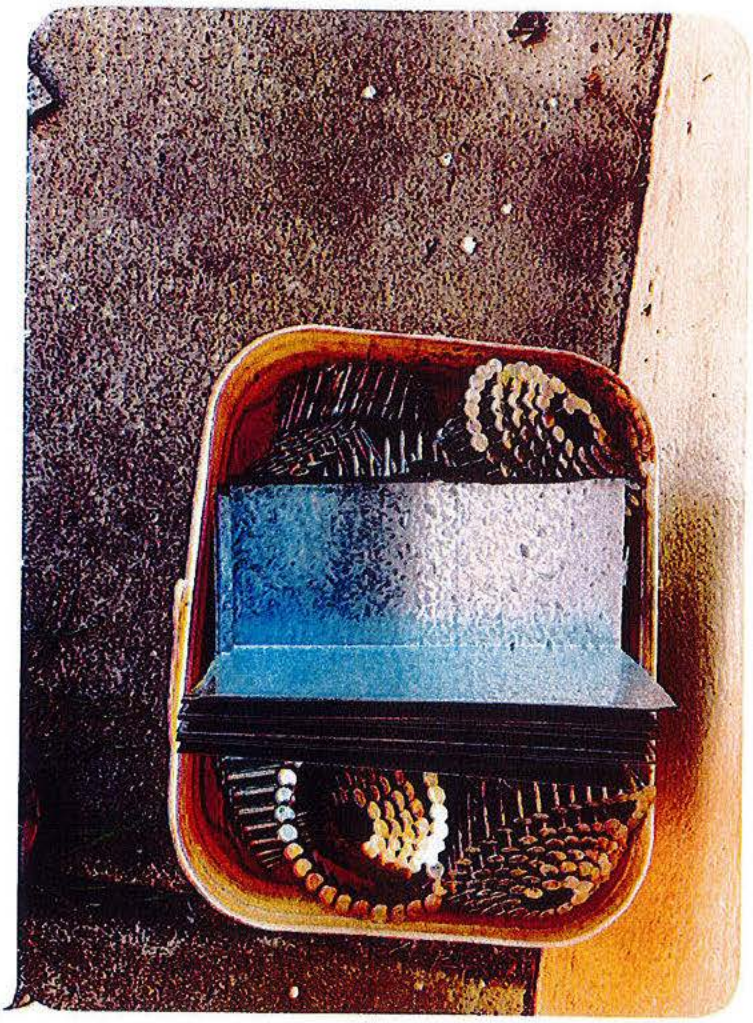
B9657386-B45C-45B3-BDA5-5545FFF81038.PNG
1 MB

Verizon 11:51 AM 61%

[redacted]2780

Now

Nov 6, 2015, 2:37 PM



Nov 7, 2015, 7:55 AM

Good morning bi will be in this morning. I received a text from the resident at [redacted] He hasn't had water since yesterday

Text Message

Verizon 11:51 AM 61%

[redacted]2780

Good morning bi will be in this morning. I received a text from the resident at [redacted]. He hasn't had water since yesterday. Maybe we cut his line by accident?

Nov 8, 2015, 12:03 PM

Are you available? I have a 12:30 showing at [redacted] and I can't reach Derrick. Can you handle it?

You will be meeting Jessica. It is $3150 per month. Have her call me at [redacted]4477 or you can call me on this phone. Central heating, jacuzzi tub in one bathroom, all systems updated.

I definitely need the color for the stairs by no later than tomorrow morning and 2735 please to paint them thanks and the tile by three boxes thanks

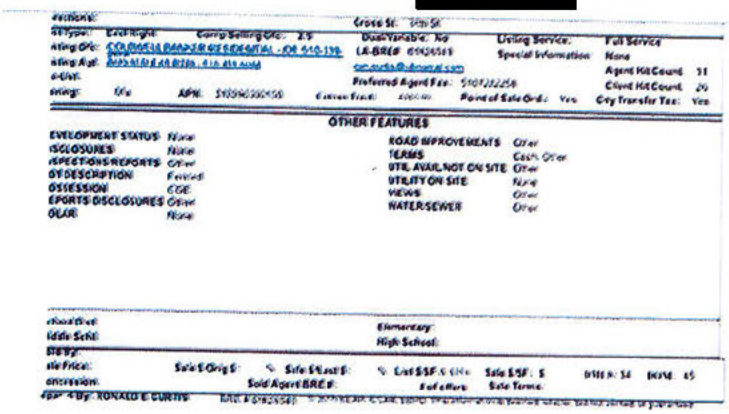
Are we talking about the exterior stairs or interior?

Interior thanks

Text Message

Verizon 11:52 AM 60%

[redacted]-2780



That is outrageous!

I am so impressed with these floors over here is just a redo your gorgeous

2121 go raiders

Tiffany really nice people young Asian couple of nice cars good manners well-dressed seem very interested so anything else you let me know but I'm going back to work

Thank you!!!

Nov 9, 2015, 8:20 AM

Good morning. Please let me know when Ivonne will be pulling permits so I can get info to you. Or call me and we can complete docs

Text Message

●●●●● Verizon 11:52 AM 60%

[redacted]2780

Nov 9, 2015, 8:20 AM

Good morning. Please let me know when Ivonne will be pulling permits so I can get info to you. Or call me and we can complete docs

Nov 9, 2015, 9:33 AM

Good morning princess call me as soon as you get a free moment so I can get that information thank you

Nov 10, 2015, 11:31 AM

Good morning Elizabeth OK this is the measurements for the floor tile and hardy backer

Kitchen and pantry 114 ft.^{2}
bathroom 60 ft.^{2} hallway 30 ft.^{2}
back bedroom and closet 192 ft.^{2}
front living room 170 ft.^{2}

Will need by Thursday thank you

Will do

Nov 12, 2015, 9:07 AM

As you can see I got my phone back call me please

Text Message

Verizon 11:52 AM 60%

[redacted]-2780

Nov 12, 2015, 9:07 AM

As you can see I got my phone back call me please

Nov 12, 2015, 12:45 PM

[redacted] Way

Tenant: Malakia Allen

Nov 12, 2015, 3:13 PM

Text Message

Verizon 11:52 AM 61%

[redacted]-2780

Interior thanks

I was always thinking you wanted the exterior. How stupid of me!

On the contrary my dear how beautiful love you

Here's the information on that lot princess one with the for sale sign on it on MLK

Text Message

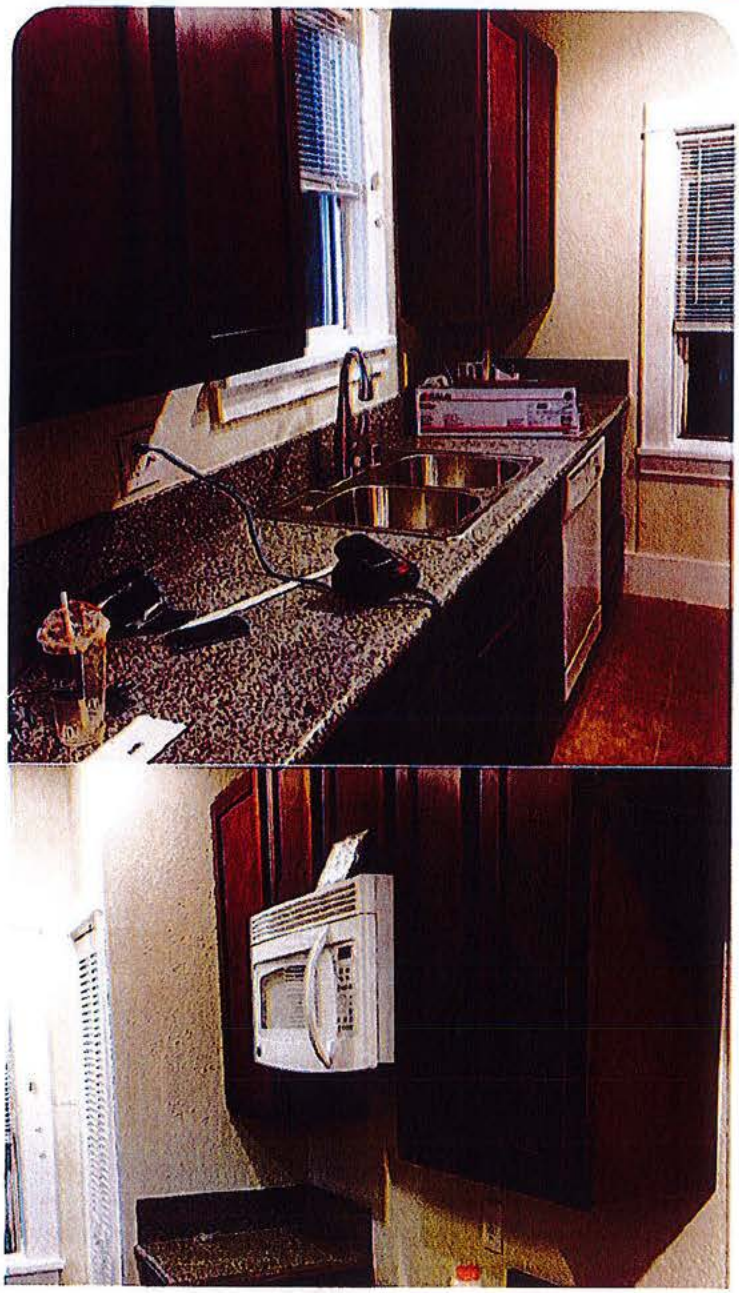
Verizon 11:52 AM 60%

[redacted]-2780

Nov 12, 2015, 4:40 PM

Can you please send me pictures of 2735?

Please call me



Text Message

Verizon 11:52 AM 60%

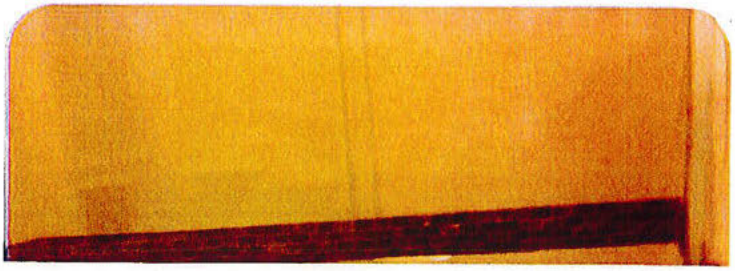
[redacted]2780

What is left to do?

Just a few screens

And removing all their tools

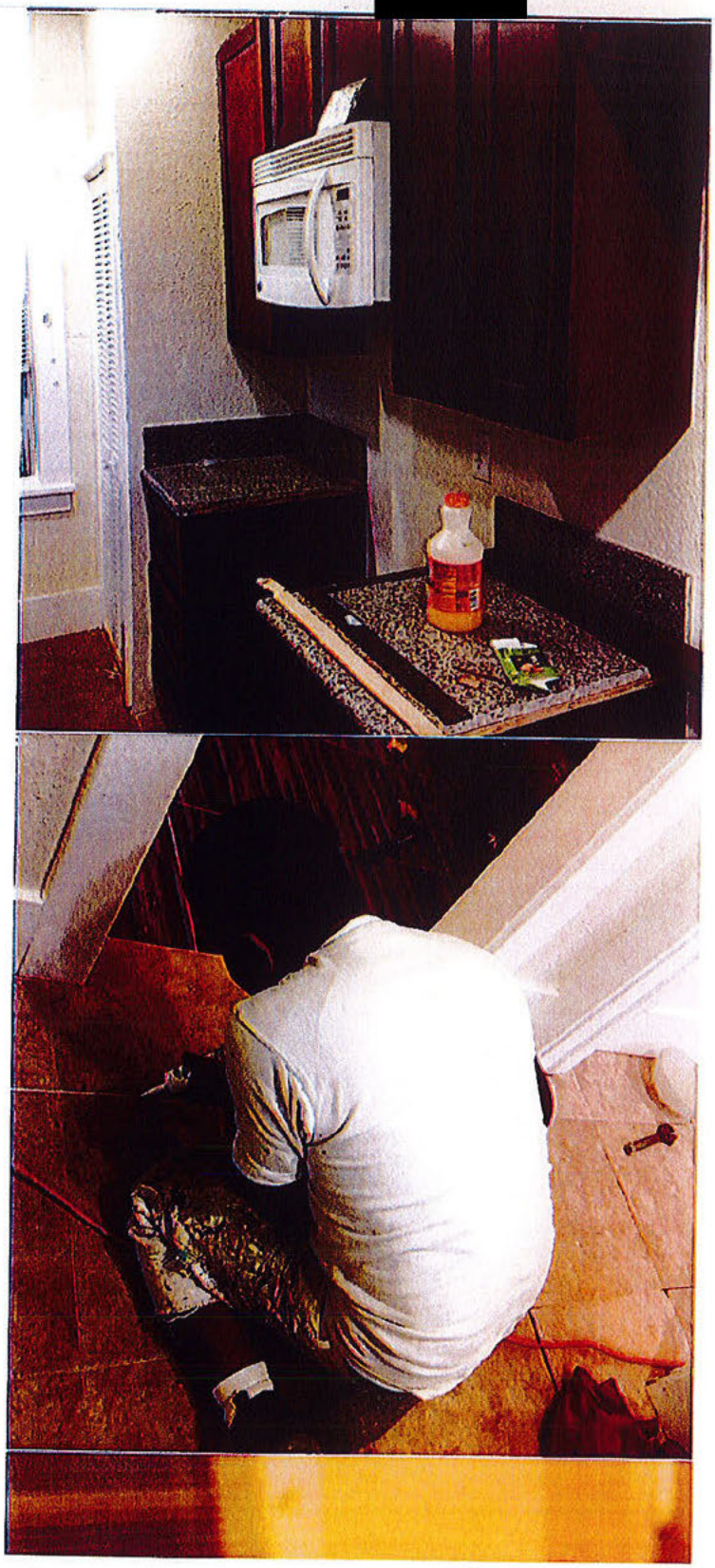
And always running he ate a cleanout on the mainline so it's all clear it all runs fast and clear that's it love you



Text Message

Verizon 11:52 AM 60%

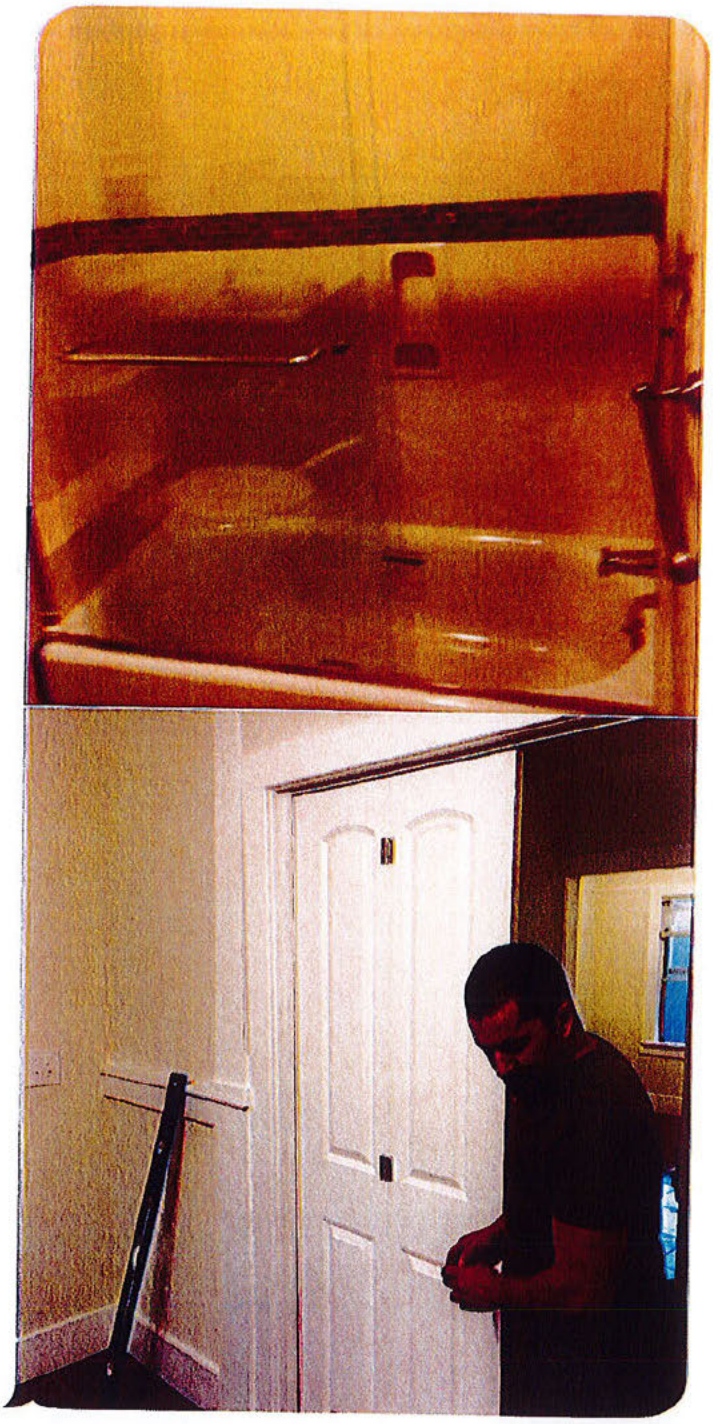
[redacted]2780



Text Message

Verizon 11:52 AM 60%

[redacted]2780



You too! Thanks

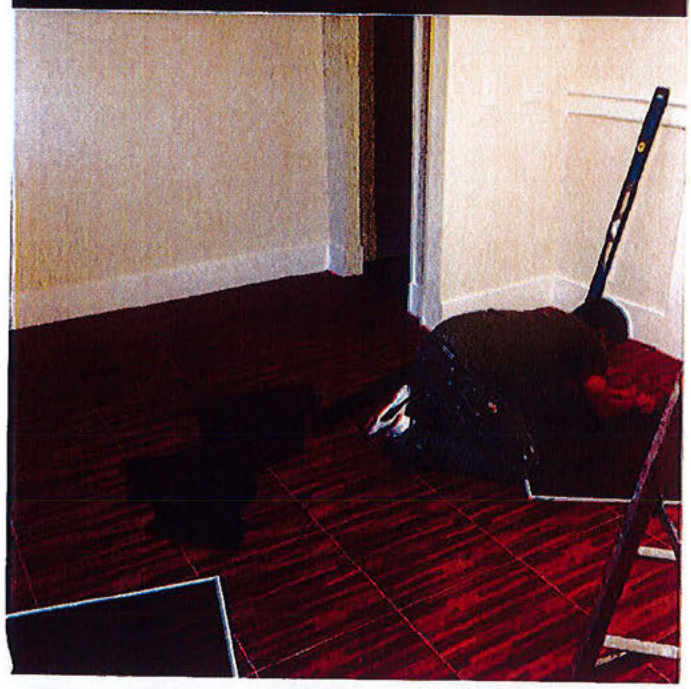
Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrcTk2bmJfQWVoTG8/view

Verizon 11:53 AM 60%

[redacted]2780

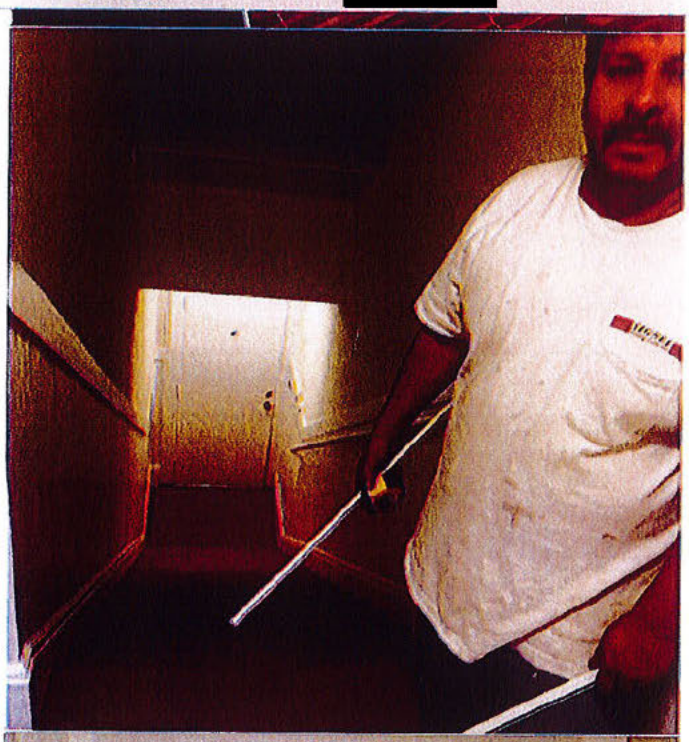
You too! Thanks.

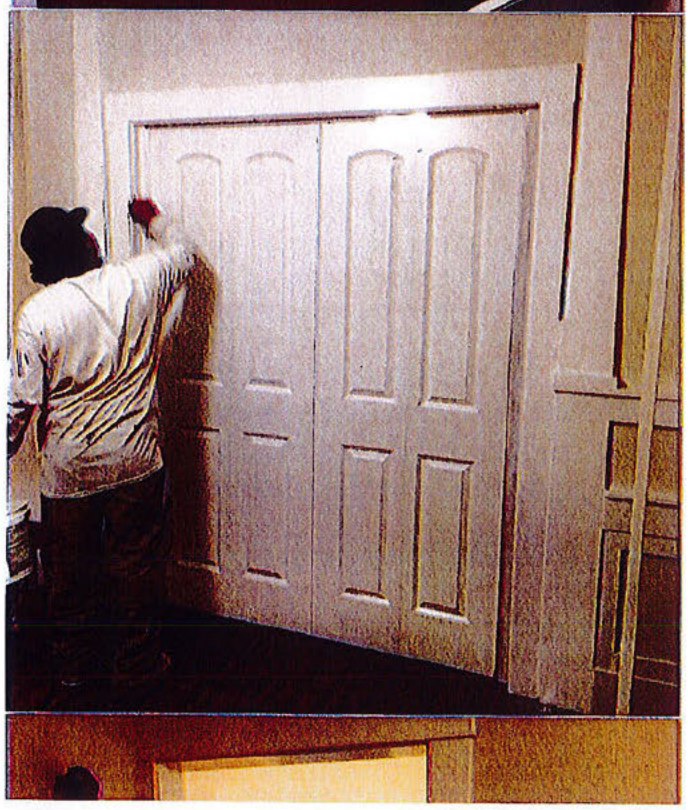


Text Message

Verizon 11:53 AM 60%

[redacted]-2780



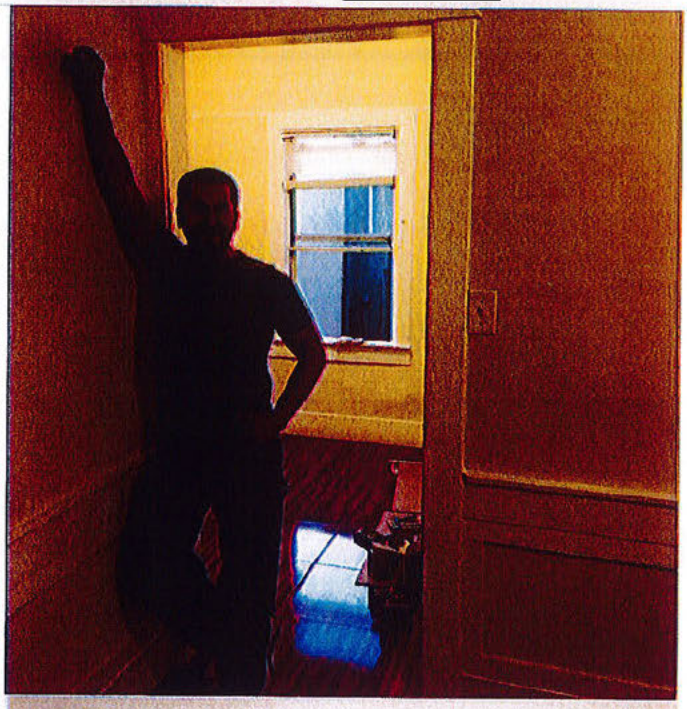


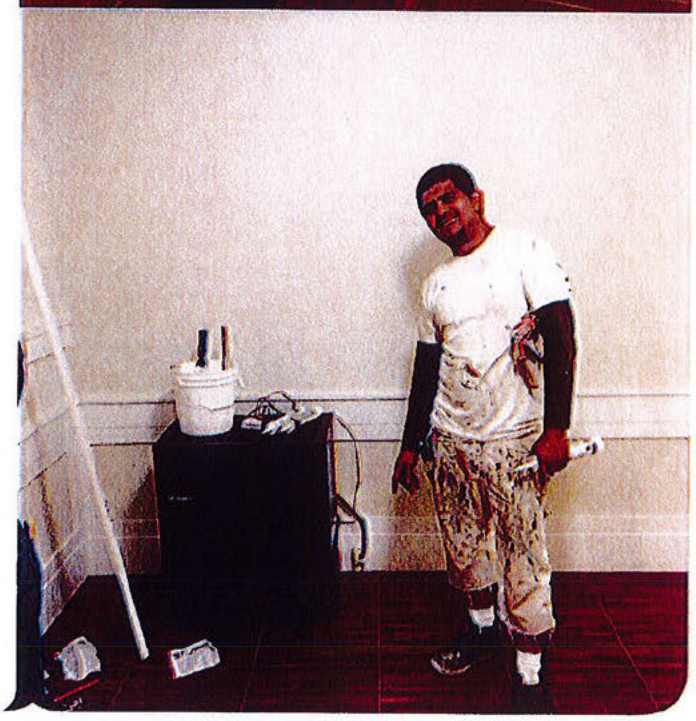
Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSraFB2MFh0bE1Jb1E/view

Verizon 11:53 AM 60%

[redacted]2780





I'm over here to the one we have a completely emptied and everything

Text Message

●●●●● Verizon 11:53 AM 60%

[redacted]-2780

I'm over here to the one we have a completely emptied and everything is going good and you're about ready to start doing floors bye

Nov 14, 2015, 11:12 AM

Please do not lock up [redacted] I will be showing it today so I want to leave it unlocked I'll be there soon honey thanks

Nov 14, 2015, 12:25 PM

Yes ma'am🏈

https://drive.google.com/file/d/0ByEGu4yj-gSrREZaaFZjWHNGNE0/view

Verizon 11:53 AM 60%

[redacted]2780

Nov 18, 2015, 4:57 AM

What W

What lighter

Nov 18, 2015, 10:31 AM

Hi Elizabeth this is Tom I'm calling you for him to get to diagram as soon as possible do you want me to take this him over to the place where they make the furniture the cabinets I mean are you going to send me the design send me a text or an email soon as possible thank you

Nov 18, 2015, 12:14 PM

Hi Elizabeth Moes number is [redacted]0051 so call him today if you get a chance call and that's just a personal cell so you can understand the offer though that he says that we should make all right thank you so much on and let me know what turns out OK bye

Nov 19, 2015, 11:02 AM

Text Message

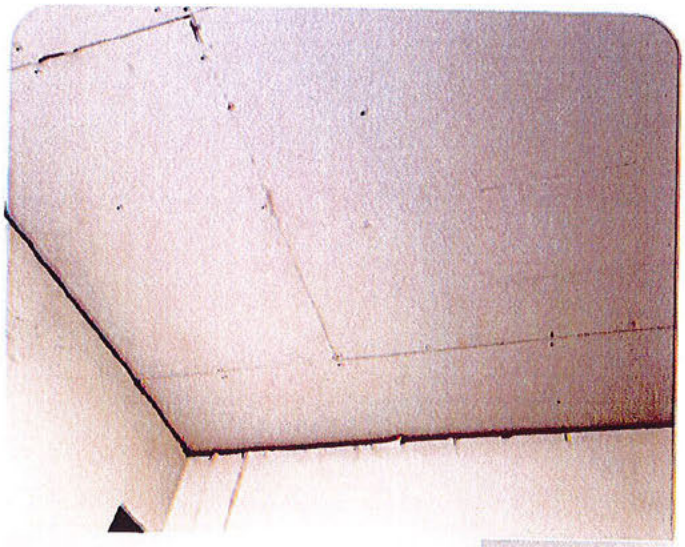
Verizon 11:53 AM 5%

[redacted]-2780

Nov 19, 2015, 11:02 AM

I need you to call me Elizabeth can I really want to know if we're going to put a Lazy Susan in the corner OK if we're gonna put a Lazy Susan in the corner and have to move it over a few inches in the sink won't be Center exactly centered on the window it'll be a little off center call me thank you or text me

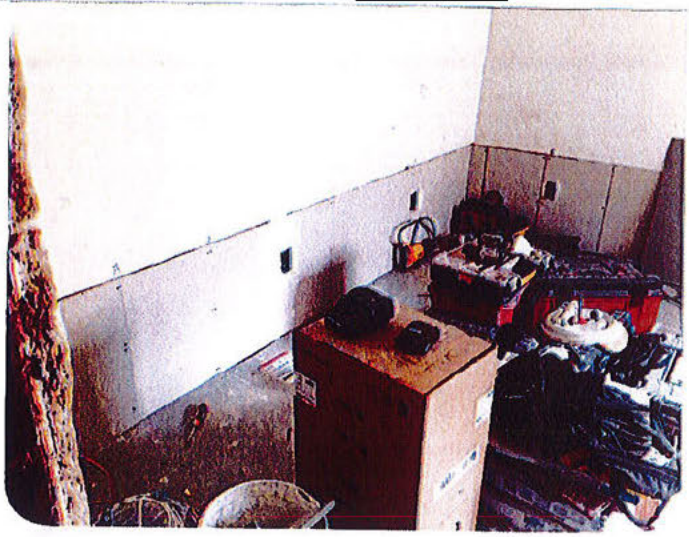
Nov 20, 2015, 12:00 PM



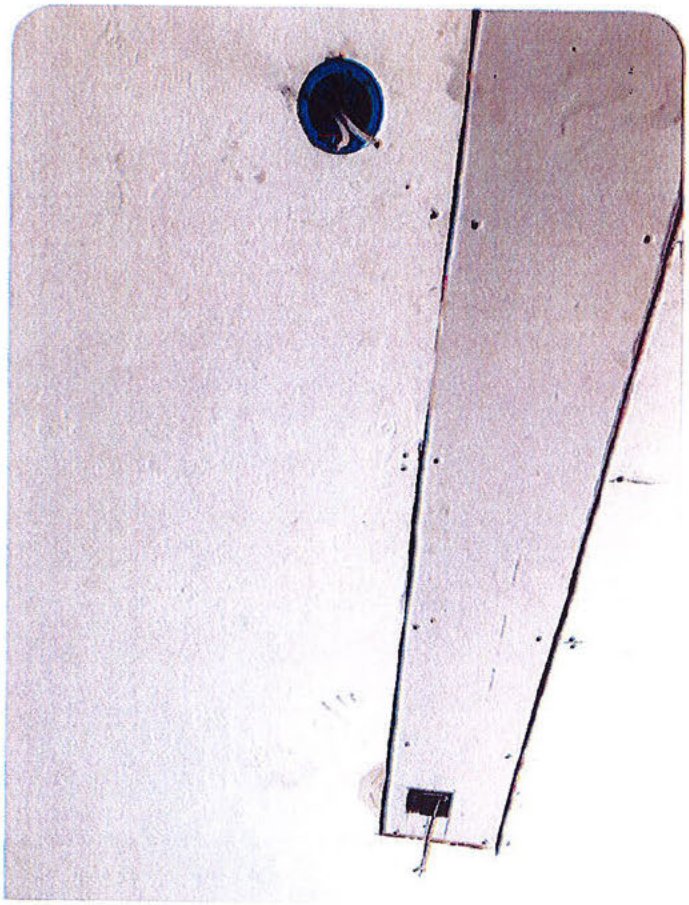
Text Message

Verizon 11:53 AM 55%

[redacted]2780



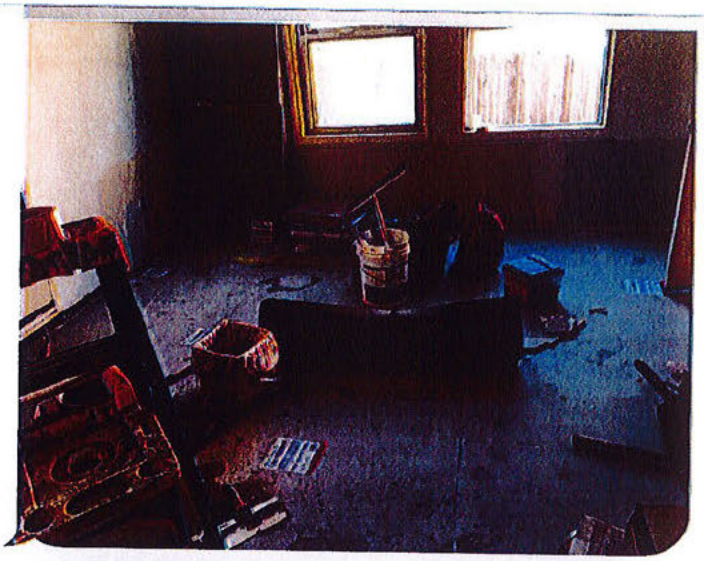
L

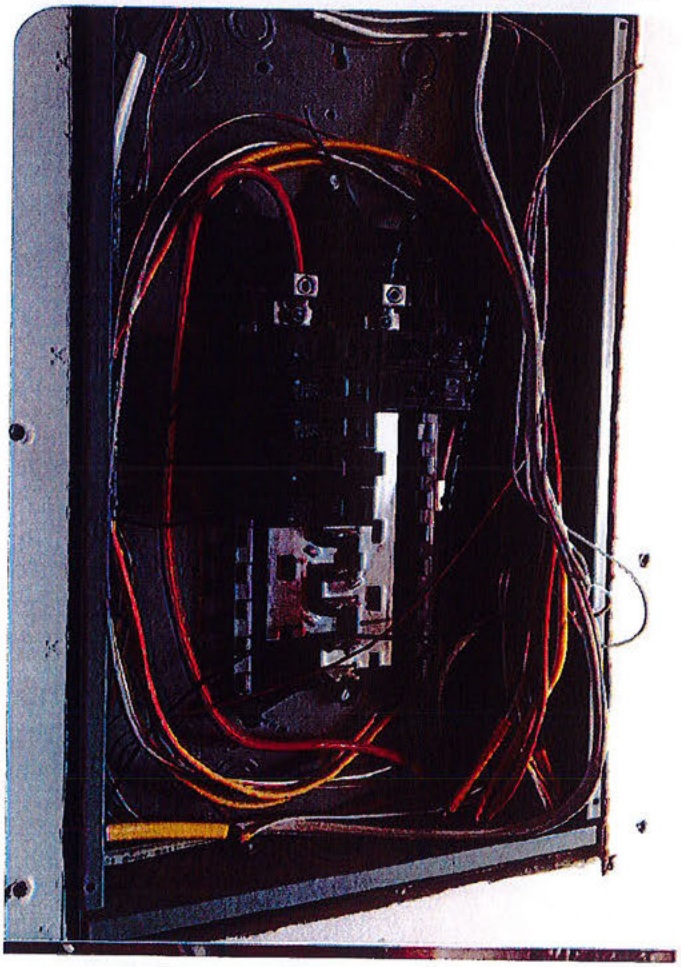


https://drive.google.com/file/d/0ByEGu4yj-gSrZGh8LWIRczNGZGM/view

Verizon 11:54 AM 59%

[redacted]2780





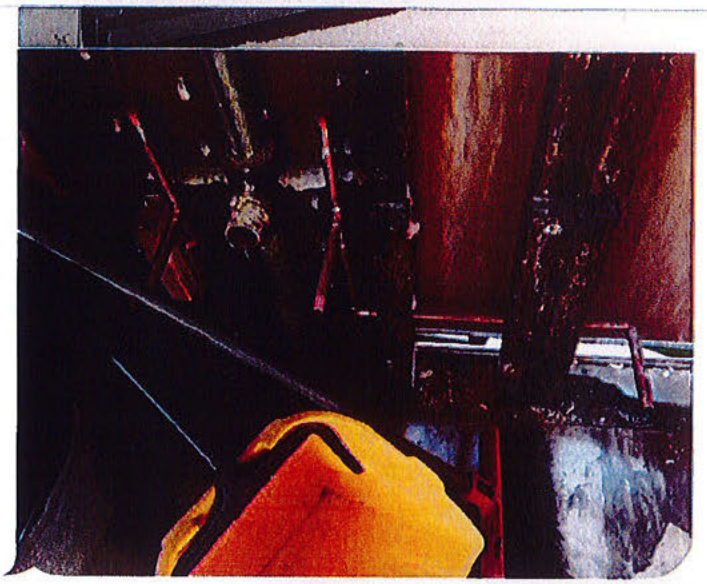
Text Message

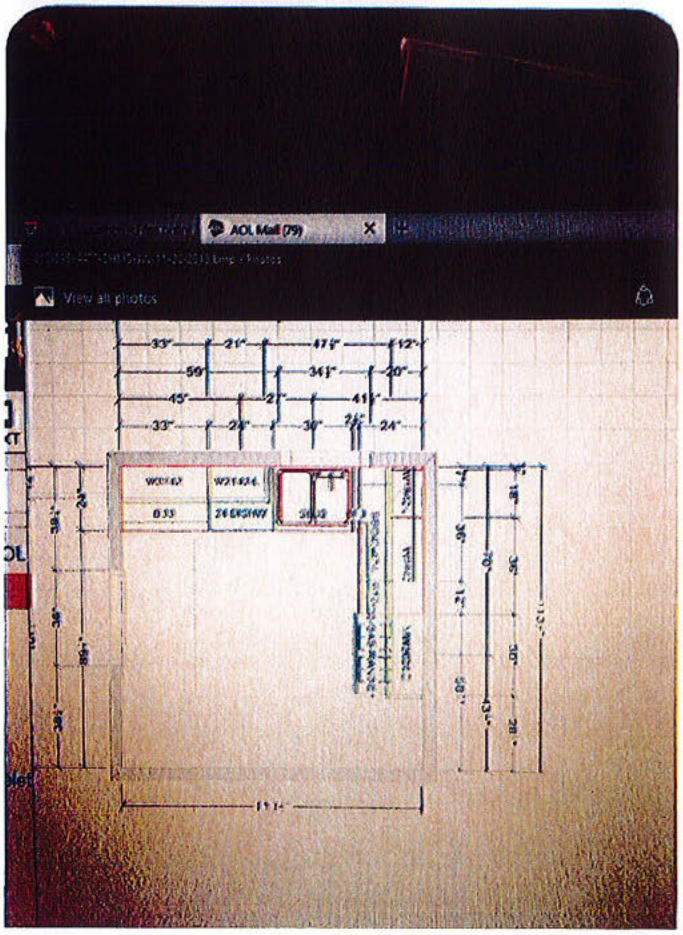
https://drive.google.com/file/d/0ByEGu4yj-gSrbHBRWTZYSUs1c3c/view

1/1

Verizon 11:54 AM 59

[redacted]2780

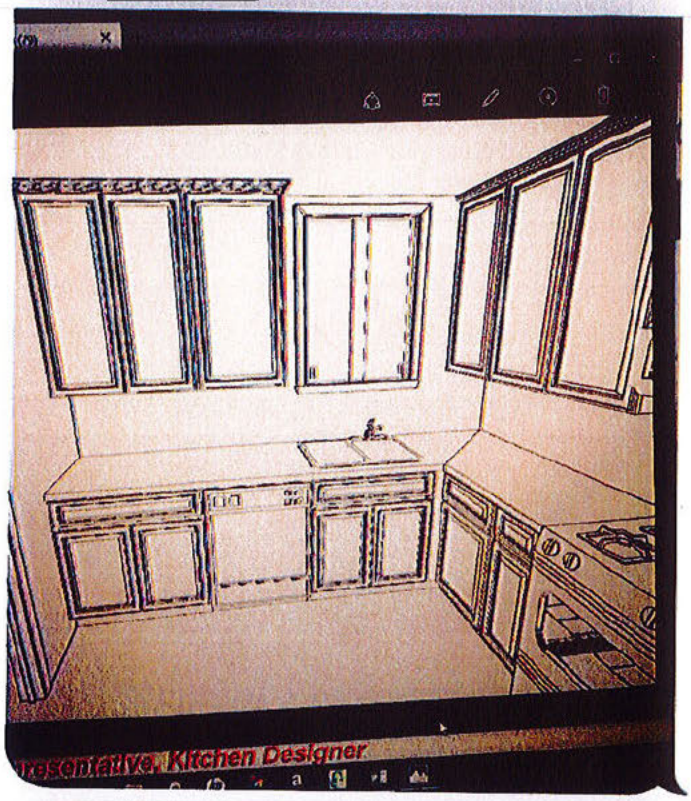


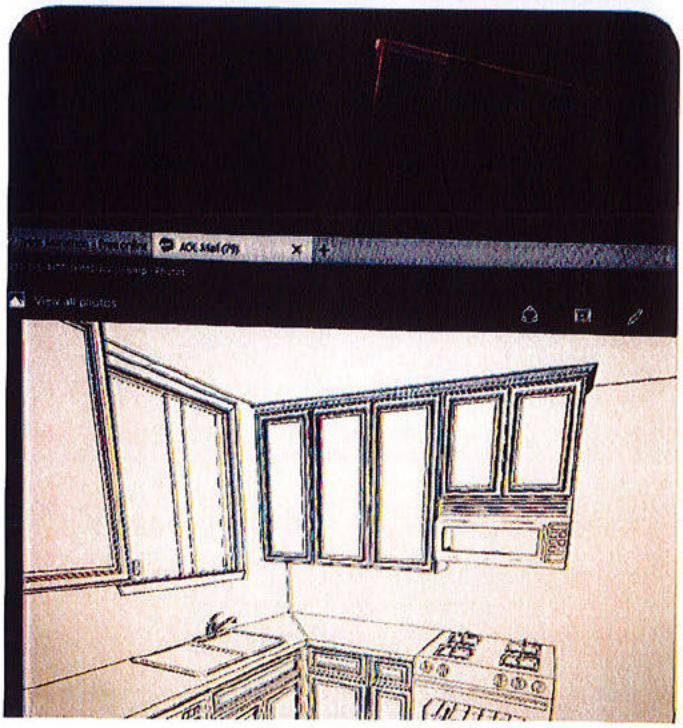


Text Message

Verizon 11:54 AM 59%

[redacted]-2780

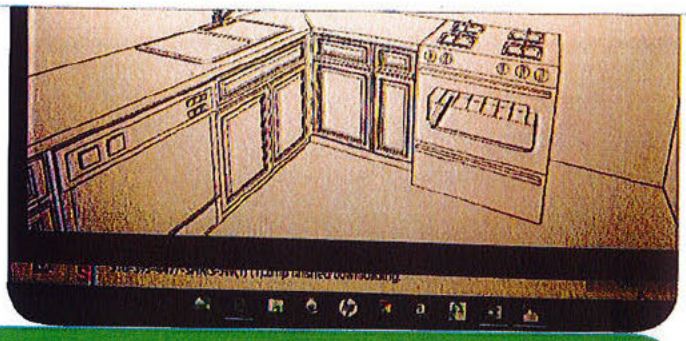




Text Message

Verizon 11:54 AM 59%

[redacted]2780



What do you think of this? Stacked w/d on side of stove

Can you show 2735 at 1:00 today?

No problem

Thank you! What do you think of the design? Comments? Concerns? Thanks.

Nov 20, 2015, 4:27 PM

I have a showing at 6:00 at 2735. Can you handle it?

I also need your account number or Social Security #

[redacted]5518

Nov 21, 2015, 10:05 AM

Text Message

Verizon 11:54 AM 59%

[redacted]-2780

Nov 21, 2015, 10:05 AM

Jessica will be at the gate at 10:30 for the 2 bedroom

I'll be there with bells on

Nov 21, 2015, 11:49 AM

Next showing at 3:00 with Deidre.

Nov 21, 2015, 1:50 PM

[redacted]Oakland ca

What is this?

Wrong email so I still got Deatrich three

Deidre is running about 10 minutes late

Nov 22, 2015, 11:26 AM

Good afternoon! We have 2 showings at 2:00. [redacted] and 2735. Give me a call when you can. Thanks!

Nov 23, 2015, 4:29 PM

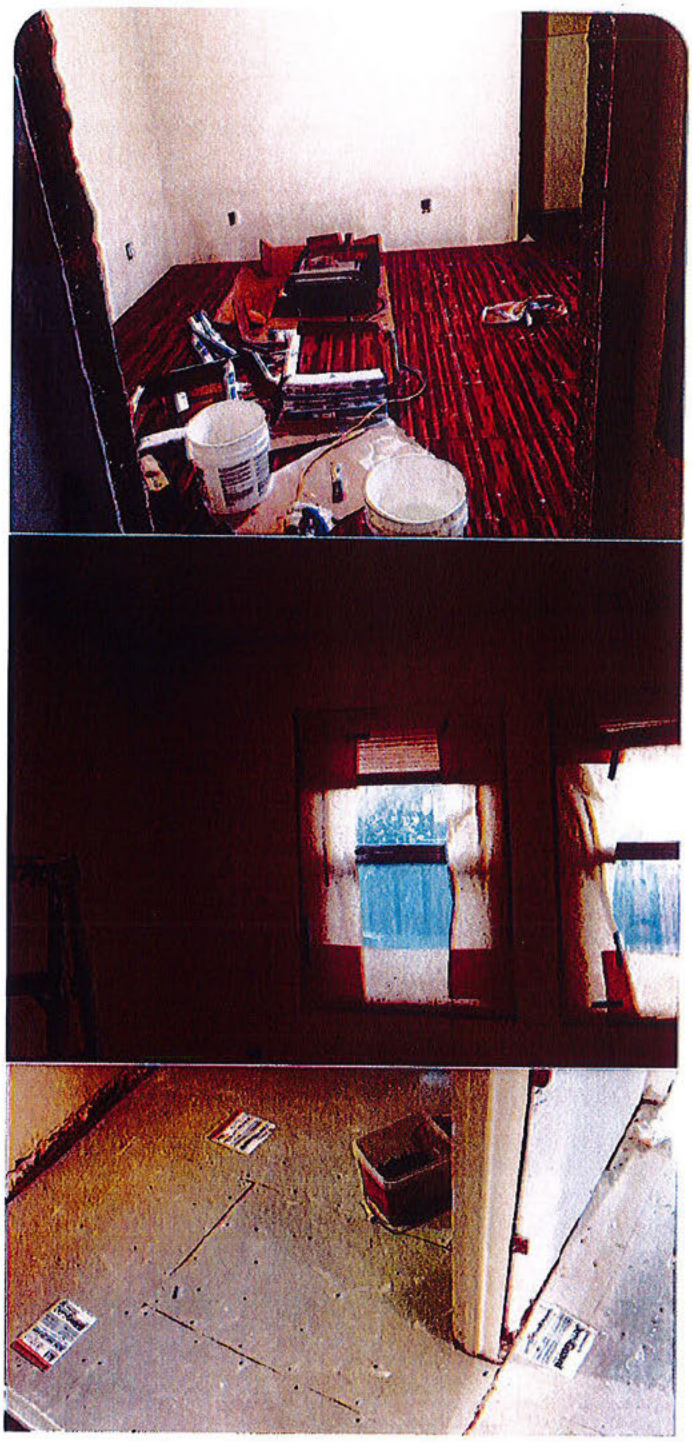
Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrY0Q5YnZMVnN0S3M/view

Verizon 11:54 AM 59%

[redacted]2780

Nov 23, 2015, 4:29 PM

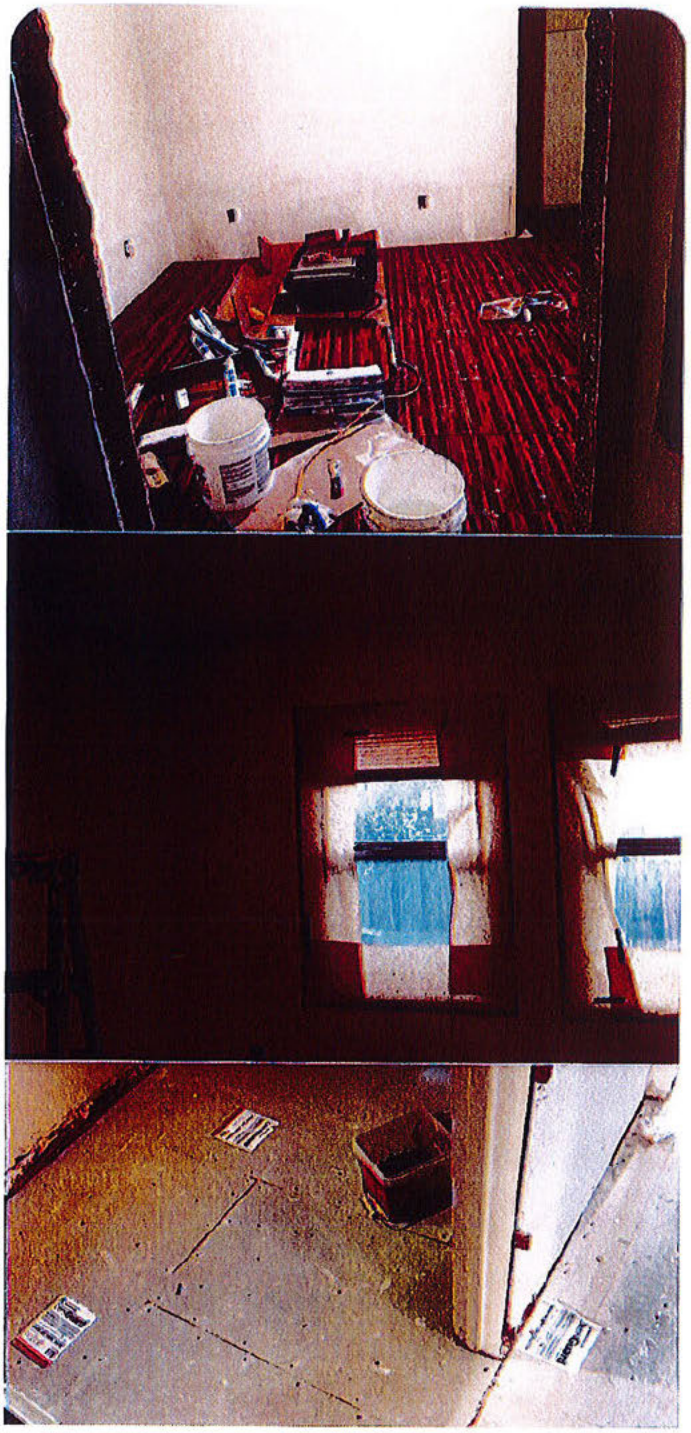


Text Message

Verizon 11:54 AM 59%

[redacted]2780

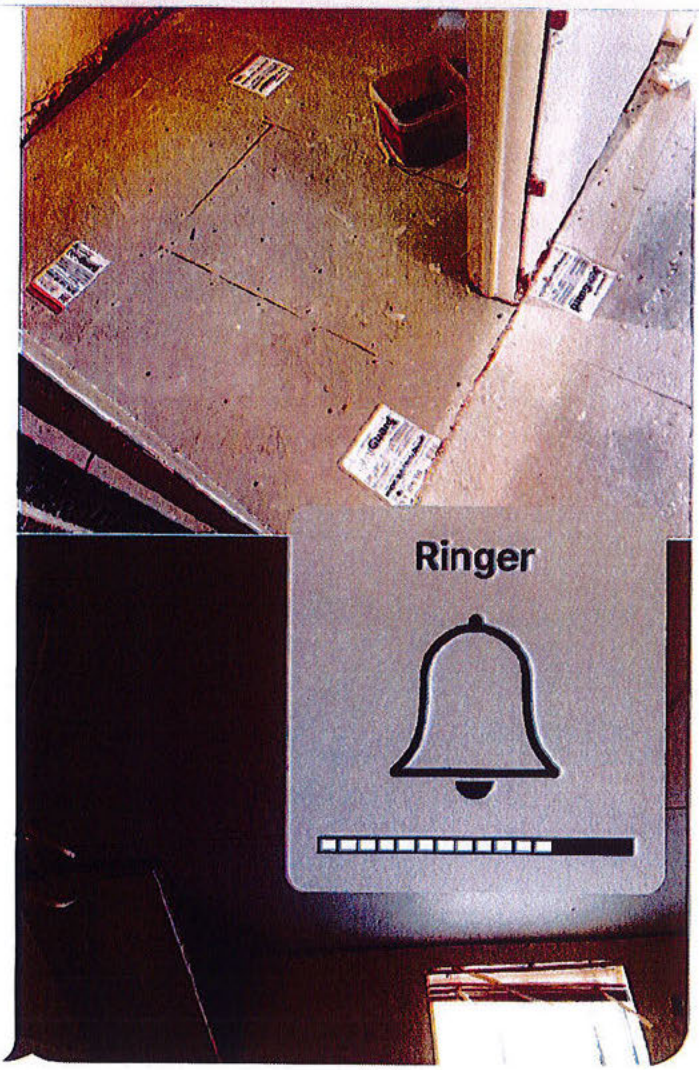
Nov 23, 2015, 4:29 PM



Text Message

Verizon 11:54 AM

[redacted]2780



Nov 24, 2015, 9:56 AM

Text Message

Verizon 11:55 AM 59%

[redacted]780

Nov 24, 2015, 9:56 AM

Text Message

Verizon 11:55 AM 59%

[redacted]2780

Nov 24, 2015, 9:56 AM

[redacted] King

Nov 24, 2015, 6:35 PM

Can we get another fridge tomorrow into [redacted] Please talk to me tomorrow about this.

Nov 24, 2015, 8:58 PM

Also need to talk to you about discussing wages. BIG MISTAKE!!!! Enjoy your evening. Keep this private please.

Not Delivered

Nov 25, 2015, 7:39 AM

Verizon 11:55 AM 59%

[redacted]2780

Nov 24, 2015, 8:58 PM

Also need to talk to you about discussing wages. BIG MISTAKE!!!! Enjoy your evening. Keep this private please.

Not Delivered

Nov 25, 2015, 7:39 AM

That is nothing to do with me Gary told me if is next on my kill you to pick up the trash and step over there you do it don't worry about call Elizabeth and I told him I said she does not want me picking up trash over there because I'm too expensive and I did tell and I got paid $20 an hour and that's whyshe doesn't want me waste my time picking attract up when she'll send a $12 labor

Check out the moon

Nov 25, 2015, 2:21 PM

Text Message

Verizon 11:55 AM 59%

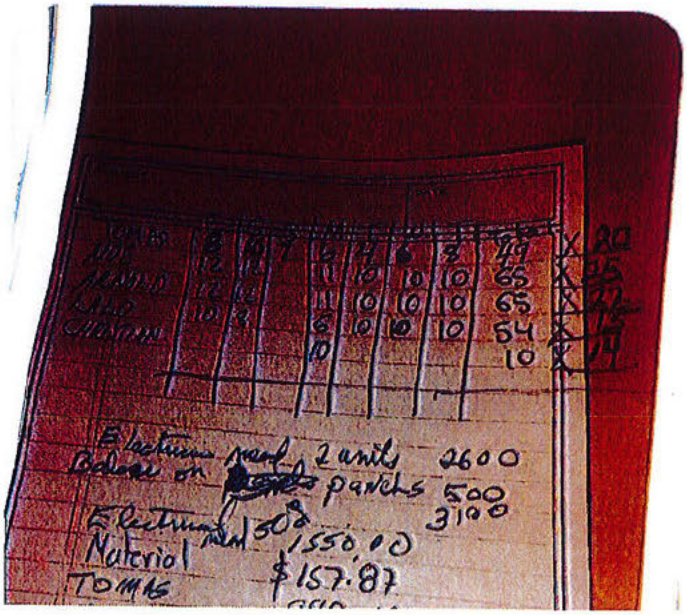
[redacted]2780

Nov 25, 2015, 7:39 AM

That is nothing to do with me Gary told me if is next on my kill you to pick up the trash and step over there you do it don't worry about call Elizabeth and I told him I said she does not want me picking up trash over there because I'm too expensive and I did tell and I got paid $20 an hour and that's whyshe doesn't want me waste my time picking attract up when she'll send a $12 labor

Check out the moon

Nov 25, 2015, 2:21 PM

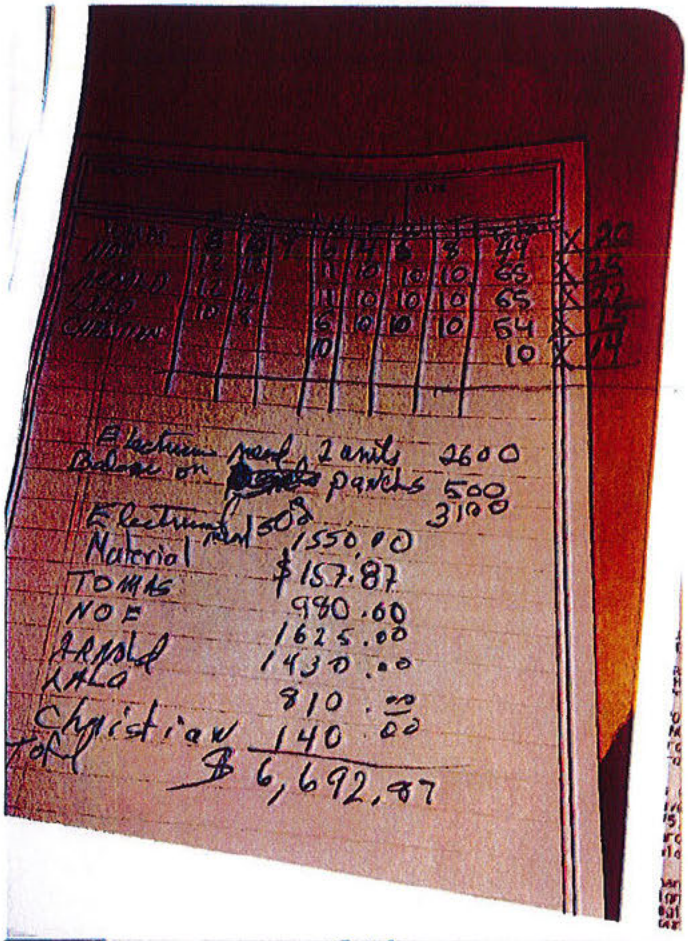


Text Message

Verizon 11:55 AM 59%

[redacted]2780

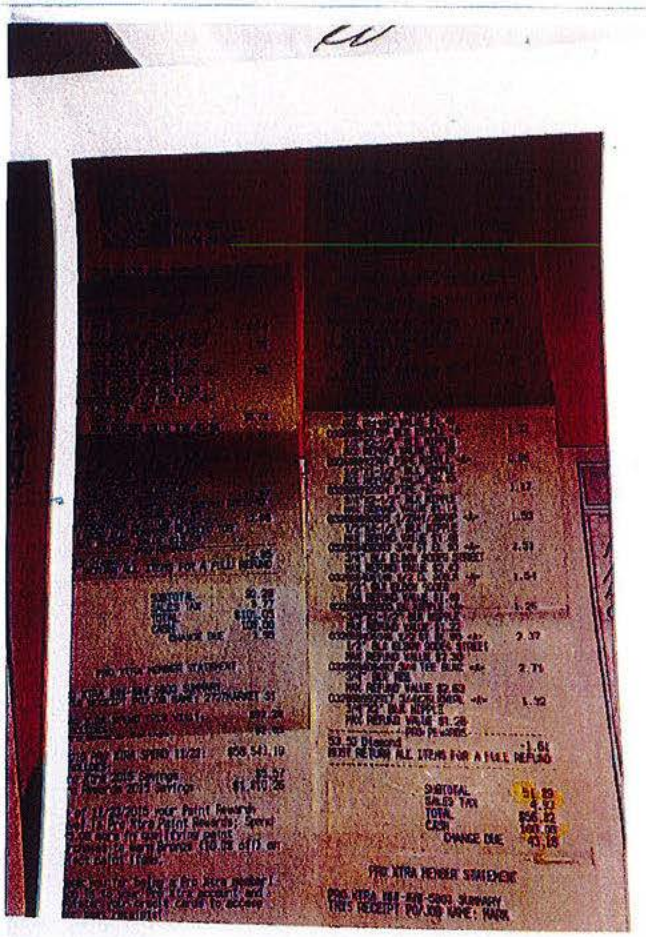
Nov 25, 2015, 2:21 PM



Text Message

Verizon 11:55 AM 59%

[redacted]2780



Please get ahold of me. I need to switch out refrigerators at [redacted] Market St. today

Nov 25, 2015, 4:01 PM

Tile has been ordered at Home Depot

Pick up today - They are closed

Text Message

Verizon 11:55 AM 55%

[redacted]-2780

Pick up today - They are closed Tomorrow

Nov 26, 2015, 7:16 AM

Happy Thanksgiving boss

Happy Thanksgiving!!!

When you get a chance could you email the soils report for 5315 San Pablo to Yuvonne and to me at my work thanks kid

Nov 26, 2015, 12:41 PM

It's cold in here

Text Message

Verizon 11:55 AM 59%

[redacted]2780

Pick up today - They are closed Tomorrow

Nov 26, 2015, 7:16 AM

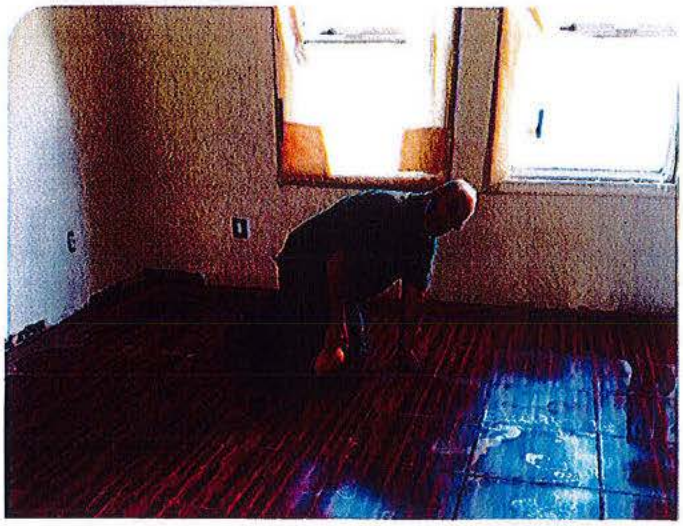
Happy Thanksgiving boss

Happy Thanksgiving!!!

When you get a chance could you email the soils report for [redacted] Yuvonne and to me at my work thanks kid

Nov 26, 2015, 12:41 PM

It's cold in here



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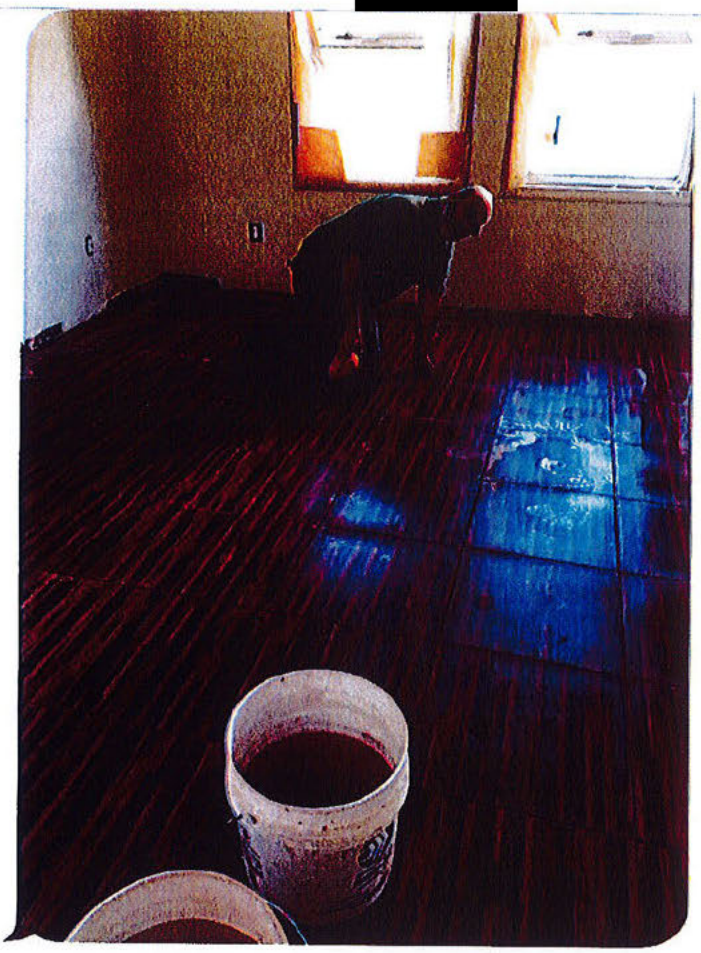
Verizon 11:56 AM 59%

[redacted]2780



Nov 27, 2015, 9:46 AM

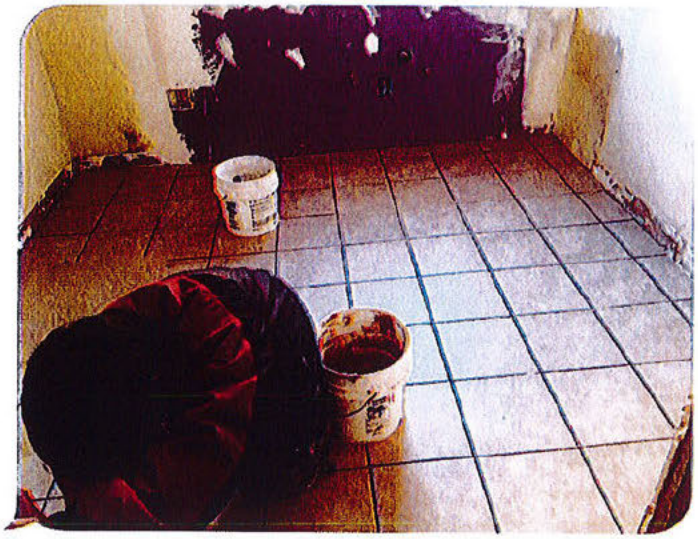
Morning Elizabeth hope I didn't wake you I'm give me a call when you have a minute thank you

Text Message

Verizon 11:56 AM 59%

[redacted]2780

you have a minute thank you



Nov 27, 2015, 12:47 PM

The people are at the gate!!!

The deposit has been made.

Nov 28, 2015, 9:52 AM

Hello Elizabeth yet the guy at the store and the store is trying to get a hold of you at Home Depot

Nov 29, 2015, 11:33 AM

Elizabeth nobody showed up I want to make sure that I heard you're right you said 11 right it's 1130 no we been out here nobody call if

Text Message

Verizon 11:56 AM 59%

[redacted]2780

Elizabeth nobody showed up I want to make sure that I heard you're right you said 11 right it's 1130 no we been out here nobody call if they show up love tom

Dec 1, 2015, 5:34 AM

Good morning precious ♦

Dec 1, 2015, 1:09 PM

Please call me about 2735 Market. Cat is in small bedroom!!! Boxes are blocking door.

Dec 3, 2015, 3:56 PM

Sophie says she has a contract of a reliable person that will do it for 400 and she said yes she would do it with her company for 400

Bye sweetie

Dec 6, 2015, 9:45 AM

Good morning Elizabeth if it was possible we got time today to get that heater been changed over on me for that ladv downstairs I sure

Text Message

Verizon 11:56 AM 59%

[redacted]2780

Dec 6, 2015, 9:45 AM

Good morning Elizabeth if it was possible we got time today to get that heater been changed over on me for that lady downstairs I sure would like to do that today if there's any possible way you could call her could you let me know I hate to bother you on Sunday but I didn't get to work which is true because I was pretty sick but I'm a lot better today so I want to take care of this today and we're going to put the cabinet in the upstairs one today too and finished event on the side of the upstairs but I am

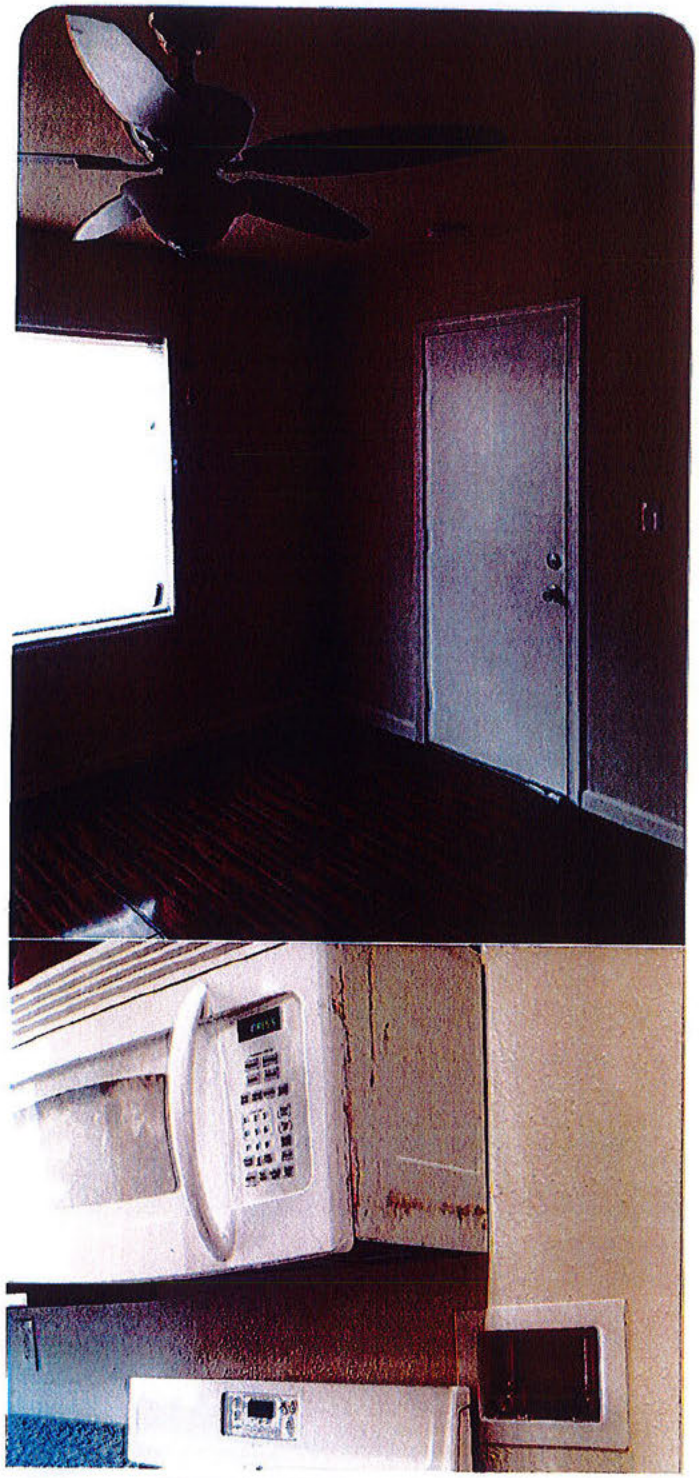
Dec 7, 2015, 2:50 PM

Text Message

Verizon 11:56 AM 59%

[redacted]2780

Dec 7, 2015, 2:50 PM



Text Message

Verizon 11:56 AM 59%

[redacted]-2780

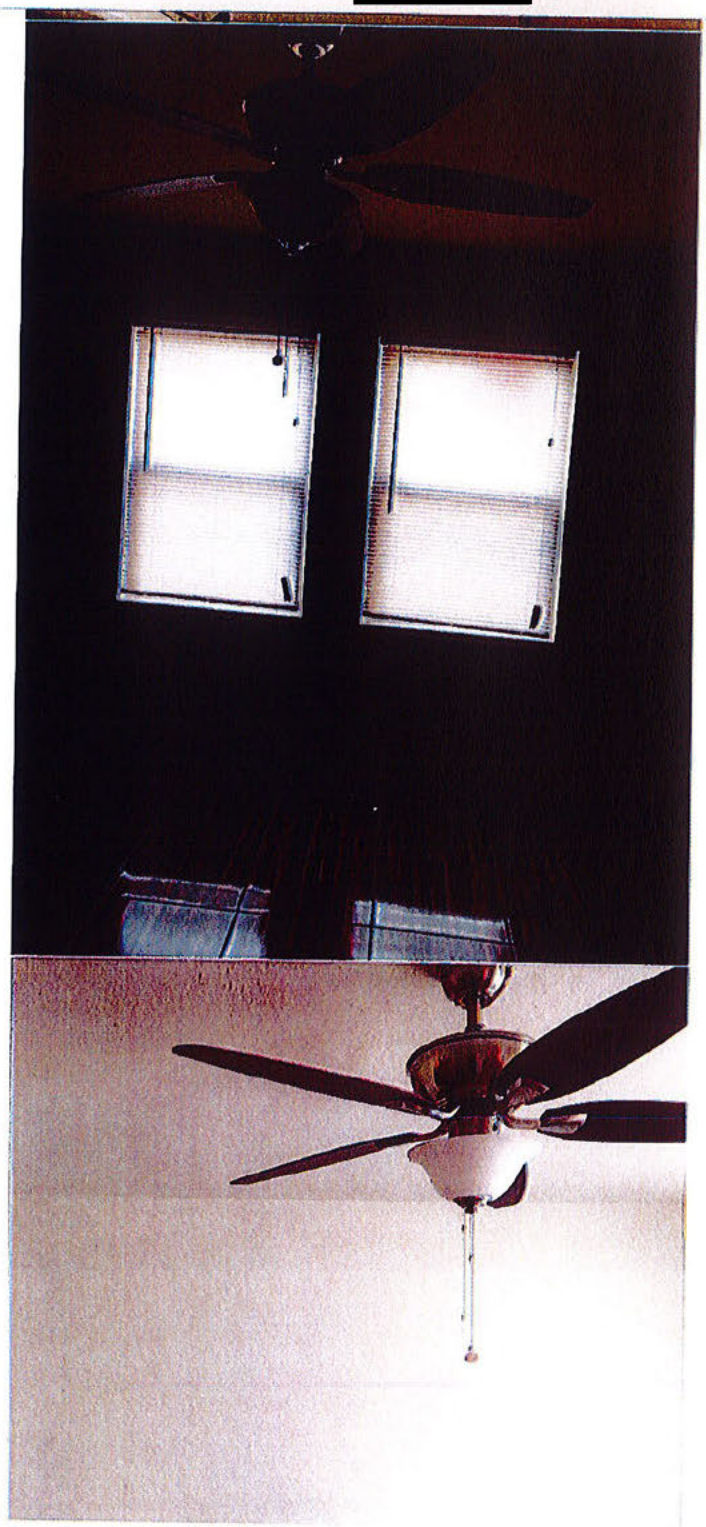
Text Message

Verizon

11:56 AM

59%

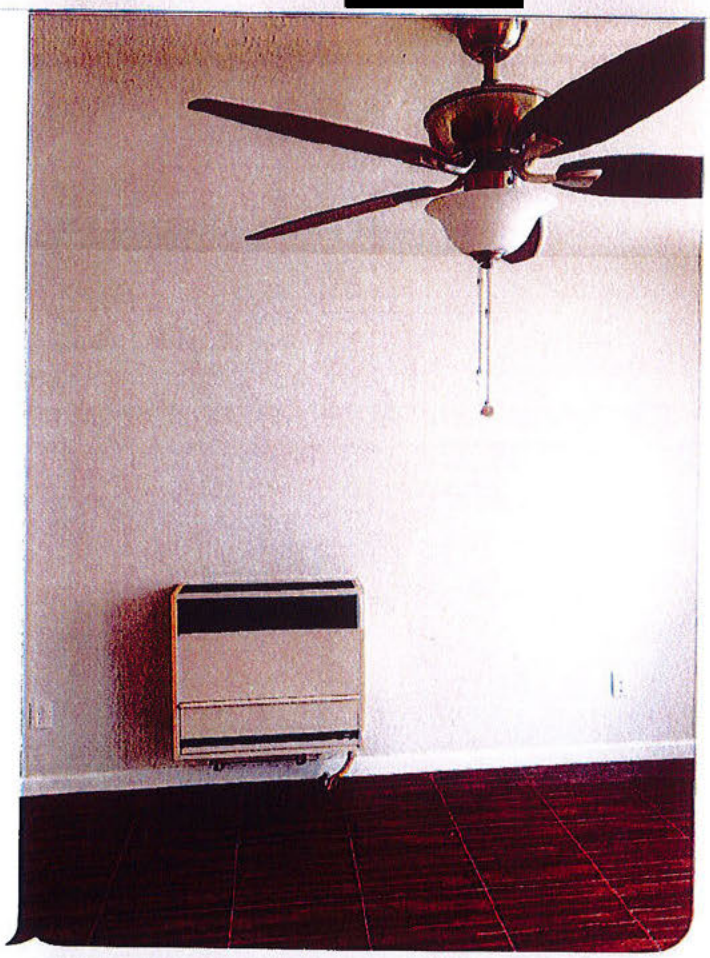
[redacted]2780



Text Message

Verizon 11:56 AM 59%

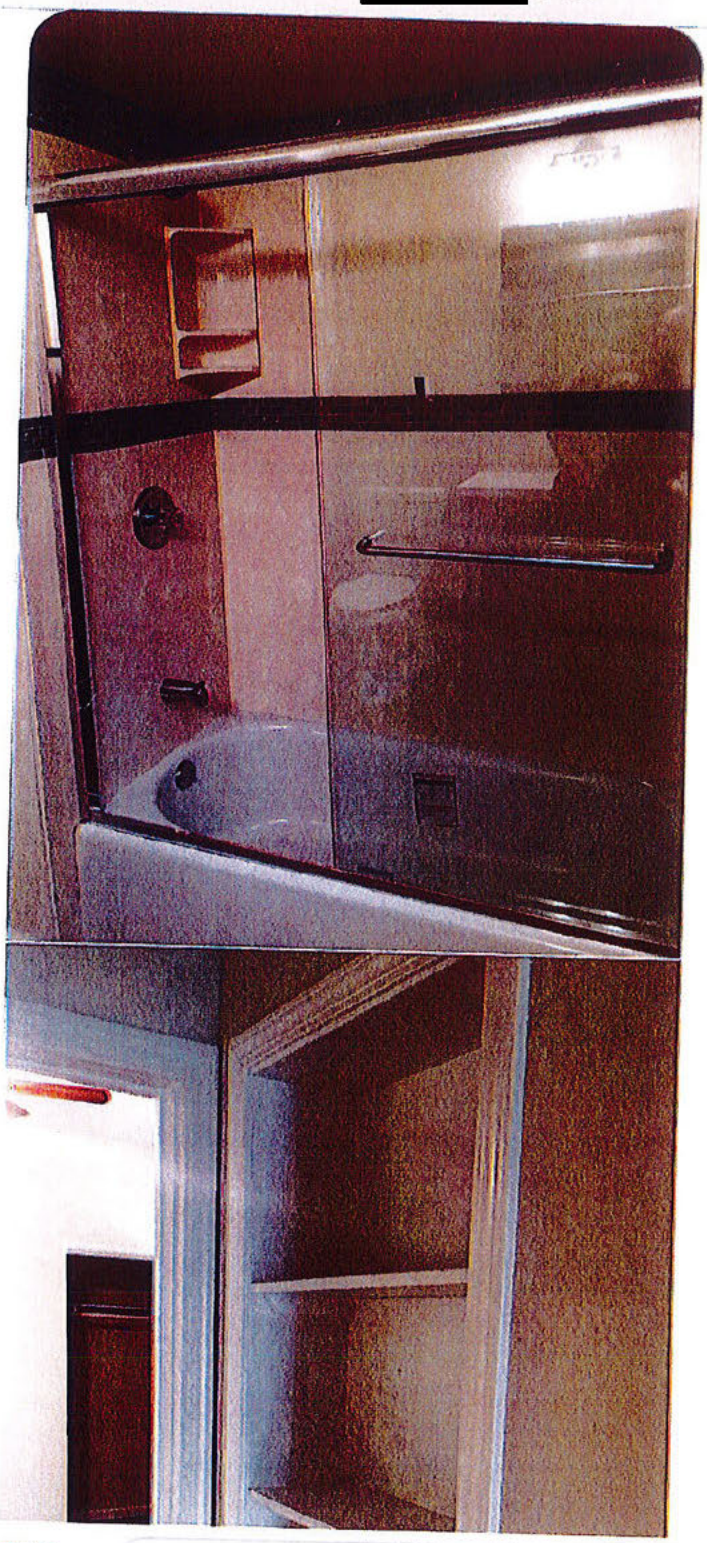
[redacted]2780



Text Message

Verizon 11:56 AM 59%

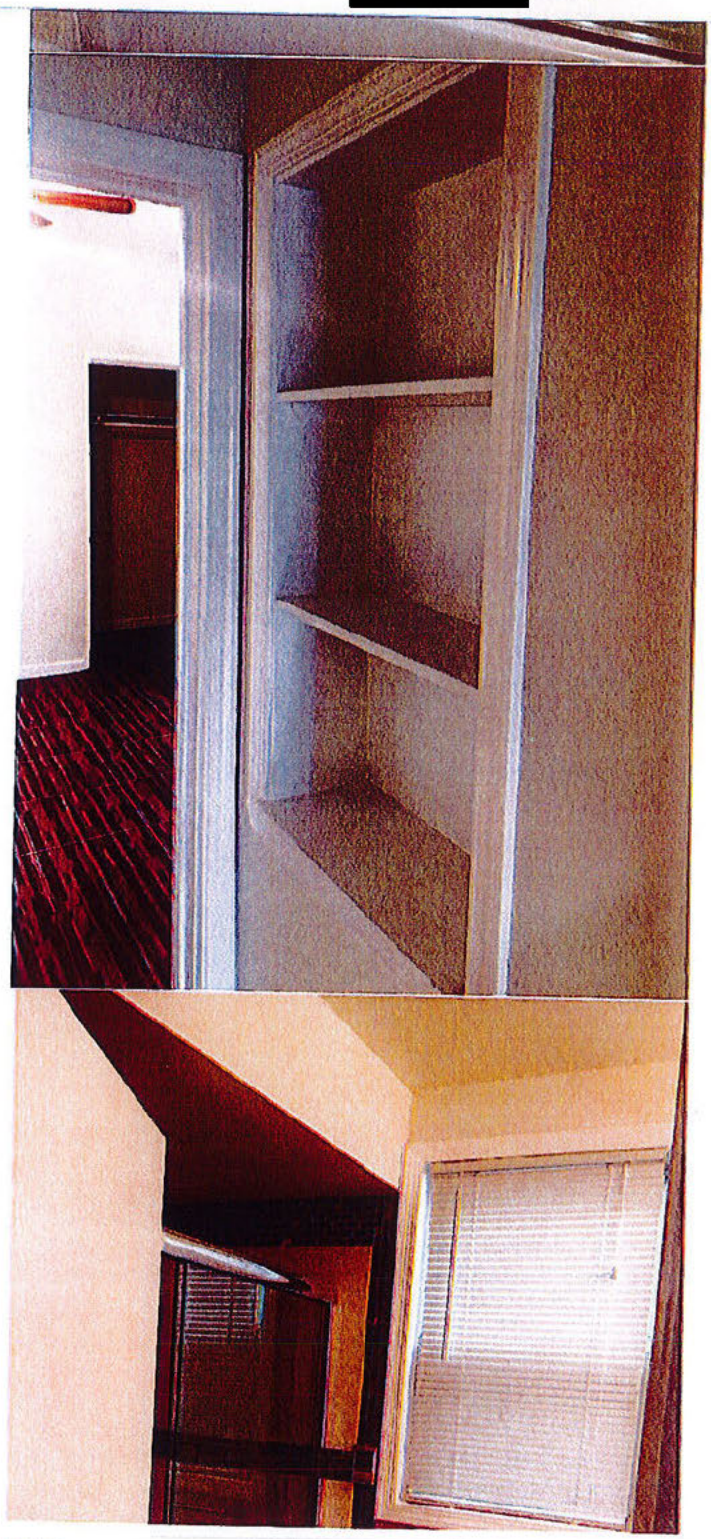
[redacted]2780



Text Message

Verizon 11:56 AM 58%

[redacted]2780



Text Message

Verizon 11:57 AM 58%

[redacted]2780

Text Message

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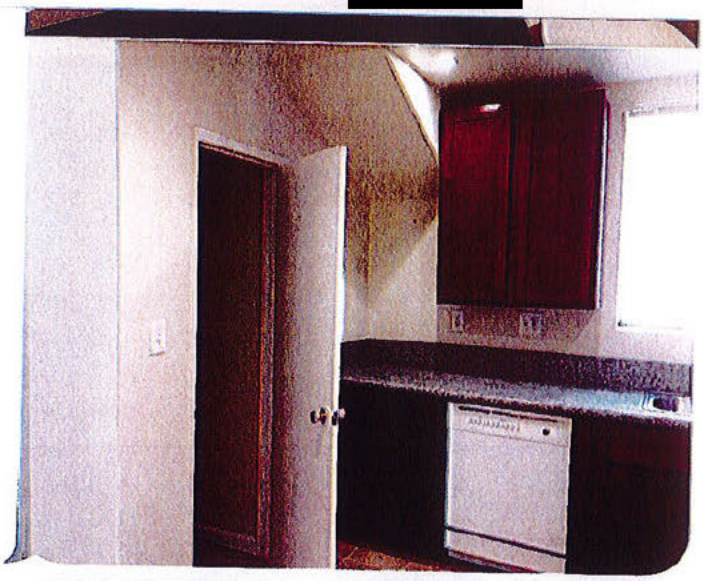
Verizon 11:57 AM 58%

[redacted]2780



Text Message

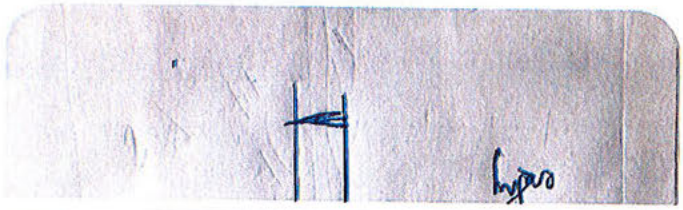
Verizon 11:57 AM 58%

[redacted]2780

Dec 8, 2015, 9:01 AM

Please call me when you can. I need update on Mead electrical, Mead unfinished stucco, market upstairs - 1 and 2 bedrooms. Thanks!

Dec 8, 2015, 11:30 AM

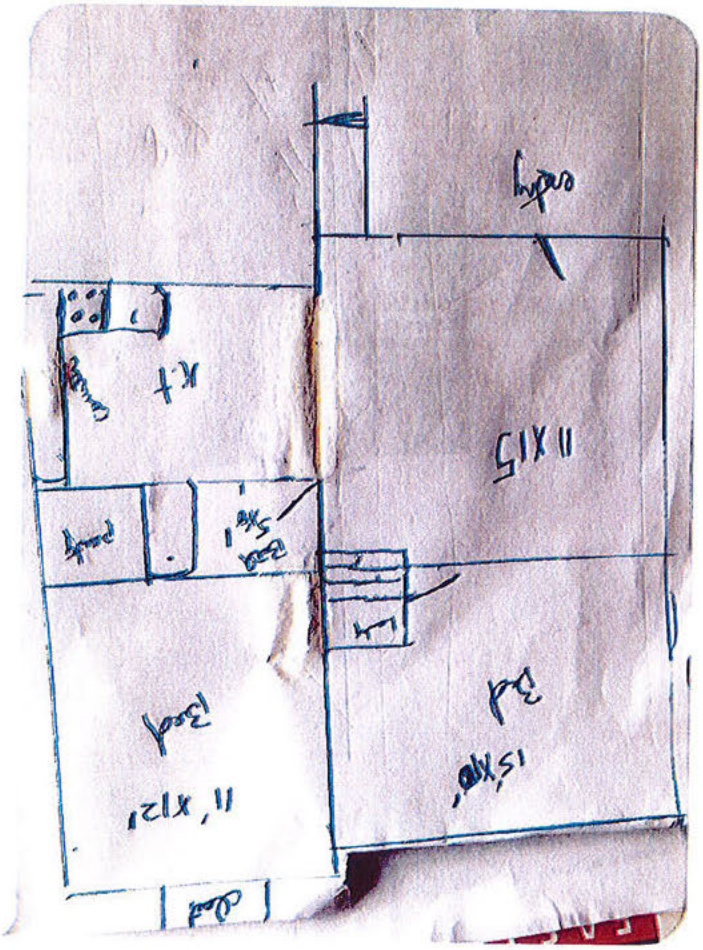


Text Message

Verizon 11:57 AM 58%

[redacted]2780

Dec 8, 2015, 11:30 AM



Call me when you get a minute hon
OK thank you Tom

Dec 9, 2015, 7:49 AM

Please call me ASAP

Dec 9, 2015, 6:43 PM

Text Message

Verizon 11:57 AM 58%

[redacted]2780

I am just came from the dentist cracked tooth in half all away to the route I don't know how so I won't be there in the morning I have a dentist appointment to pull the tooth we can pull it tonight tomorrow morning at 8 AM so I'll call you when I get done hopefully I can still come out love you kid

Dec 10, 2015, 8:56 AM

Call me when you can. Hope all is going well at the Dentist!

Dec 10, 2015, 12:50 PM

How are you doing?

Perfect I'll be leaving here at 1:30 and meet you at your house

Are you sure? I need some help TODAY and will send someone else if you can't. No worries if you can't - I just need to know for sure.

Dec 10, 2015, 2:12 PM

Hey you forgot to text me the

Text Message

Verizon 11:57 AM 58%

(510) 410-2780

Hey you forgot to text me the address

[redacted]
Gilroy, CA

Dec 10, 2015, 8:56 PM

Thank you for all your help today!!!

And every day!

Dec 11, 2015, 11:47 AM

This is so awesome Elizabeth here's the new layout for the two bedroom Louis knees guys got this thing down quick I'm very impressed love you kidney

Text Message

Verizon 11:57 AM 58%

[redacted]2780

Awesome! Let's see if we can do 2735 either today or tomorrow. We have the old heater from 27th St in MLK basement. They also have a few other items - connect ice maker water line, touch up kitchen doorframe paint, inoperable front door light, bath door and living

Text Message

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Verizon 11:57 AM 58%

[redacted]2780

Awesome! Let's see if we can do 2735 either today or tomorrow. We have the old heater from 27th St in MLK basement. They also have a few other items - connect ice maker water line, touch up kitchen doorframe paint, inoperable front door light, bath door and living room cabinet doors don't close. Remember there is a cat - need to be careful!!! Thanks!!!

Dec 11, 2015, 1:32 PM

I'm on it right now

Dec 12, 2015, 12:17 PM

In the future Liz Liz give them my phone number Sqiss I was only two minutes away were only over 27th OK then they could call him I buy him

Ok. Thanks!

It should say then he can call me I'm only two minutes away thank you

Dec 13, 2015, 9:21 AM

Text Message

Verizon 11:58 AM

[redacted]2780

Dec 13, 2015, 9:21 AM

Good morning precious so we were locked out of a [redacted] again but we got the six this morning so we came over here and we are finishing all the framing for the wall so and doing the electrical so we're over here at Louie's job all right talk to you later love you

Dec 13, 2015, 10:21 AM

Good morning we need to go to the store are you around

Yes

Dec 14, 2015, 9:46 AM

Please give me a call when you can. Need to know about Mead electricity, 1 bedroom at 28th (does it need cleaning), 27th, etc. please give me a call

Dec 14, 2015, 2:03 PM

The garbage disposal ran into problems last night at 2735 Market.

Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrY1hxUng2TG1aUEk/view

Verizon 11:58 AM 58%

[redacted]2780

Dec 14, 2015, 2:03 PM

The garbage disposal ran into problems last night at 2735 Market. Please look into it. She said it all went to the other side of the sink and slowly drained overnight. Remember the Cat!!!! Please let me know what happened. Thanks!

Dec 17, 2015, 9:24 AM

Good morning princess I'm gonna be in class here till noon see you after that love you

Dec 17, 2015, 12:40 PM

I'm out of class on the job give me a call thank you

Dec 17, 2015, 4:18 PM

L I can only hope that you give me a call soon and Derek is created another horrible situation over here which is unbelievable unbelievable a high a very depressed right now with just having to deal with him unbelievable please give me a call thank you

Text Message

Verizon 11:58 AM 56%

[redacted]2780

which is unbelievable unbelievable a high a very depressed right now with just having to deal with him unbelievable please give me a call thank you

So those are the photos of what's going on over here we are have every room that we work in there working in so we were 232 or three days without Derrick moving his tools they were everywhere but as we started to spray we pick the ball up very nicely set them in the kitchen you had told from one into the other and he never thought wants to pick up any of these tools they were just everywhere and so I come over here today really really nice and say hi boss how you cause I had seen him in a couple days and he just starts yelling at me

Don't you ever touch my tools again all we did was stacked nicely in the kitchen all material and tools that we were using that were there because we need the entire room to do you want to fight me and he's going to kill me in a come down the

Text Message

Verizon 11:58 AM 58%

[redacted]2780

because we need the entire room to do you want to fight me and he's going to kill me in a come down the latter was it but your nails and start grab me by the throat so I get mad at him but I didn't do anything I just couldn't believe that he could even act like that why he would act like it what is it wound I'm sorry it does not make sense that were kind enough to pick up all his tools and put them in one room so they don't get any mess on them room to treat us like that, he is so bizarre I do need to talk to you I don't feel good dealing with something like this we're just helping

Text Message

Verizon 11:58 AM 56%

[redacted]-2780

Text Message

Verizon 11:58 AM 58%

[redacted]-2780

Text Message

Verizon 11:58 AM 58%

[redacted]2780

Text Message

Verizon 11:58 AM 56%

[redacted]2780

Text Message

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Verizon 11:58 AM 58%

[redacted]2780

Text Message

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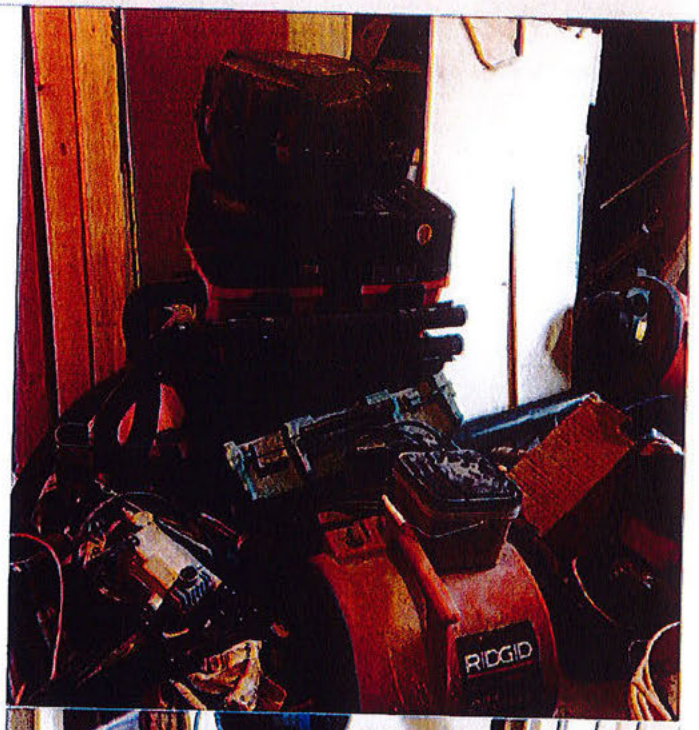
Verizon 11:59 AM 58%

[redacted]2780



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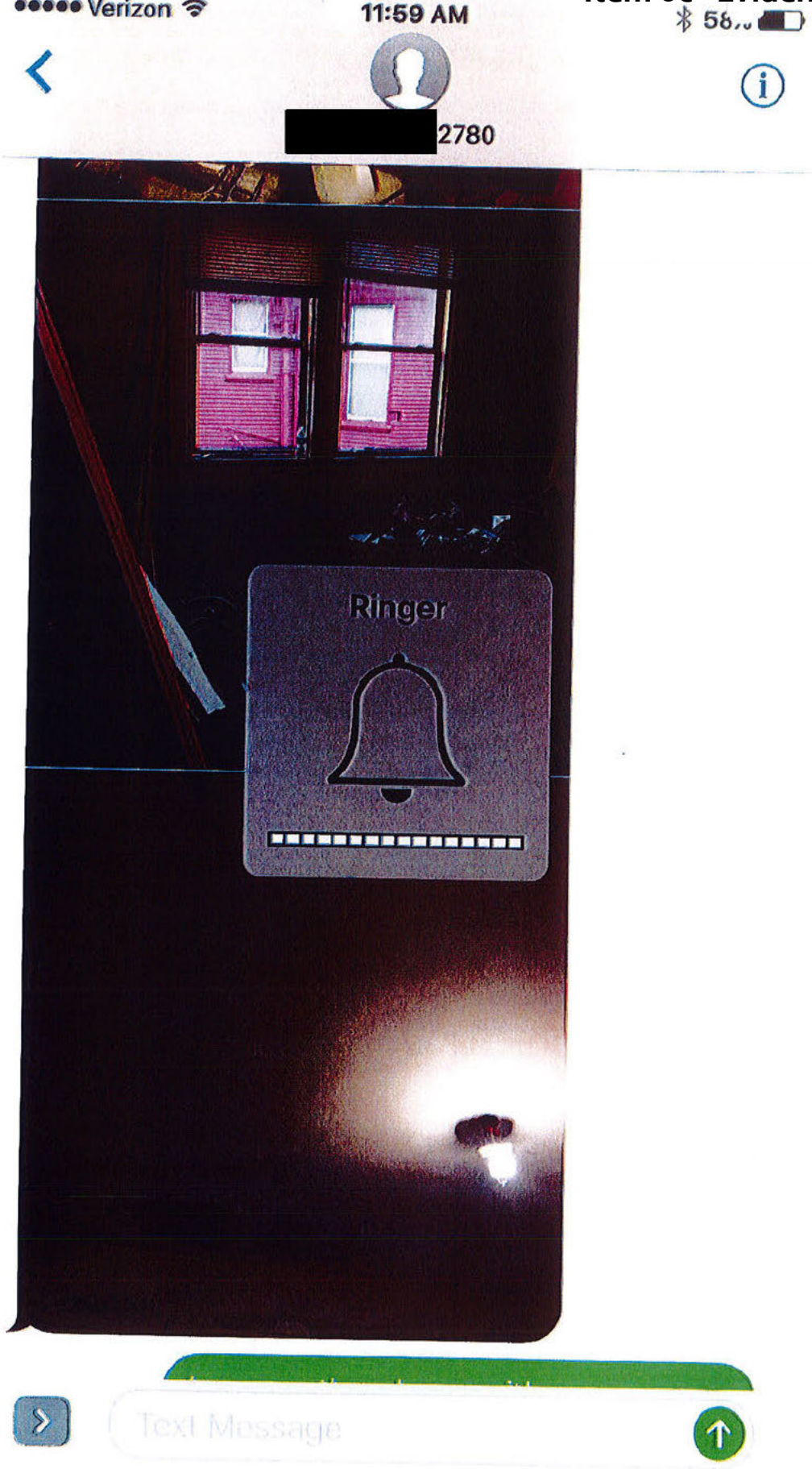

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Verizon 11:59 AM 58%

[redacted]2780

[redacted]

I was on the phone with my attorney. Please call me when you are by yourself and no one can hear you. Maybe after work?

Dec 18, 2015, 3:58 PM

Water heater needs lighting at 1 BR on Market that just moved in

Be right there

Thanks!!!

Are you talking about our wooden one bedroom because everything works that Derek is this the one bedroom that Louis did give me a call

Just tried calling you b

Dec 19, 2015, 1:30 PM

Please call me

Dec 19, 2015, 3:04 PM

All completed it we just need you to

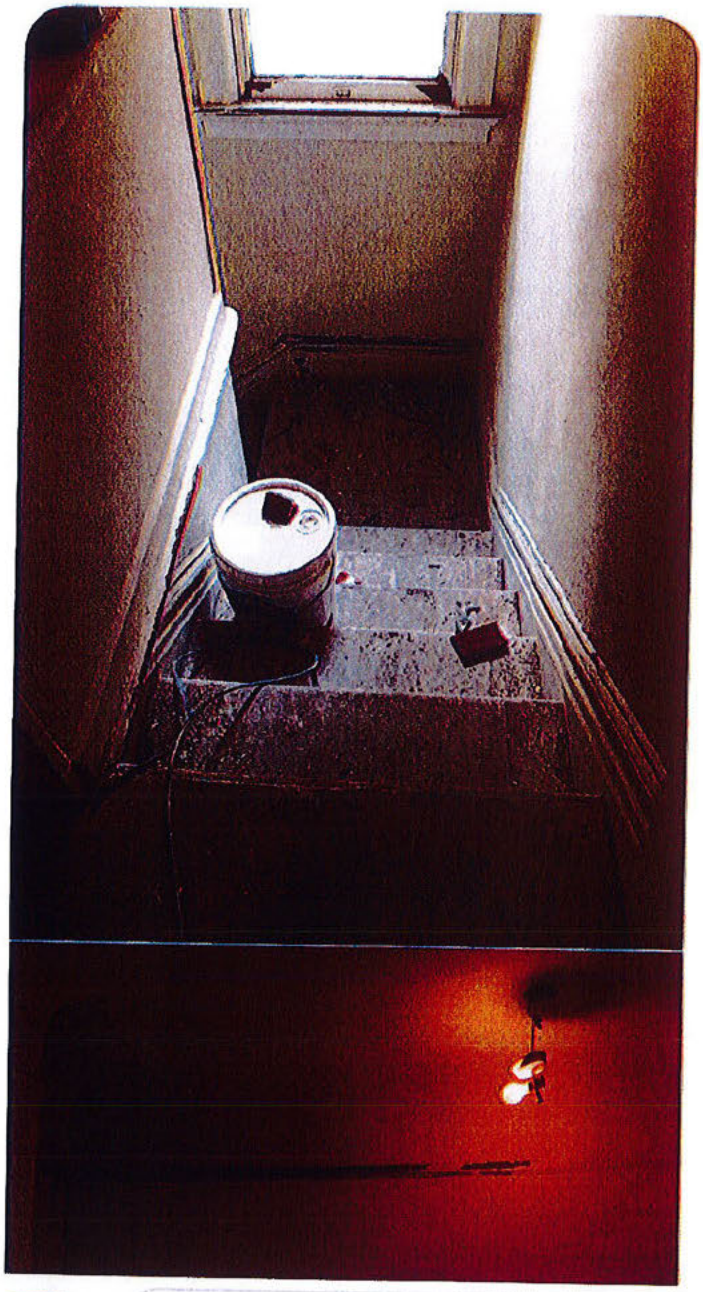
Text Message

Verizon 11:59 AM 56%

[redacted]2780

All completed it we just need you to tighten on just a little cinch on the

Dec 21, 2015, 11:35 AM



Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrZnMzcWMwbk1NS1k/view

Verizon 11:59 AM 56%

[redacted]2780

We're painting the trim kid good morning bye

Dec 21, 2015, 3:39 PM

Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrNnBidVpDUIFxWFE/view

Verizon 11:59 AM 56%

[redacted]2780

I'm gonna go over right now and get some lacquer primer because all of this is redwood all the trim

Text Message

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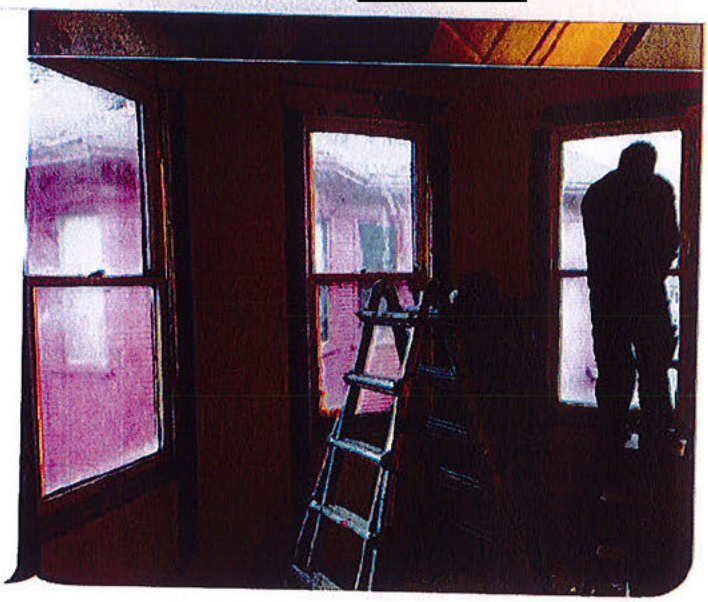
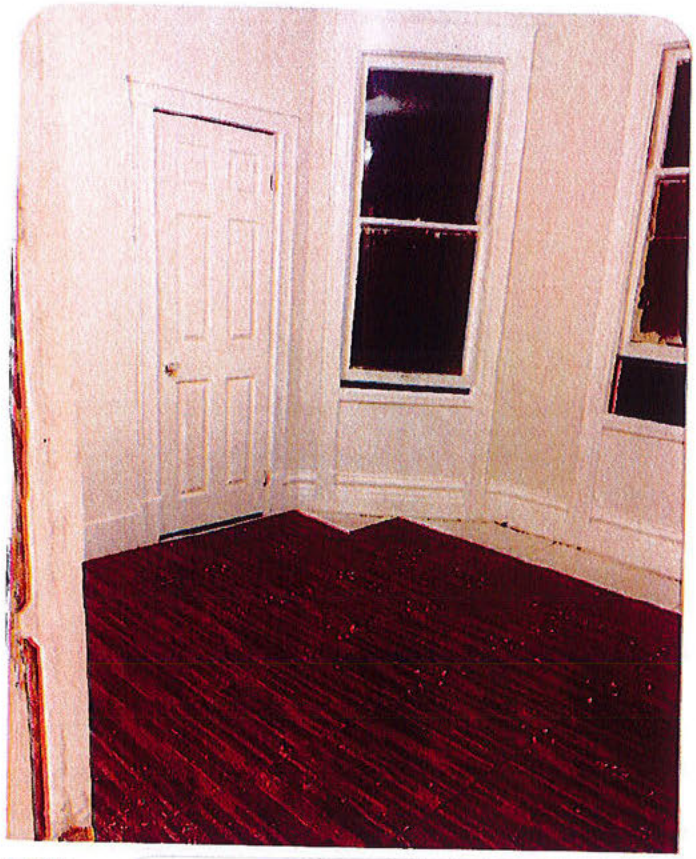
Verizon 11:59 AM 58%

[redacted]2780



Dec 23, 2015, 6:48 AM



Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrbUZaOXNDcFFJanc/view

Verizon 12:00 PM

[redacted]2780

Good morning hope you feel better got to trim painting going alder wood works been prepped and started to tile things come along really good love you

Dec 23, 2015, 9:32 AM

Looks good. What is up with the electric on Mead?

I spoke with Gwen. She has a 12:00 appointment. You have permission to enter.

Thank you

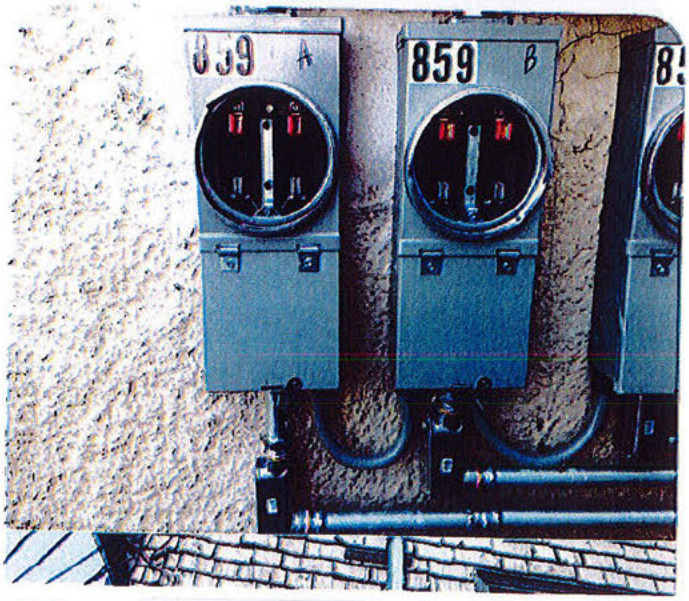
YW!

Dec 23, 2015, 3:58 PM

Text Message

Verizon 12:00 PM

[redacted]2780



Text Message

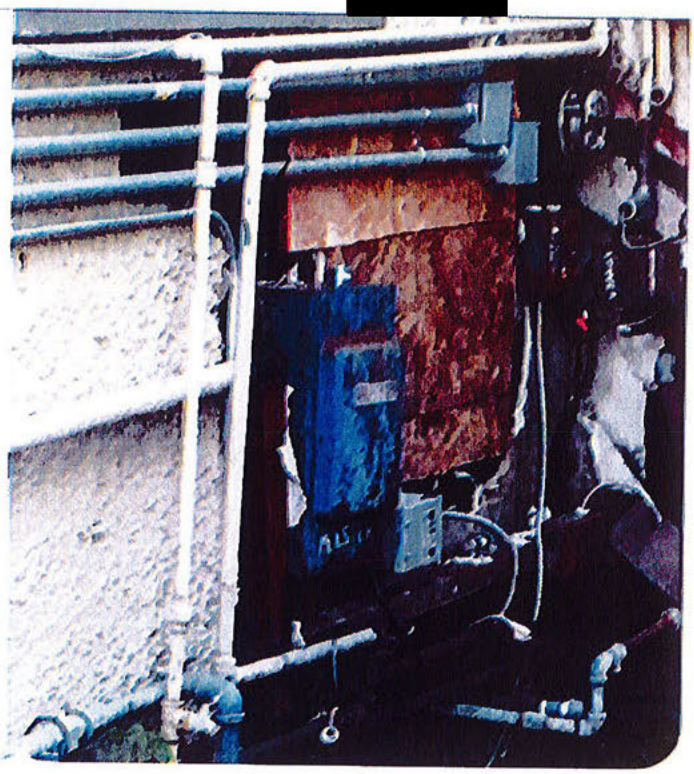
Verizon 12:00 PM 57%

[redacted]780

Text Message

Verizon 12:00 PM 57%

[redacted]2780



Dec 24, 2015, 1:06 PM

erson	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Total	Wage
homas E	10	12	10	8	8	10	8	66	20
rnold	12	8	9	12	12	12	10	75	23
etman	12	8	9	12	12	12	10	75	14
vill				10	10	8	8	36	17

aterial $58.

id to Evone $600.00 EW $2300.00 TAE

ance to Evone $800.00

TAE $2300.00

Text Message

Verizon 12:01 PM 57%

[redacted]2780

Hi Elizabeth this is Tommy so this is the last day that I'm working today and the guys going to answer to Derek while I'm gone and Derek says he can keep working while I'm gone any city to the role of pictures and sent to you so I hope you're happy and I'm gonna miss you and I just wanted to thank you for my trip means the world to me I love you you've been so much help to me I don't know what I would've done without you happy happy new year I'm so looking forward to this new year I thought less you was going to be great but so the see what happens love you forever Tommy

One of the thing before I leave could you advise me of scented a few times on the stupid thing with Ana or she wants that paper signed in for the release of the thing over on [redacted] thank you hon

Jan 6, 2016, 11:37 AM

Hello Elizabeth this is Tommy working my butt off and try to get done before I come out there but I

Text Message

Verizon 2:01 PM 57%

[redacted]2780

Jan 6, 2016, 11:37 AM

Hello Elizabeth this is Tommy working my butt off and try to get done before I come out there but I went to the account there's no money in there and put it in the other day can you call me back and tell him what's going on please thanks kid love you bye

Jan 9, 2016, 7:14 AM

Good morning Elizabeth did you put the deposit in a different account than the Chase because I haven't been able to see it there and most guys are really needing to pay to have to pay the rent still could you give me a call today thanks Elizabeth by

Jan 9, 2016, 10:08 AM

No deposit made. The hours are padded, the work is totally unacceptable, wasted materials, etc. We will discuss in person when you get home.

Text Message

Verizon 12:01 PM 57%

[redacted]2780

Jan 9, 2016, 4:17 PM

Please call me Isabel that makes me very uncomfortable thank you

Hi Elizabeth could you please answer my call or give me a call this machine really comfortable I got to take a flight over there and why wouldn't talk to me you're my friend I'll be calling you all week this isn't true so I don't know what you're telling me

Jan 11, 2016, 11:35 AM

Hi hi Elizabeth I'm glad to be back glad to talk to you really love you for all you've done for me six success out of my daughters I got your work done almost killed me work 16 hours a day love you thank you for all you done for me to make that happen in all the other things you've done for me oh when you do come here please let me know so we can meet out there when I left everything I saw was beautiful so so I don't know what's happened since then I'll stop by tomorrow and look

Text Message

Verizon 11:47 AM 96%

1

TE

Tommy

Text Message
Tue, Sep 20, 1:51 PM

Hi there, Tommy! This is Ally from Liz's office. Just trying to touch bases, we sent that paper to you to your personal email, but haven't heard back. When you can, please contact us. Thank you!

Text Message

Verizon 12:02 PM 57%

[redacted]-2780

OK

Jan 21, 2016, 9:27 AM

I won't be able to make Elizabeth dime would let me use the car so sorry take care I don't really know where were at with anything so if you have anything you want to do over the phone let me know if you're going to be around

Jan 22, 2016, 9:58 AM

Good morning Elizabeth this is Tommy so I still don't know what's going on and appears most basic so I guess I shouldn't be wasting my time looking for other projects are and you appear to feel justified not to Pay me for the last workout or the guys well I have your keys so I guess I'll drop them off with one of your guys today do you think I have the $300 coming that I paid for the inspector on your electrical if so could you deposit that for me thank you again for everything call me when you need me your friend Tommy

Text Message

●●●●● Verizon 12:02 PM 57%

[redacted]2780

Jan 14, 2016, 3:09 PM

I don't want you to ever forget Elizabeth that one of the most important people in the world somebody that I really love you careful and only want to be of help to him so anything I'm talking about is just giving you information so I want you to know that I'm never there to hurt you I never want anything but the best for you your name Julie we go through so much as it is I never want to be a part of any of the unhappiness love you for always

Jan 20, 2016, 1:27 PM

Hello Elizabeth this is Tommy I don't know what your schedule for tomorrow so we're going to meet and discuss things thank you

I will be in San Jose and Gilroy

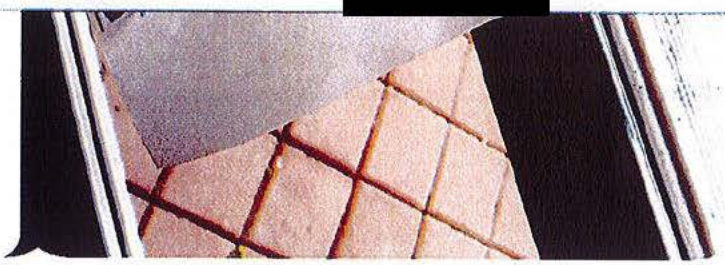
So what should I do

Do you want to come to Gilroy?

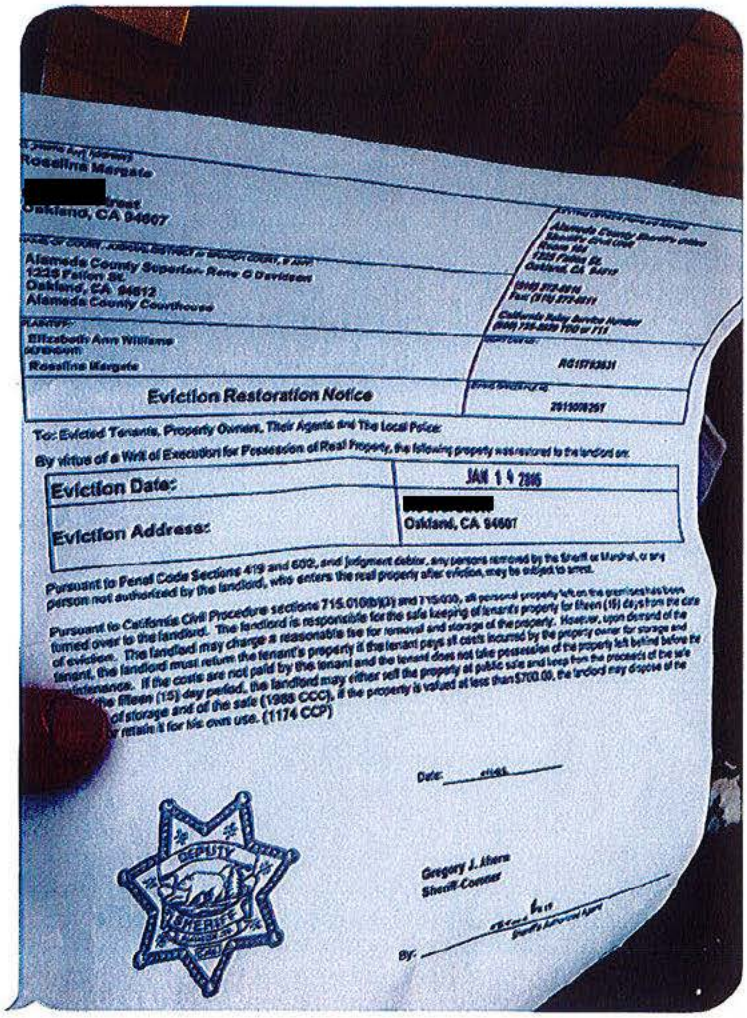
Text Message

Verizon 12:02 PM 57%

[redacted]2780



Jan 14, 2016, 11:34 AM



Roselina Margate
[redacted]
Oakland, CA 94607

Alameda County Superior Rene C Davidson
1225 Fallon St.
Oakland, CA 94612
Alameda County Courthouse

Elizabeth Ann Williams
Roselina Margate

Eviction Restoration Notice

To: Evicted Tenants, Property Owners, Their Agents and The Local Police:

By virtue of a Writ of Execution for Possession of Real Property, the following property was restored to the landlord on:

Eviction Date:	JAN 14 2016
Eviction Address:	[redacted] Oakland, CA 94607

Pursuant to Penal Code Sections 419 and 602, and judgment debtor, any persons removed by the Sheriff or Marshal, or any person not authorized by the landlord, who enters the real property after eviction, may be subject to arrest.

Pursuant to California Civil Procedure sections 715.010(b)(3) and 715.020, all personal property left on the premises has been turned over to the landlord. The landlord is responsible for the safe keeping of tenant's property for fifteen (15) days from the date of eviction. The landlord may charge a reasonable fee for removal and storage of the property. However, upon demand of the tenant, the landlord must return the tenant's property if the tenant pays all costs incurred by the property owner for storage and maintenance. If the costs are not paid by the tenant and the tenant does not take possession of the property left behind before the expiration of the fifteen (15) day period, the landlord may either sell the property at public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC), if the property is valued at less than $700.00, the landlord may dispose of the property or retain it for his own use. (1174 CCP)

Date: _____

Gregory J. Ahern
Sheriff-Coroner

By: _____

Jan 14, 2016, 3:09 PM

I don't want you to ever forget Elizabeth that one of the most important people in the world

Text Message

Verizon 12:02 PM 57%

[redacted]-2780

Jan 13, 2016, 12:52 PM

So there it is and I'm paying right now the 300 call me

Text Message

●●●●● Verizon 12:02 PM 57%

[redacted]2780

Who is Gary? Please get this sticker handled and make sure it is verified in the City records. We are still friends! We need to and will work this out.

Jan 12, 2016, 11:39 AM

That's a good thing I know that and I was just shocked by this I always put my best foot forward and I just feel hurt that you didn't please you and make sure that's on the morning bye

Jan 13, 2016, 10:21 AM

Say sogood morning a call Derek and I called you no answer's inspectors going over there I need the paperwork he needs the paperwork they gave

I don't have paperwork you were handling this

Jan 13, 2016, 12:52 PM

Text Message

Verizon 12:01 PM 57%

[redacted]-2780

Hello Elizabeth most important thing I want you to understand is I love you I love everything you've done for me I think you're great person I talk to all the people there Garichin everybody and they say yeah they don't know why I should have to be sanded down over do... >

As I stated many times we will discuss this in person. But I still need the Mead stickers. You told me this was already handled. This is one of the reasons why the electricity is STILL not on at Mead.

Hi Elizabeth I gave Gary the sticker when I left so I will have to talk to hardball to go put another one on tomorrow OK bye bye hon

Hi Elizabeth I gave Gary the sticker when I left so I will have to talk to hardball to go put another one on tomorrow OK bye bye hon

Who is Gary? Please get this sticker handled and make sure it is verified in the City records. We are still friends! We need to and will

Text Message

Verizon 12:01 PM 57%

[redacted]2780

Jan 11, 2016, 6:59 PM

Well this is upsetting, arnold needs the money for bail, everything is that if everything looked bad why didnt derek say anything in the house looked good, we went 2 weeks without pay, but what i dont understandAnd we really need the money by tommorw because i need to pay bills light bill they áre gonna cut it off Tommorw

Jan 12, 2016, 9:56 AM

Please call me about Mead

Please call me back when you will talk with me rather than talk over me.

I also expect the green tags for Mead to be there today. You stated it was already done.

Hello Elizabeth most important thing I want you to understand is I love you I love everything you've done for me I think you're great person I talk to all the people there

Text Message

Verizon 12:01 PM 57%

[redacted]2780

out of my daughters I got your work done almost killed me work 16 hours a day love you thank you for all you done for me to make that happen in all the other things you've done for me oh when you do come here please let me know so we can meet out there when I left everything I saw was beautiful so so I don't know what's happened since then I'll stop by tomorrow and look at it I'm behind you 100% you're always a good person love you kid bye

Jan 11, 2016, 1:07 PM

How's your back I hope everything is OK I was worried about it when I was over there I cleaned are always wrap stuff and everything sorted hurt my lungs a little bit yet rats inner walls I did turn the walls out in seal the house up and get this dry rot out some little under the weather but I worry about you and your back all the time love you happy new year

Jan 11, 2016, 6:59 PM

Text Message

XFINITY Connect

+ Font Size -

Fwd:

From : Colin Cooper [redacted]

Mon, May 08, 2017 02:49 PM

Subject : Fwd:

18 attachments

To : Candy Permillion [redacted]

Please print

---------- Forwarded message ----------

From: Elizabeth Ann Williams Rentals [redacted]

Date: Mon, May 8, 2017 at 2:38 PM

Subject:

To: [redacted]

--

Colin Cooper

Cooper Law Offices

[redacted]

siu.pdf 180 KB

siu 2.pdf 179 KB

siu 3.pdf 178 KB

siu 4.pdf 179 KB

siu 5.pdf 180 KB

siu 6.pdf 175 KB

siu 7.pdf 173 KB

siu 8.pdf 176 KB

siu 9.pdf 178 KB

siu 10.pdf 176 KB

siu 11.pdf 275 KB

siu 12.pdf 279 KB

siu 13.pdf 280 KB

siu 14.pdf 283 KB

siu 15.pdf 180 KB 2

siu 16.pdf 484 KB

siu 17.pdf 586 KB

siu 18.pdf 588 KB

From: Espinosa, Thomas <TEspinosa@oaklandnet.com>
To: eawrentals [redacted]
Subject: FW: Last request for deposit release on 141 Dean Road
Date: Wed, Dec 30, 2015 7:45 am

Please advise me. Thank you Thomas

From: Elizabeth Ann Williams [redacted]
Sent: Tuesday, December 29, 2015 2:41 PM
To: Espinosa, Thomas
Subject: Re: Last request for deposit release on 141 Dean Road

I have no idea. We called your Broker and she/he was supposed to call you back. I do not know what your legal position is In this. Maybe talk with Anna for info?

Sent from my iPhone

On Dec 29, 2015, at 2:28 PM, Espinosa, Thomas <TEspinosa@oaklandnet.com> wrote:

Could you tell me what we are doing here. Thank You Thomas Espinosa

---

From: Anna si[redacted]
Sent: Tuesday, December 29, 2015 10:29 AM
To: Espinosa, Thomas; Jay Weymouth
Subject: Fw: Last request for deposit release on 141 Dean Road

Thomas,

This is urgent.. Here is a response from the Seller's agent..

, last demand from the seller.. You are holding the seller harm for not releasing this escrow. They need to move on with their lives too.

Ana

On Tuesday, December 29, 2015 9:05 AM, jay weymouth [redacted] wrote:

Good morning Anna,

I did get the response back through the title company that Thomas and his partner do not feel as if they want to release the deposit to my seller as damages when he did not perform per the contract to purchase the property.

I intend to pursue the deposit as damages on Tuesday January 4, 2016 by exercising contract rights as broker and seller.

The fact that the buyer had signed closing documents to purchase, had asked the seller for an extension and received it in good faith from the seller, extra mortgage payments, valuable marketing time lost, had the loan funded and deposited at the title company, all show the buyer had intended to purchase. We all thought this was a good faith deal. The seller spent considerable amount of money to retain an attorney to draw the seller financing papers requested by the purchaser. These damages , are in my opinion very easy to prove.

To ignore my request is no longer an option.

I expect you will give this email to your client and would hope to get a response back from him.

Before I am forced to commence legal proceeding to recover this deposit as damages, we are willing to consider a good faith offer of settlement from Thomas. Lets spend some time on this ASAP as the issue is not going to go away.

Please respond to this.

Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

From: Elizabeth Ann Williams [redacted]
To: Espinosa, Thomas <TEspinosa@oaklandnet.com>
Subject: Re: Last request for deposit release on 141 Dean Road
Date: Tue, Dec 29, 2015 2:41 pm

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To: Espinosa, Thomas; Jay Weymouth
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Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

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To: eawrentals [redacted]
Subject: FW: Last request for deposit release on 141 Dean Road
Date: Tue, Dec 29, 2015 2:28 pm

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Subject: Fw: Last request for deposit release on 141 Dean Road

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Before I am forced to commence legal proceeding to recover this deposit as damages, we are willing to consider a good faith offer of settlement from Thomas. Lets spend some time on this ASAP as the issue is not going to go away.

Please respond to this.

Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

From: Ana Siu [redacted]
To: Elizabeth Ann Williams [redacted]
Subject: Re: status on the $130,000 loan.
Date: Tue, Sep 29, 2015 6:44 pm

I am here in Newark and I still have your money with me, now can I come over and give it to you?
Ana

Sent from my iPhone

On Sep 29, 2015, at 5:31 PM, Elizabeth Ann Williams [redacted] wrote:

> What happened to the deposit?
>
> Sent from my iPhone
>
> On Sep 28, 2015, at 7:49 PM, Ana Siu [redacted] wrote:
>
> > Hi Elizabeth,
> >
> > I'm so sorry if I confused you I do have your money so let me know if you want me to give Tom the check tomorrow or I can come and give it to you , just let me know,
> >
> > I appreciated your help.
> >
> > Thank you so much.
> > Ana
> >
> > Sent from my iPhone
> >
> > On Sep 26, 2015, at 10:23 AM [redacted] wrote:
> >
> > > Ana -
> > >
> > > I received your message. I am confused. A construction draw for which property? I need to wait until you sell which house? Kindly reply.
> > >
> > > ----Original Message----
> > > From: Anna siu [redacted]
> > > To: eawrentals
> > > Sent: Fri, Sep 25, 2015 12:28 pm
> > > Subject: status on the $130,000 loan.
> > >
> > > Hi Elizabeth,
> > >
> > > I want to write to you first and then call you to discuss this loan.

Yesterday I signed my loan docs, the fund is on Monday and record Tuesday. We have the $130,000 but the lender's instruction is to hold it in escrow for construction draw, and that kills what I agreed to give you.

I am so sorry to drag out this loan but with the status of the house its hard to get a loan on it and this is where I am with the money right now. I want to ask for your forgiveness for the 100 times, I don't have anybody to borrower money from. The only way that I can repay back your money is when I sell this house.

I have been asking around for addition $130,000 but still no luck. I am open for any option.

Respectfully
Ana Siu

From: Elizabeth Ann Williams [redacted]
To: Ana Siu [redacted]
Subject: Re: status on the $130,000 loan.
Date: Tue, Sep 29, 2015 5:31 pm

What happened to the deposit?

Sent from my iPhone

On Sep 28, 2015, at 7:49 PM, Ana Siu [redacted] wrote:

Hi Elizabeth,

I'm so sorry if I confused you I do have your money so let me know if you want me to give Tom the check tomorrow or I can come and give it to you , just let me know,

I appreciated your help.

Thank you so much.
Ana

Sent from my iPhone

On Sep 26, 2015, at 10:23 AM, [redacted] wrote:

Ana -

I received your message. I am confused. A construction draw for which property? I need to wait until you sell which house? Kindly reply.

-----Original Message-----
From: Anna siu [redacted]
To: eawrentals [redacted]
Sent: Fri, Sep 25, 2015 12:28 pm
Subject: status on the $130,000 loan.

Hi Elizabeth,

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I have been asking around for addition $130,000 but still no luck. I am open for any option.

Respectfully
Ana Siu

From: Elizabeth Ann Williams [redacted]
To: Ana Siu [redacted]
Subject: Re: status on the $130,000 loan.
Date: Mon, Sep 28, 2015 8:32 pm

That is great news! Yes - please give the money to Tommy.

Sent from my iPhone

On Sep 28, 2015, at 7:49 PM, Ana Siu [redacted] wrote:

> Hi Elizabeth,
>
> I'm so sorry if I confused you I do have your money so let me know if you want me to give Tom the check tomorrow or I can come and give it to you, just let me know,
>
> I appreciated your help.
>
> Thank you so much.
> Ana
>
> Sent from my iPhone
>
> On Sep 26, 2015, at 10:23 AM, [redacted] wrote:
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>>
>> -----Original Message-----
>> From: Anna siu [redacted]
>> To: eawrentals [redacted]
>> Sent: Fri, Sep 25, 2015 12:28 pm
>> Subject: status on the $130,000 loan.
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Respectfully
Ana Siu

From: Ana Si[redacted]
To: eawren[redacted]
Subject: Re: status on the $130,000 loan.
Date: Mon, Sep 28, 2015 8:27 pm

Hi Elizabeth,

I'm so sorry if I confused you I do have your money so let me know if you want me to give Tom the check tomorrow or I can come and give it to you , just let me know,

I appreciated your help.

Thank you so much.
Ana

Sent from my iPhone

On Sep 26, 2015, at 10:23 AM, [redacted] wrote:

Ana -

I received your message. I am confused. A construction draw for which property? I need to wait until you sell which house? Kindly reply.

-----Original Message-----
From: Anna si[redacted]
To: eawrentals[redacted]
Sent: Fri, Sep 25, 2015 12:28 pm
Subject: status on the $130,000 loan.

Hi Elizabeth,

I want to write to you first and then call you to discuss this loan.

Yesterday I signed my loan docs, the fund is on Monday and record Tuesday. We have the $130,000 but the lender's instruction is to hold it in escrow for construction draw, and that kills what I agreed to give you. .

I am so sorry to drag out this loan but with the status of the house its hard to get a loan on it and this is where I am with the money right now. I want to ask for your forgiveness for the 100 times, I don't have anybody to borrower money from. The only way that I can repay back your money is when I sell this house.

I have been asking around for addition $130,000 but still no luck. I am open for any option.

Respectfully
Ana Siu

From: eawrentals[redacted]
To: anna.siu <[redacted]
Subject: Re: status on the $130,000 loan.
Date: Sat, Sep 26, 2015 10:23 am

Ana -

I received your message. I am confused. A construction draw for which property? I need to wait until you sell which house? Kindly reply.

-----Original Message-----
From: Anna siu[redacted]
To: eawrentals[redacted]
Sent: Fri, Sep 25, 2015 12:28 pm
Subject: status on the $130,000 loan.

Hi Elizabeth,

I want to write to you first and then call you to discuss this loan.

Yesterday I signed my loan docs, the fund is on Monday and record Tuesday. We have the $130,000 but the lender's instruction is to hold it in escrow for construction draw, and that kills what I agreed to give you. .

I am so sorry to drag out this loan but with the status of the house its hard to get a loan on it and this is where I am with the money right now. I want to ask for your forgiveness for the 100 times, I don't have anybody to borrower money from. The only way that I can repay back your money is when I sell this house.

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Respectfully
Ana Siu

From: Anna siu [redacted]
To: eawrental[redacted]
Subject: Re: status on the $130,000 loan.
Date: Fri, Sep 25, 2015 8:40 pm

Elizabeth,

I am still working on it so I can come up with the money on Tuesday, I don't want to let you down but If I don't have the money by Tuesday then I will ask for a note of $130,000 for six months until I sell Orinda.

I will give you status on Sunday and whatever you feel is right for the constant delays in providing this money is fine with me..

Ana

On Friday, September 25, 2015 1:31 PM, [redacted] wrote:

So what is the bottom line? When exactly do I get my money? I will need to charge you for the constant delays.

-----Original Message-----
From: Anna siu[redacted]
To: eawrentals[redacted]
Sent: Fri, Sep 25, 2015 12:28 pm
Subject: status on the $130,000 loan.

Hi Elizabeth,

I want to write to you first and then call you to discuss this loan.

Yesterday I signed my loan docs, the fund is on Monday and record Tuesday. We have the $130,000 but the lender's instruction is to hold it in escrow for construction draw, and that kills what I agreed to give you. .

I am so sorry to drag out this loan but with the status of the house its hard to get a loan on it and this is where I am with the money right now. I want to ask for your forgiveness for the 100 times, I don't have anybody to borrower money from. The only way that I can repay back your money is when I sell this house.

I have been asking around for addition $130,000 but still no luck. I am open for any option.

Respectfully
Ana Siu

From: eawrenta[redacted]
To: anna.siu[redacted]
Subject: Re: status on the $130,000 loan.
Date: Fri, Sep 25, 2015 1:31 pm

So what is the bottom line? When exactly do I get my money? I will need to charge you for the constant delays.

-----Original Message-----
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To: eawrentals[redacted]
Sent: Fri, Sep 25, 2015 12:28 pm
Subject: status on the $130,000 loan.

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I want to write to you first and then call you to discuss this loan.

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Respectfully
Ana Siu

From: Anna siu [redacted]
To: eawrenta [redacted]
Subject: status on the $130,000 loan.
Date: Fri, Sep 25, 2015 12:28 pm

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Respectfully
Ana Siu

From: Anna siu [redacted]
To: eawrenta
Subject: 141 Dean Rd Alamo CA
Date: Thu, Aug 27, 2015 11:12 am
Attachments: Alamo 2 signed contract.pdf (14429K)

Hi Elizabeth,

Attached is the signed contract from the seller, and the escrow company is ready for the $10,000 earnest deposit money.

The Escrow company is with Old Title Company- In Danville..

Please advise how you want to pick up the money..

Thank you
Ana

From: Anna siu[redacted]
To: eawrenta[redacted]
Subject: Re[redacted]ALAMO
Date: Wed, Jul 1, 2015 3:44 pm

Thank you

Dear..

On Wednesday, July 1, 2015 2:56 PM, [redacted] wrote:

Got it!

-----Original Message-----
From: Anna siu[redacted]
To: eawrentals[redacted]
Sent: Wed, Jul 1, 2015 10:39 am
Subject: [redacted]ALAMO

Good morning Elizabeth,

Here is the status on the purchase.

The escrow was open with Old Republic Title and the EDM of $39,750 was dropped to Title on Monday.
The appraiser was schedule to appraise the property at 9.00am today, so we are moving along.
The lender is looking to close this deal on 7/13 /15. I will give you an estimate of what we need to close on the 7 /8/15, so you have an idea of what we need for closing.

If you have any question please feel free to contract me. Let mew know that you receive my email.

Thank you
Ana [redacted]5175

From: eawrental[redacted]
To: anna.siu [redacted]
Subject: Re: [redacted]ALAMO
Date: Wed, Jul 1, 2015 2:56 pm

Got it!

-----Original Message-----
From: Anna siu [redacted]
To: eawrentals [redacted]
Sent: Wed, Jul 1, 2015 10:39 am
Subject: [redacted] ALAMO

Good morning Elizabeth,

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Thank you
Ana[redacted]5175

From: Anna siu[redacted]
To: eawrenta[redacted]
Subject[redacted]ALAMO
Date: Wed, Jul 1, 2015 10:39 am

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If you have any question please feel free to contract me. Let mew know that you receive my email.

Thank you
Ana[redacted]5175

From: Anna siu[redacted]
To: eawrent[redacted]
Subject: Fw: Alamo [redacted]
Date: Thu, Jun 25, 2015 2:43 pm
Attachments: scan.pdf (485K)

Hi Elizabeth,

Attached is the counter on the property for $1,325,000.

Escrow company is : Old Republic Title - Danville..
Escrow #[redacted]6826..
I would like to make a suggest, please wire the money into Tom's account, and Tom can make the CASHIER'S CHECK out to title.
Let me know if you need any help.

Thank you
Ana Siu

On Thursday, June 25, 2015 2:16 PM, [redacted] wrote:

Fwd:

From : Colin Cooper [redacted]

Subject : Fwd:

To : Candy Permillion [redacted]

Mon, May 08, 2017 02:12 PM

Please print.

---------- Forwarded message ---------

From: Elizabeth Ann Williams Rentals [redacted]

Date: Mon, May 8, 2017 at 2:11 PM

Subject:

To: [redacted]

Text to Ana

IMG_1122.PNG

IMG_1123.PNG

IMG_1124.PNG

IMG_1125.PNG

IMG_1126.PNG

IMG_1127.PNG

IMG_1128.PNG

IMG_1129.PNG

IMG_1130.PNG

IMG_1131.PNG

IMG_1132.PNG

--

Colin Cooper

Cooper Law Offices

[redacted]

Verizon 2:06 PM 67%

Anna - Broker

Text Message
Mar 16, 2015, 3:07 PM

Hi Elizabeth, I called you last week regarding A request from Tom Espinosa. You are looking for a loan, so call or text me with what I can do to help . Thank

you Ana Siu

Hi Ana. I have unique credit issues. What credit reports do you use? Can I send you a copy before we talk?

Yes, here is my email.
[redacted]

Which bureau?

All

Ok

I need all three

Will do

Verizon 2:06 PM 67%

Anna - Broker

Mar 17, 2015, 8:24 AM

Good morning Elizabeth, Tom mentioned that you got rental properties. I have a brother who is looking for a Rental place in Oakland , let me know if you have

availabilities.

I was just trying to pull credit. Do you need scores included? Have your brother call or text 510 [redacted] 4477 and mention you. Thanks!

Yes

And I will contact the rental number on behalf of my brother

Mar 17, 2015, 4:33 PM

Hi Elizabeth did you get me the credit report?

Not yet

Let me know if you need help.

Message

Verizon 2:07 PM 67%

Anna - Broker

Mar 18, 2015, 9:13 AM

Good morning Elizabeth, if you want me to get your credit report, give me your info and I will get it for

you.

Mar 18, 2015, 2:36 PM

Can I have the zipcode for the 2 bedrooms , on 39 st, can't find it .

94609

Thank you

Y W

Mar 27, 2015, 3:05 PM

Chase - checking account / [redacted]1997. Ana Siu . Thank you

If you have a question give me a call.

I will text you when it is done with a copy of receipt.

iMessage

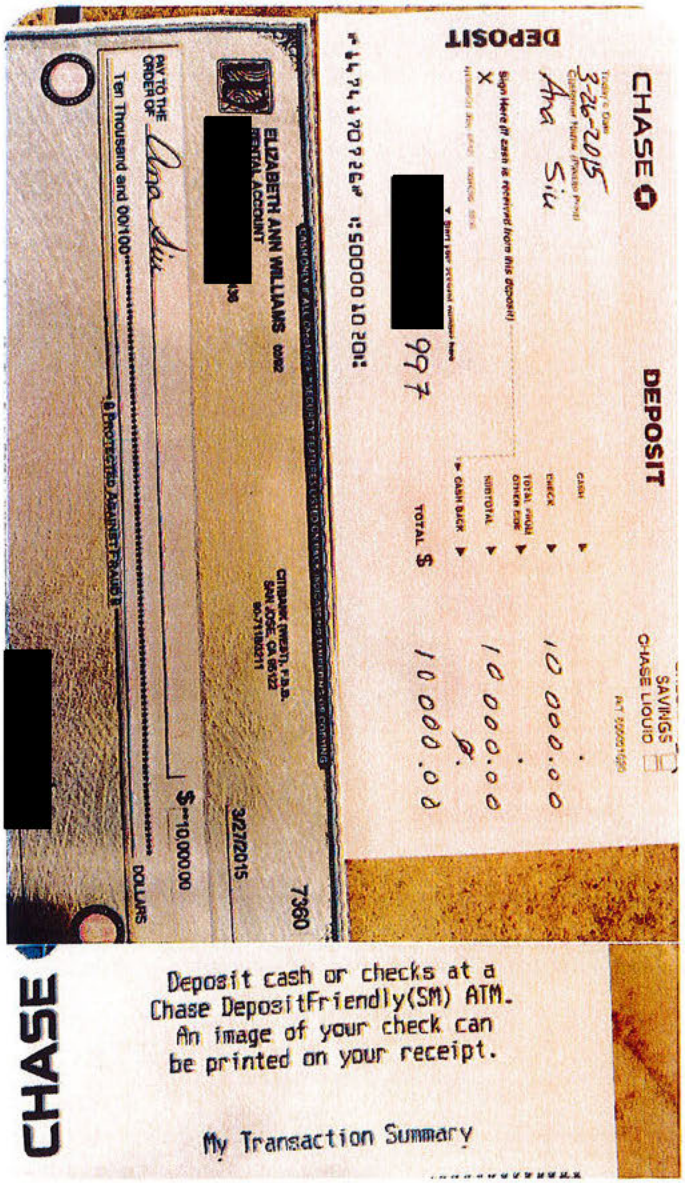
Verizon 2:07 PM 67%

Anna - Broker

Thank you

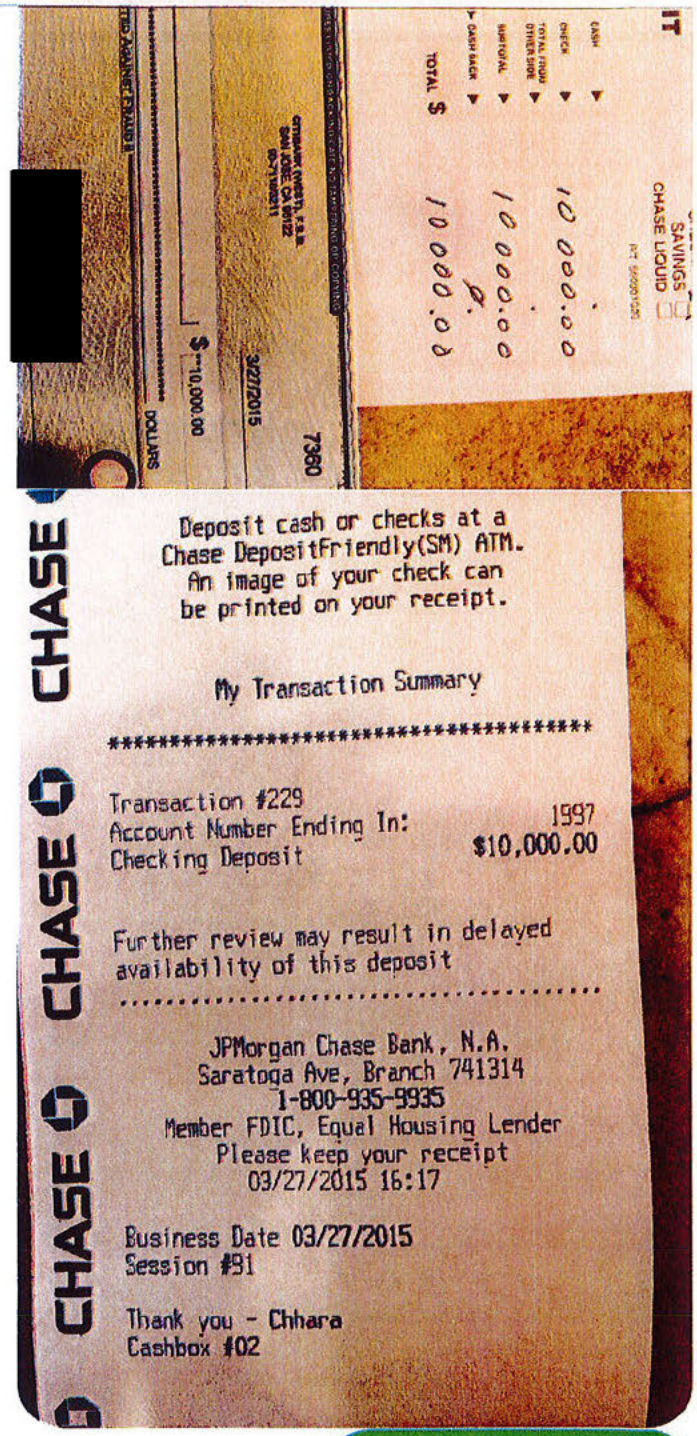
$10,000 right?

Yes



Verizon 2:07 PM 67%

Anna - Broker



All done. Thanks

iMessage

Verizon 2:07 PM 67%

Anna - Broker

Thank you

YW

May 21, 2015, 8:36 AM

Hi Elizabeth, finally I got the call from the agent , he said today at 6.00 if that's work for you?

May 21, 2015, 9:37 AM

I have a 6 o'clock appointment in San Jose can we meet earlier than that

Is 3.00 ok, and if so
Can you make it without me, I don't have a ride until 5.00, my car is the shop for service .

Sure. Address?

[redacted] Oakland . Let me confirm with the agent .

Elizabeth 3.00 appt is confirmed.

Great. I will be there

iMessage

Verizon 2:07 PM 67%

Anna - Broker

Thanks Dear. Let me know what you think after your appt.

Will do. I will need details. They want $300k for this bldg and a lot next door or what?

$400,k for the two properties . One in the front and back. 3429 & 3431.

May 21, 2015, 1:46 PM

How many units is this property?

Should be 4 ?

Please double check. I only see a single family in front

Do you have a flyer or MLS sheet?

Yes it's a house . With 4 rooms ,it's two stories and the back also .

So the property is a total of 2 units?

Let me check. There is a second property in the back too

iMessage

Verizon 2:08 PM 67%

Anna - Broker

Let me check. There is a second property in the back too

May 22, 2015, 10:23 AM

Good morning Dear, how was the showing yesterday .

Jun 25, 2015, 9:53 AM

Good morning Elizabeth this is Ana please give me a call Tom says it's a go on the Alamo's project.

Jul 7, 2015, 2:11 PM

Tom and Elizabeth, I got a call from the agent on Alamo, the seller wants to sell the property at $1.3m , NO less then that , and No Seller carry back of

$200,000...
The Apprsisal came back at $1.1m
As Is.
That means we have to come up with $530,000 plus closing cost.
I will forward this Tom too

Aug 26, 2015, 1:21 PM

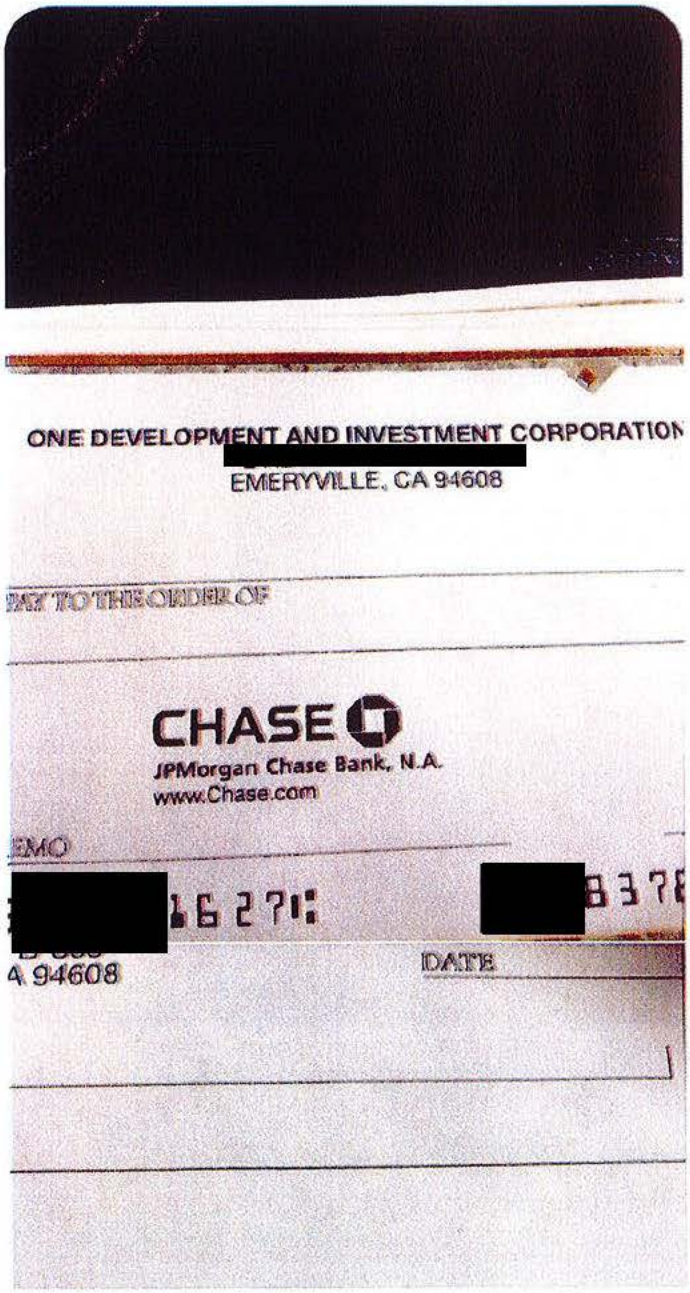
iMessage

Verizon 2:08 PM 67%

Anna - Broker

Aug 26, 2015, 1:21 PM

Hi Elizabeth I will send you a picture if the account number .



Message

Verizon 2:08 PM 66%

Anna - Broker

PAY TO THE ORDER OF

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

[redacted] 16 27 [redacted] 378

4 94608 DATE

[redacted] 78 16 1031

90-7162-3222

IENT CORPORATION
388
1608 DATE

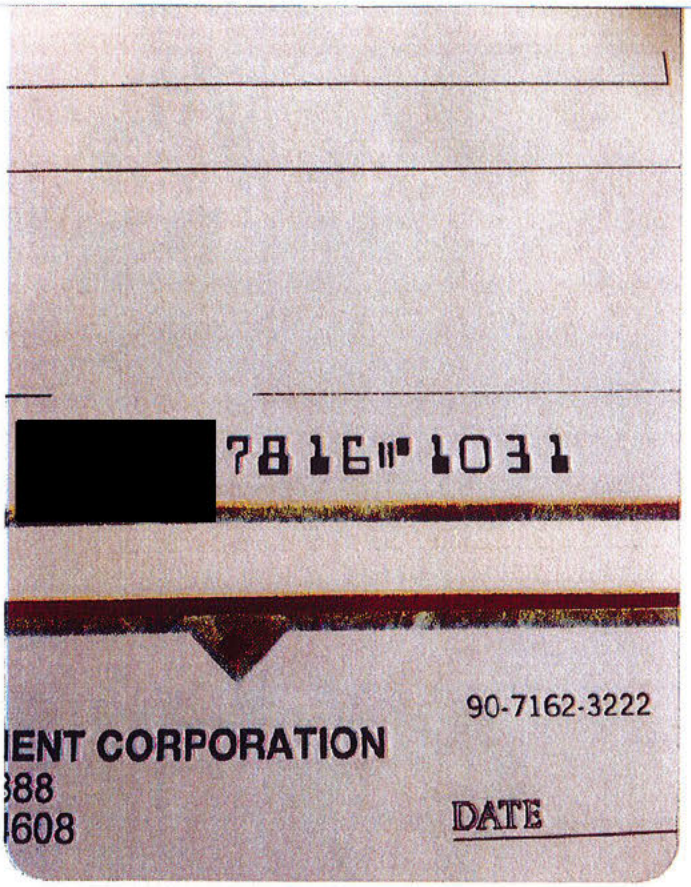
Here you go . Thank you

Aug 30, 2015, 12:00 PM

iMessage

Verizon 2:08 PM 66%

Anna - Broker



Here you go . Thank you

Aug 30, 2015, 12:00 PM

Please call. Very important

Sep 30, 2015, 12:02 PM

Hi Elizabeth, I am here in Newark again to get the cashiers check. I will call you as soon as I have the cashiers check .

iMessage

Gmail

Candy Permillion [redacted]

Fwd:

1 message

Colin Cooper [redacted] Mon, May 1, 2017 at 4:46 PM
To: Candy Permillion [redacted]

Please print.
---------- Forwarded message ---------
From: Elizabeth Ann Williams Rentals [redacted]
Date: Mon, May 1, 2017 at 4:31 PM
Subject:
To: [redacted]

This is the only written note I could find to "memorialize" the debt. I will also be checking emails and texts.
--
Colin Cooper
Cooper Law Offices
[redacted]

Tommy Espinosa Debt.pdf
958K

Gmail

Candy Permillion [redacted]

Fwd:

1 message

Colin Cooper [redacted] Mon, May 1, 2017 at 4:46 PM
To: Candy Permillion [redacted]

Please print.
---------- Forwarded message ---------
From: Elizabeth Ann Williams Rentals [redacted]
Date: Mon, May 1, 2017 at 4:31 PM
Subject:
To: [redacted]

This is the only written note I could find to "memorialize" the debt. I will also be checking emails and texts.
--
Colin Cooper
Cooper Law Offices
[redacted]

Tommy Espinosa Debt.pdf
958K

40 = al. eg loaned 100,
20 - now - Orinda
$60 = -

180

130

Anna owes E $40,000
Tommy owes E $20,000 for Orinda
" might owe E 40,000 " " floating
$100,000
$90,000
Pay back $130,000 on 10/18/2015 — to Alamo II

Huynh Diep Thi Nguyen

Needs $25,000 by Friday

Help

New Query

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**3-13-19** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted]**MEAD AVE, OAKLAND, CA 94607-3443**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	2700
WILLIAMS ELIZABETH A	List Owners		02/26/1998	1998-67335	$49,900	1	2700
OCWEN FEDERAL BANK FSB	List Owners		09/22/1997	1997-245852		1	2700
GRANT ROBERT L & EVANGELINE W	List Owners		03/29/1991	1991-81360	$100,000	1	2700
GREAT WESTERN BANK c/o REO DEPT REO 12472-6	List Owners	[redacted]	08/07/1990	1990-212891		1	2700
WILKERSON JEFFEREY C	List Owners		02/24/1989	1989-52806		1	2700
JONES LYNETTE & BOBBIE J	List Owners		11/16/1988	1988-292723		1	2700
WILLIAMS ROY & MCJIMSEY JOANN	List Owners	[redacted]	03/02/1987	1987-60328		1	2700
WILLIAMS ROY	List Owners		10/03/1986	1986-243861		1	2700
WILLIAMS ROY & GARRISON THERESA G	List Owners	859 MEAD AVE , OAKLAND, CA 94607-3443	12/08/1978	1978-240061		1	2700
WEAVER JAMES L + CHRISTINE R	List Owners	859 MEAD AVE , OAKLAND, CA 94607-3443	06/25/1970	1970-66732		1	2700

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click here for more information regarding supported browsers.

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Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 857
STREET_NAME : Begins With MEAD
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: *1002629*

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: TRASH & DEBRIS
Date Opened: 4/29/2010
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/30/2010		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Not Applicable	

Record ID: *1403295*

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: ELECTRICAL, PLUMBING PROBLEMS , RUSTED GAS PIPES, AND RODENT INFESTATION
Date Opened: 9/8/2014
Record Status: Non-Actionable
Record Status Date: 9/11/2014
Job Value: $0.00
Requestor:
: ANNETTE DAVIS
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/11/2014	Dennis Foster	1st Inspection	Unable to Verify	See comments.

Record ID: *1404187*

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Work without permits.
Date Opened: 12/4/2014
Record Status: Violation Verified
Record Status Date: 12/9/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/9/2014	Tom Espinosa	1st Inspection	Violation Verified	issued a stop work notice, 2xfees and field check needed. Remodel kitchen bath laundry. Will need to determine how many units on floor and building. Also will need to supply records and permits for back building. Remodeling thru out house.

Record ID: *1500039*

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Unit A - water pressure is low in bathroom, electrical wiring may not be up to code
Date Opened: 1/6/2015
Record Status: Closed
Record Status Date: 1/19/2015
Job Value: $0.00
Requestor:
: Annette Davis
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/12/2015	Greg Clarke	1st Inspection	Violation Verified	

Record ID: *9501407*

Address: 857 MEAD AVE, #A
APN:
Unit #: A
Description: 03/22 CALLED AT PROP NO ONE HOME-03/24 UNABLE TO CONTACT
Date Opened: 2/14/1995
Record Status: Closed
Record Status Date: 3/24/1995
Job Value: $0.00
Requestor: DEBRA LEWIS
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *9806030*

Address: 857 MEAD AVE
APN:
Unit #:
Description: GARBAGE TRASH, JUNK, AND LOOKS HORRIBLE
Date Opened: 7/28/1998
Record Status: Open
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: B0200773

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Dry rot damage from inside at rear of bldg and under window.
Date Opened: 2/25/2002
Record Status: Expired
Record Status Date: 3/11/2003
Job Value: $550.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX150994

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Stucco siding on east side wall of home.
Date Opened: 6/24/2015
Record Status: Approved
Record Status Date: 6/24/2015
Job Value: $0.00
Requestor: Elizabeth Williams
: Elizabeth Williams
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: E9101479

Address: 857 MEAD ST
APN:
Unit #:
Description: ELECTRICAL WORK (REPLACING ITEMS)
Date Opened: 5/3/1991
Record Status: Expired
Record Status Date: 4/10/1992
Job Value: $0.00
Requestor: ROBERT GRANT
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/10/1992		MISCELLANEOUS 00N	EXPIRED	

Record ID: RB0401305

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: demolish 2,596 sq. ft. 2 family dwelling
Date Opened: 3/29/2004
Record Status: Expired
Record Status Date: 1/28/2005
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/30/2004		FIELD CHECK 00N	APPROVED	POSTING
3/30/2004		FIELD CHECK 00N	APPROVED	POSTING

Record ID: RB0603707

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Repairs per compliance plans. #0207479.
Date Opened: 8/21/2006
Record Status: Final
Record Status Date: 7/2/2008
Job Value: $20,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/24/2006		FIELD CHECK 00N	CORRECTION NOTICE	CORRECTION NOTICE; F24. ELIZABETH [redacted]-0227
5/24/2007	DENNIS W FOSTER	FTG/SLAB/EMBED 01P	CORRECTION NOTICE	PLANS INCOMPLETE
1/28/2008	DENNIS W FOSTER	FRAME 03M	INSP CANCELLED	R/ELIZABETH [redacted] 0227-FRAME
1/31/2008	DENNIS W FOSTER	FTG/SLAB/EMBED 01P	CORRECTION NOTICE	CORRECTIONS
2/1/2008	DENNIS W FOSTER	FRAME 03M	INSP CANCELLED	ELIZABETH CLLD INTO OFFICE TO CANCEL
2/4/2008	DENNIS W FOSTER	ROUGH 03P	SUSPEND PERMIT	
4/10/2008	JANICE J KATO	FTG/SLAB/EMBED 01P	CORRECTION NOTICE	NEED 5/8" BOLTS
4/11/2008		FTG/SLAB/EMBED 01P	APPROVED	R/ JOHNNY 209-247-4991
5/28/2008	DENNIS W FOSTER	RAISED FLOOR 02P	APPROVED	UNDERFLR OK PENDING PLUMBING
6/4/2008	DENNIS W FOSTER	ROUGH 03P	PARTIAL APPROVAL	TUB/SHOWER WALL T/C
7/2/2008	DENNIS W FOSTER	FINAL BUILDING 04P	APPROVED	F/[redacted]-0227, ELIZABETH

Record ID: RB1403610

Address: 857 MEAD AVE, UNIT A&B
APN: 003 001301900
Unit #: A&B
Description: Unit B: Kitchen & bathroom remodel including construction of partition walls to enclose water heater in kitchen and converting living room into new bedroom with closet per CE#1404187. 6/24/15 - add to scope: Unit A: bathroom remodel per CE#1500039; Replace T-1-11 with stucco on left side. (add $7000) DRX150994
Date Opened: 12/10/2014
Record Status: Expired
Record Status Date: 3/24/2016
Job Value: $10,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/11/2014	Kim Nguyen	Field Check	Need More Info	No one at job site
12/12/2014	Kim Nguyen	Field Check	Need More Info	12/12/14 F.C. - 2-story, 4 units apartment - Unit B, remodel of kitchen & bathroom; unapproved construction of partition walls in kitchen to enclose water heater & in living room to create new bedroom. Submit floor plans for approval - Need RP& RE permits. In needs file
9/23/2015	Anthony Harbaugh	Frame	Pass	frame and insulation ok to cover.

Record ID: RE0700162

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Repairs per compliance plans. #0207479. Electrical work for repairs.
Date Opened: 1/10/2007
Record Status: Final

Record Status Date: 6/30/2008
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/3/2008	DENNIS W FOSTER	ROUGH 03P	APPROVED	EXISTING RECEPTACLES
6/30/2008	DENNIS W FOSTER	FINAL ELECTRICAL 04P	APPROVED	1ST FLOOR REAR UNIT ONLY

Record ID: *RE0803104*

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Electrical meter reset.
Date Opened: 10/8/2008
Record Status: Final
Record Status Date: 10/9/2008
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/9/2008	DENNIS W FOSTER	FINAL ELECTRICAL 04P	APPROVED	UTILITY RELEASE A & B

Record ID: *RE1502087*

Address: 857 MEAD AVE, UNIT A&B
APN: 003 001301900
Unit #: A&B
Description: Electrical for remodel including new subpanel in unit 857B.
Date Opened: 6/24/2015
Record Status: Expired
Record Status Date: 12/23/2015
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/21/2015	Bill Bergstrom	Frame	Not Pass	Date: 8/21/2015 Correction notice 1. Need to add new three units service and service drop to permit. 2. Need PG&E confirmation of discussion letter.
10/21/2015	Joanneke F Verschuur	Final Electrical	Not Pass	Date: 10/21/2015 COD # 110604591 For meter release: 1) add 4 meters to permit; 2) need AIC letter from PG&E for 4 units, 3) upgrade main breakers if necessary per AIC, 4) install bollard, 5) label units, 6) water supply has plastic section; Add second ground rod, verify continuity of cold water supply to ground rod, 7) 250-350 Amp requires #2 grounding conductor; must be continuous to panels, 7) need access to all units to inspect water heater bonding 8) need access to all units to inspect wiring and sub-panels, 8) water proof behind panel at broken stucco
10/29/2015	Joanneke F Verschuur	Frame	Partial	Date: 10/29/2015 Wiring in apartments ok except: 1) kitchen requires two circuits, 2) provide separate ground bus at sub-panels, 3) all receptacles to be TR, 4) min #6 bonding at WH, (and combustion air

				openings) See previous Corrections for meter release.
	Joanneke F Verschuur	Frame	Cancelled	

Record ID: RE1600661

Address: 857 MEAD AVE, UNIT A&B
APN: 003 001301900
Unit #: A&B
Description: Complete expired permit RE1502087 electrical for remodel including new subpanel in unit 857B.
Date Opened: 3/1/2016
Record Status: Expired
Record Status Date: 8/31/2016
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: RM0700123

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Repairs per compliance plans. #0207479. Mechanical work for repairs.
Date Opened: 1/10/2007
Record Status: Final
Record Status Date: 7/2/2008
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/2/2008	DENNIS W FOSTER	FINAL MECHANICAL 04P	APPROVED	F/[redacted]-0227, ELIZABETH

Record ID: RP0700142

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Repairs per compliance plans. #0207479. Plumbing work for repairs.
Date Opened: 1/10/2007
Record Status: Final
Record Status Date: 6/30/2008
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/3/2008	DENNIS W FOSTER	DWV PIPING 03N	CORRECTION NOTICE	CORRECTIONS
6/4/2008	DENNIS W FOSTER	ROUGH 03P	APPROVED	TUB TEST T/C
6/6/2008	DENNIS W FOSTER	ROUGH 03P	APPROVED	R/ELIZABETH [redacted]-0227
6/30/2008	DENNIS W FOSTER	FINAL PLUMBING 04P	APPROVED	1ST FLOOR REAR UNIT ONLY

Record ID: RP0802519

Address: 857 MEAD AVE
APN: 003 001301900
Unit #:
Description: Gas test for 3 meters
Date Opened: 10/8/2008
Record Status: Final
Record Status Date: 6/16/2009

Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/9/2008	DENNIS W FOSTER	FRAME 03M	INSP CANCELLED	R/ GAS TEST/ ELIZABETH 395-4477-CANCEL PER ELIZABETH
10/10/2008	DENNIS W FOSTER	GAS TEST 04N	PARTIAL APPROVAL	1ST & 2ND METER OK 3RD T/C
6/3/2009	DENNIS W FOSTER	UTILITY RELEASE 04N	CORRECTION NOTICE	859A- TEST FAILED
6/4/2009	DENNIS W FOSTER	UTILITY RELEASE 04N	INSP CANCELLED	NEED SAFETY WALK THROUGH
6/10/2009		Frame	No Status	
6/12/2009	DENNIS W FOSTER	GAS TEST 04N	INSP CANCELLED	F/ ELIZABETH 395-4477
6/16/2009	STEVE J BRANDEBERRY	GAS TEST 04N	APPROVED	TEST, RELEASE & FINAL OK FOR 857 A/B & 859 A/B
6/16/2009	STEVE J BRANDEBERRY	FINAL PLUMBING 04P	APPROVED	FINAL OK

Record ID: *RP1501661*

Address: 857 MEAD AVE, UNIT A&B
APN: 003 001301900
Unit #: A&B
Description: Plumbing for remodel.
Date Opened: 6/24/2015
Record Status: Expired
Record Status Date: 12/23/2015
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *RP1600520*

Address: 857 MEAD AVE, UNIT A&B
APN: 003 001301900
Unit #: A&B
Description: Complete expired permit RP1501661 plumbing for remodel.
Date Opened: 3/1/2016
Record Status: Expired
Record Status Date: 8/31/2016
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *Y9100424*

Address: 857 MEAD ST
APN:
Unit #:
Description: METER RESET
Date Opened: 4/8/1991
Record Status: Final
Record Status Date: 4/12/1991
Job Value: $0.00
Requestor: ROBERT C. GRANT
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

4/12/1991	Frame	EXPIRED
4/12/1991	Frame	EXPIRED
4/12/1991	Frame	CORRECTION NOTICE
4/12/1991	Frame	CORRECTION NOTICE

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

857 MEAD AVE #B

Applications for which no permit is issued within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RB1403610 Residential Building - Alteration

Filed Date: 12/10/2014

Job Site: 857 MEAD AVE # B

Schedule Inspection by calling: 510-238-3444

Parcel No: 003 001301900

District:

update description by (EW)

Project Description: Non ~~structural kitchen remodel for unit 857 #B to abate #1404187~~

Related Permits:

	Name	Applicant	Address	Phone	License #
Owner-Builder:	WILLIAMS ELIZABETH A	X	PO BOX 1436 SAN MARTIN, CA		

PERMIT DETAILS: Residential/Building/Alteration

General Information

Green Code Checklist:		Sets Of Plans:	0	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	

Proposed Building Information

Building Use:	Single Family Dwelling	Number Of Stories:		Fire Sprinklers:	
Occupancy Group:	R-3 Residential 1 And 2 Units	Number Of Units:		Total Floor Area (sq ft):	0
Construction Type:	VB - Combustible Construction; No Fire Rating	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	

Work Information

Job Value:	$3,000.00

TOTAL FEES TO BE PAID AT FILING: $825.34

Application Fee	$71.00	CBSC	$0.90	City CBSC	$0.10
City SMIP	$0.03	Field Check Inspection	$99.00	General Plan Surcharge	$3.00
Inspection Fee	$138.00	Plan Check and Processing Fee	$124.20	Records Management Fee	$68.33
SMIP	$0.48	State Regs	$45.54	Technology Enhancement Fee	$37.76
Work Commenced Without Permit	$237.00				

Application only. Not a permit.

CITY COPY

857 Mead Ave #B

City of OAKLAND California
DEPARTMENT OF PLANNING, BUILDING, AND NEIGHBORHOOD PRESERVATION

PERMIT APPLICATION WORKSHEET

250 Frank H. Ogawa Pl.
2nd Floor, Suite 2114
Oakland, CA 94612
(510) 238-3891
Hours:
8 am-4 pm Mo,Tu,Th,Fr
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.

TYPE OF PERMIT: (circle one)
RIGHT OF WAY — BUILDING — SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$98.00*
Residential	$3.20	$36.00*
Change of Address for Any Occupancy		$393.00*

*record & tech fee (14.75%) not included

TYPE OF WORK (circle one)

Site Plan Review 1-4 cars $1337.00 5-20 cars $1590.00 21-40 cars $1706.00 41-120 cars $1830.00 121-300 cars $1952.00 >300 cars $2076.00

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION /T.I.

(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?
O YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION
857 Mead Ave #B Oakland CA.

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK
~~Remodeling~~ Replace kitchen cabinets
Electrical repair / upgrade (?)

WORK IS VISIBLE FROM FREEWAY/BART (NO) O YES

EXTERIOR WORK ON BUILDING (NO) O YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK	EXISTING # OF RESIDENTIAL UNITS	# OF STORIES:	
$3,000	4	2	O SFD/DUPLEX
	PROPOSED # OF UNITS	FIRE SPRINKLER	X APARTMENTS
	4	O YES X NO	O COMMERCIAL
			O INDUSTRIAL

PROPERTY OWNER'S NAME
Elizabeth Williams.

PROPERTY OWNER'S PHONE NUMBER
[redacted]

PROPERTY OWNER'S ADDRESS (street, city and zip code)
[redacted] San Martin CA 95046 [redacted]

PERSON SUBMITTING PLANS / CONTACT PERSON PHONE NUMBER email address [redacted]

ARCHITECT'S/DESIGNER'S NAME PHONE NUMBER email address

CONTRACTOR'S LICENSE NUMBER

SIGNATURE OF APPLICANT [redacted]

DATE 12-10-2014

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____ DATE

http://www2.oaklandnet.com/oakcal/groups/ceda/documents/webcontent/oak035795.doc Created on 8/8/2008 4:49:00 PM

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING
& NEIGHBORHOOD PRESERVATION

CEDA Building Services
250 Frank Ogawa Plaza, 2nd Floor
Oakland, Ca 94612

CE ROUTING SLIP

Property Address 857 Mead Ave #B. Date 12-11-14.

Complaint # 04041187 Applicant Name & Phone # _____

Spec. Combo Insp. Thomas Espinosa (print name) Counter Staff. _____ (print name)

Please direct all permit applicants with open Code Complaints to the Inspections Counter, to meet with the assigned Code enforcement Inspector (8-10 am M-F, except Wednesday 9:30-10:00 am), by scheduling an appointment with the Code Enforcement Inspector, or meet with their Supervisor. Must have the Permit Application worksheet completed prior to consultation. Please provide all plans and documentation. Inspection staff must complete and sign this form before related building permit applications may be processed.

Please Check boxes below:

YES	NO	
☑	☐	Is this work related to the complaint on this address/parcel? If "NO" please sign form.
☐ ?	☐	Does permit description accurately describe work required to abate violation?
		If not, change description to: _____
☐	☑	Need Zoning information before plans are prepared? (eg: set backs, height, parking, # units, etc.)
☐	☑	Are plans required?
☑	☐	Has the work commenced?
☑	☐	Do I apply double (2x) fee? If no, Explain _____
☑	☒	Has the trade(s) work commenced? If yes circle which E, P, M.
☐ ?	☐	Valuation Correct? If NO, provide estimate here $_____
☑	☐	Is field check inspection required?
☐ ?	☐	Could this be an OTC permit?
☑	☐	Is it ok to process application and route to Zoning, Plan Check, Etc.?
☐	☑	Are PHOTOS Required?
☐	☑	Permits must be finalled by _____

NOTE: C.E. Inspector must attach a list of violation to this form.

Other permits required: ☐Electrical ☐Plumbing ☐Mechanical ☐Encroachment ☐Obstruction ☐ CGS ☐Other _____

Applicant signature [redacted] Date: 12-10-2014

Spec. Combination Inspector: [redacted] Date: 12-09-14

\\Ceda-server3\building\Permit Counter\COUNTER\FORMS\CE_routing_form.doc

Update Results

Accela

Inspection Result Comments

RECORD ID	INSPECTOR	INSPECTION DATE	INSPECTION TYPE	RESULT COMMENTS
1404187	Tom	12/9/2014	1st Inspection	issued a stop work notice, 2xfees and field check needed. Remodel kitchen bath laundry. Will need to determine how many units on floor and building. Also will need to supply records and permits for back building. Remodeling thru out house.

CITY OF OAKLAND

CEDA - Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective 10-30-14 | (510) 238-3444 Inspections

Permits expire unless water inspections are approved by the City every 6 months.

Date of building permit application determines applicable standards.

Optional Plan Check is only available with additional processing and overtime fees

☐ I'm requesting the optional plancheck

Documentation needed for inspection:

☐ PGE application number
☐ Title 24 Energy Calc for Electric Heater
☐ Title 24 Energy Calc for Lighting
☐ AIC letter, Load calcs & 1 line diagrams

JOB ADDRESS: 857 Mead - A&B

CONTR. LIC. NO.:

BUILDING PERMIT #:

USE OF BUILDING:

Electrical, Plumbing, Mechanical Permit #'s:

DESCRIPTION OF PROPOSED WORK:

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.In-lieu next 7 ** (hr)	99.00	
	TOILETS	18.75	
	URINALS	18.75	
	LAVATORY/ BASIN	18.75	
	SHOWERS	18.75	
	TUBS	18.75	
	SINKS	18.75	
	DISHWASHER Resid	18.75	
	GARBAGE DISP Resid	18.75	
	CLOTHES WASHER	18.75	
	DRINKING FOUNTAIN	18.75	
	FLOOR SINKS	18.75	
	FLOOR DRAIN	18.75	
	INDIRECT WASTE	18.75	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
	WATER ALTERATION	28.00	
	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE Low	53.00	
	ROMAN TUBS & BAPT	87.00	
	GAS DRYERS Resid	18.75	
	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	173.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE Med	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	43.00	
	A/C UNITS (>100 kbtu's)	69.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
	(ZONE) Low Pressure Duct	34.00	
	F.A.U. (forced air unit)	43.00	
	WALL FURNACE	43.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
	ENVIR AIR DUCT Resid	18.75	
	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
	GAS TEST / PIPE Low	53.00	
	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE Med	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	ELECTRICAL	Cost/U	Insp Fee
	SERVICE ( ) AMPS	69.00	
	>100 AMP/100 INCR	53.00	
	>600 VOLTS/200 KVA	263.00	
	METER (EXTRA)	12.00	
	CIRCUIT / FEEDER	5.40	
	Apt.In-lieu next 7 ** (hr)	99.00	
	Incandes./LED Fixttures	1.80	
	(Fluor balast) Fixtures	3.60	
	FIXT. (HighPresSod. HID)	5.40	
	SWITCHES	1.80	
	RECEPTACLES	1.80	
	RANGE/ TOP or OVEN *	18.75	
	DRYER *	18.75	
	FAN (Exhaust; Kitch/Bath)	1.80	
	DISPOSAL *	7.15	
	DISHWASHER *	7.15	
	AIR COND. (1st 5 hp) *	34.00	
	AIR COND (ea. add'l hp)	3.60	
	HEATER-AIR kw *$262 max	3.60	
	HEATER-H2O kw*$262 max	3.60	
	FURNACE *	18.75	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HIDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	131.00	
	METER RESET: SFD	34.00	
	: APT (Ea)	28.00	
	: COMM (per hour)	69.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	43.00	
	SIGN (EXISTING)	34.00	
	OUTLINE NEON KVA	12.65	
	MISC. APPARATUS kw	3.60	
	MOTORS HP ($263 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

You must contact PG&E for all electric panel upgrades prior to City inspections. Call PG&E at 1-877-743-7782 or www.pge.com

*Requires dedicated circuit. ** Apartment In-lieu is only for each unit within new apartment buildings larger than 4 units. ***Need Hood Cut Sheet for inspection approval before install

STATE OF CALIFORNIA
ALTERATIONS - HVAC
CEC-CF1R-ALT-03-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — CF1R-ALT-03-E

Alterations - HVAC CZ 1, 3 to 7 and 16 (formerly CF-1R-ALT-HVAC) — (Page 1 of 1)

Site Address:				Enforcement Agency:	Date Prepared:	Permit#:
Equipment Type		Equipment Efficiency		New: Ducting, *Plenums, Lineset* Required R-value	Conditioned Floor Area (sq ft)	Thermostat
☐ Packaged System ☐ Split System ☐ Furnace	☐ Evaporator Coil ☐ Condensing Unit ☐ Lineset	____AFUE ____SEER ____EER	____COP ____HSPF	☐ R-6 *(CZ 1,3-7)* Ducts ☐ R-8[1] *(CZ 16)* Ducts ☐ R-6 (*all CZ's*) Plenums ☐ R-5 or R7.5 Lineset[3]	Served by system _____sq ft	☐ Setback *(If not already present, must be installed)*

HERS VERIFICATION SUMMARY Installer determines work to be completed and matches to one of the options below. At permit application this form is allowed to be filled out by hand. For final inspection all forms are to be registered (no hand filled forms allowed) and a copy left on site.

☐ 1. HVAC Changeout/Repair Can include new ducting	Required Compliance Documents to be left on site for Final:
All Equipment, Condenser Unit, Evaporator Coil, Air Handler/Furnace	CF1R-ALT-02-E CF2R: MECH-01, MECH-20-HERS CF3R: MECH-20-HERS

Installer Requirement: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
Exempted from duct leakage testing if:
☐ 1. Duct system registered with HERS provider as previously sealed, or ☐ 2. There is less than 40 linear feet of duct in unconditioned space, or ☐ 3. Existing duct systems are constructed, insulated or sealed with asbestos (list manufacture date of building _____)

☐ 2. New HVAC System	Required Compliance Documents to be left on site for Final:
All new equipment and All New Ducts[2]	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS[2]

Installer Requirement: Duct leakage ≤ 6%, Fan Efficacy (.58W/CFM), Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)

☐ 3. All New Ducts with Replacement	Required Compliance Documents to be left on site for Final:
Includes replacing or installing All New Ducts[2] and one or more of the following: Condenser Unit, Evaporator Coil, Furnace	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-(23 or 24)-HERS

Installer Requirement: Duct leakage ≤ 6%, Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

☐ 4. New Ducting over 40 feet	Required Compliance Documents to be left on site for Final:
Adding or replacing ducts in unconditioned space but less than All New Ducts[2]	CF1R-ALT-02-E CF2R: MECH-20-HERS CF3R: MECH-20-HERS

Installer Required to: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

[1] All new ducting R-8 required when more than 40 ft installed and R-6 when less than 40 ft installed. This includes in walls, between floors etc.
[2] A New Duct system is when the duct system is constructed of at least 75 percent new duct material, and up to 25 percent may consist of reused parts from the dwelling unit's existing duct system (e.g., registers, grilles, boots, air handler, plenums, duct material.
[3] R-5 (1" thick insulation) for linesets 1" and less. R-7.5 (1.5" thick insulation) for linesets over 1 inch. Most mfg will require Suction line Diameter with insulation as the following 1.5-2T-2⅝", 2.5-3T-2⅞", 3.5 to 4T-2⅞", 5T-4⅛"

Contractor (Documentation Author's /Responsible Designer's Declaration Statement)

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the information on this document.
3. That the energy features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 1 and 6 of the California Code of Regulations (CCR).
4. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the CCR.
5. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

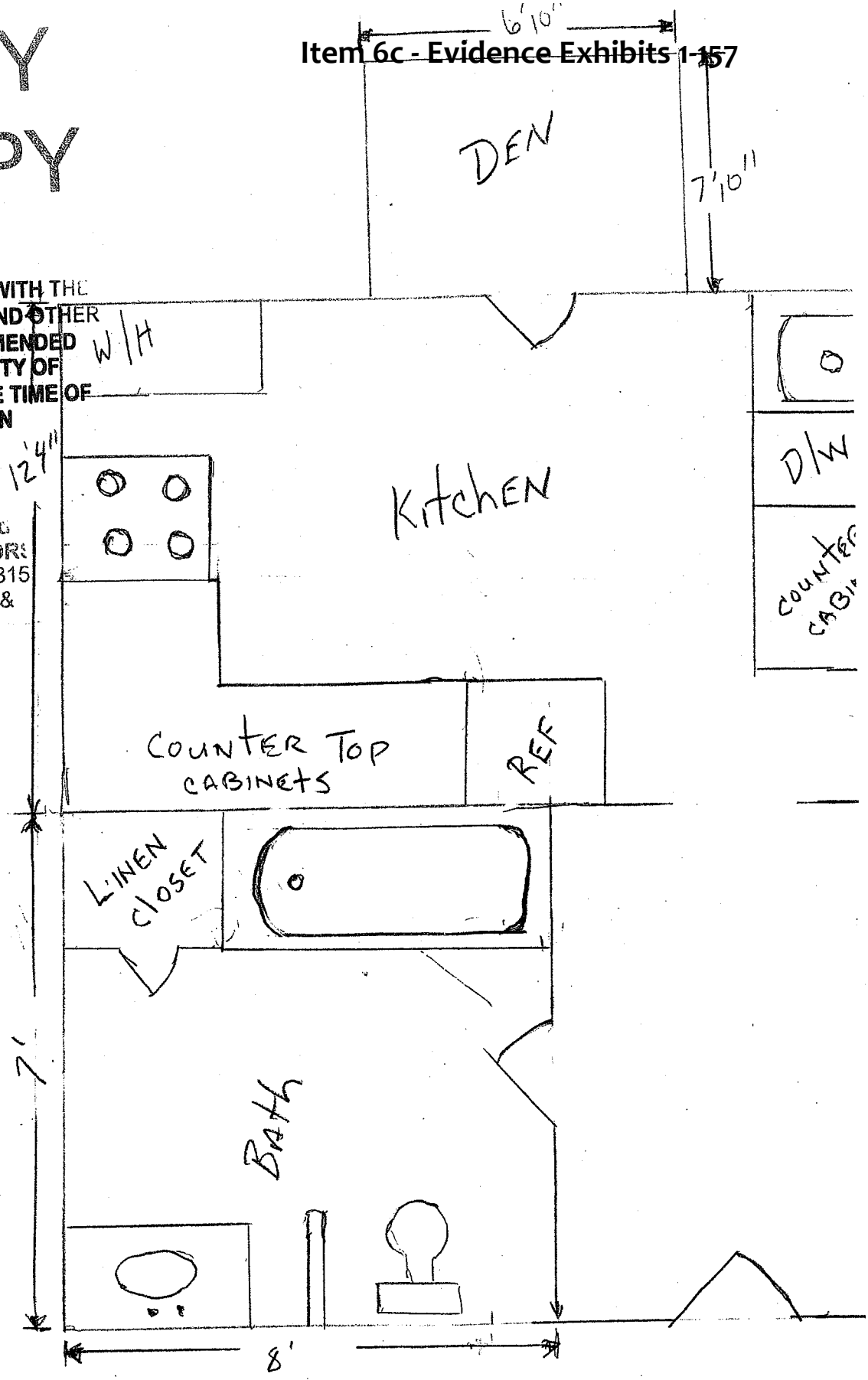
Responsible Designer Name:	Responsible Designer Signature:	Date Signed:	License:
Company :	Address:	City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CITY COPY

ALL WORK SHALL COMPLY WITH THE CBC, CRC, CPC, CMC, CEC, AND OTHER APPLICABLE CODES AS AMENDED AND ADOPTED BY THE CITY OF OAKLAND IN EFFECT AT THE TIME OF PERMIT APPLICATION

VERIFY/PROVIDE SMOKE and CARBON MONOXIDE DETECTORS PER CRC SECTIONS R314 & R315 AND/OR CBC SECTIONS 420 & 907.2.11

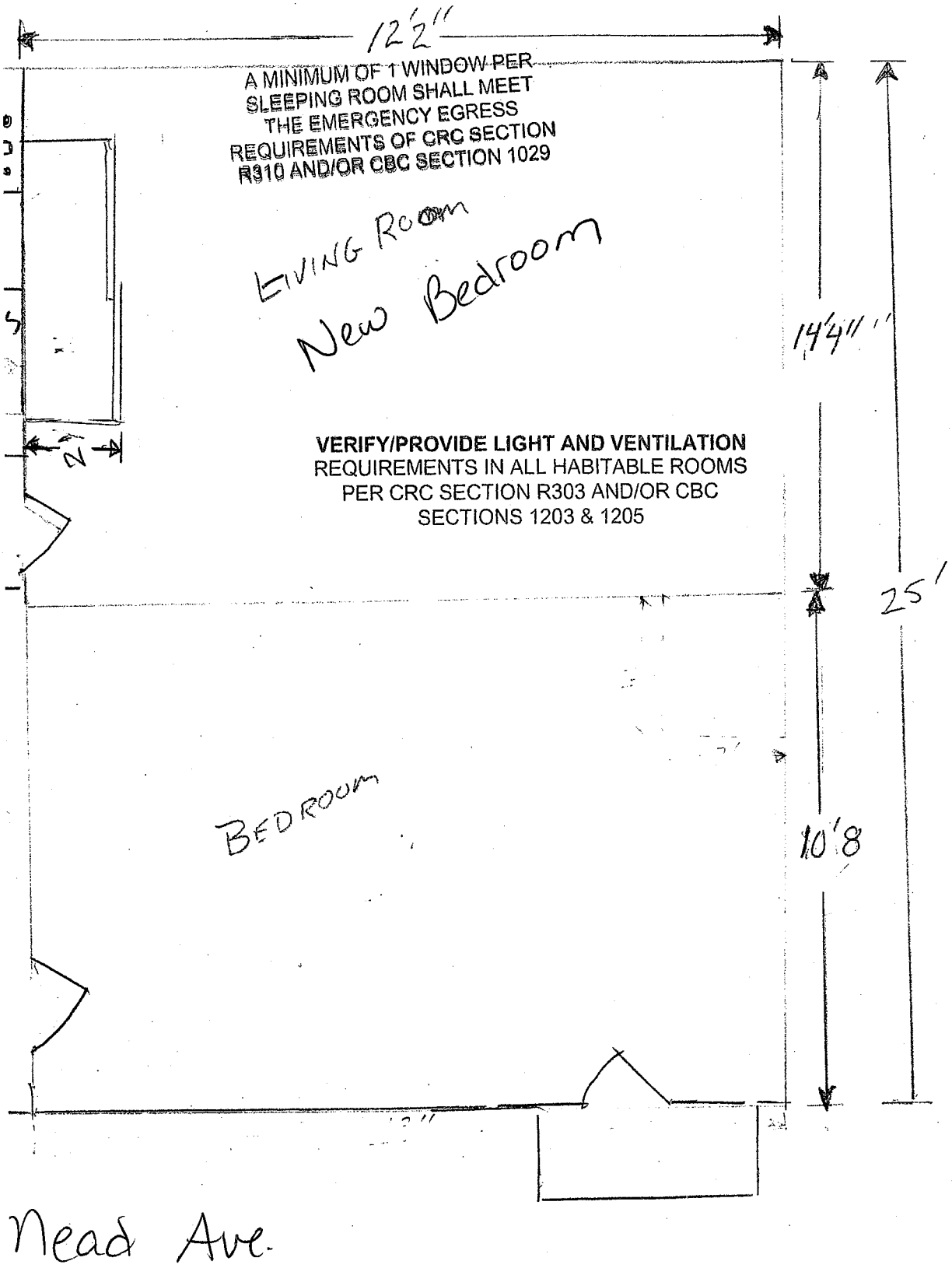


APPROVED
CITY OF OAKLAND
BUILDING SERVICES
PLAN CHECK SECTION
For Substantial Compliance
With Codes and Ordinances
REVISIONS REQ ADD'L APPROVAL
By:

____ BUILDING CODE
SUBJECT TO SECTION 303(c)
(ELECT, MECH, PLUMB NOT CHECKED,
____ PLOT PLAN REVIEW
____ PARKING / DWY LAYOUT
____ SURVEY (REVIEW ONLY)
____ GRADING & EROSION CONTROL
____ SOILS REPORT ON FILE
____ SEE ATTACHED SHT ____
FOR CONDITIONS

Date _____

857 B


12'2"
A MINIMUM OF 1 WINDOW PER SLEEPING ROOM SHALL MEET THE EMERGENCY EGRESS REQUIREMENTS OF CRC SECTION R310 AND/OR CBC SECTION 1029
Living Room
New Bedroom
14'4"
VERIFY/PROVIDE LIGHT AND VENTILATION REQUIREMENTS IN ALL HABITABLE ROOMS PER CRC SECTION R303 AND/OR CBC SECTIONS 1203 & 1205
25'
BEDROOM
10'8
Mead Ave.

[illegible]

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • 2ND FLOOR • OAKLAND, CA 94612

[illegible]

Permit No. [illegible] Residential Building Alteration Filed Date [illegible]

Job Site [illegible] Schedule Inspection by calling [illegible]

Parcel No. [illegible]

District

Project Description [illegible]

Related Permits [illegible]

	Name	Applicant	Address	Phone	License #
Owner Builder	[illegible]		[illegible]		

PERMIT DETAILS [illegible] Alteration

General Information

[illegible]

Proposed Building Information

[illegible]

Work Information

[illegible]

TOTAL FEES TO BE PAID AT FILING: $499.50

[illegible]

Permit Issued By [illegible] Date 6-24-15

Inspector By [illegible] Date

CITY COPY

OWNER BUILDER DECLARATION

CONSTRUCTION LENDING AGENCY DECLARATION

HAZARDOUS MATERIALS DECLARATION

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration of final.

Permit No: RB1403610 **Parcel No:** 003 001301900 **Job Site:** 857 MEAD AVE, UNIT A&B

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

✓ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

✓ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

✓ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

✓ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

✓ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

✓ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

✓ 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

✓ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

✓ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

✓ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

✓ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

✓ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Elizabeth Ann Williams	[redacted]	6-24-2015
Name (Print)	Signature ☒ Owner ☐ Agent	Date

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • 2ND FLOOR • OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

[illegible]

Permit No: [illegible] Residential Electrical Alteration [illegible]

Job Site: [illegible] Schedule inspection [illegible]

Parcel No: [illegible]

District:

Project Description: [illegible]

Related Permits: [illegible]

	Name	Applicant	Address	Phone	License #
Owner Builder:	[illegible]	[illegible]	[illegible]		

PERMIT DETAILS: [illegible]

General Information:

[illegible]

Description of Proposed Work:

[illegible]

TOTAL FEES TO BE PAID AT FILING: $196.97

[illegible]

[illegible]

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • 2ND FLOOR • OAKLAND, CA 94612

Permit No. [illegible] Additional Plumbing Alteration [illegible]

Job Site [illegible] [illegible]

Parcel No. [illegible]

District

Project Description Plumbing Alteration

Related Permits [illegible]

	Name	Applicant	Address	Phone	License #
Owner-Builder	[illegible]	[illegible]	[illegible]		

PERMIT DETAILS Plumbing Alteration

GENERAL INFORMATION

Property Owner [illegible]

Description of Proposed Work

[illegible]	Submitted	
[illegible]	Submitted	
[illegible]	Submitted	
[illegible]	Submitted	
[illegible]	Submitted	
[illegible]	Submitted	

TOTAL FEES TO BE PAID AT FILING $ 70.56

Application Fee	$50.00	Inspection	$10.00	Electric Management Fee	$10.00
Technology Enhancement Fee	$0.56				

Plans Forwarded [illegible] Date [illegible] Permit Issued Date [illegible]

Checked by [illegible] Date [illegible]

City of OAKLAND California
DEPARTMENT OF PLANNING, BUILDING, AND NEIGHBORHOOD PRESERVATION

PERMIT APPLICATION WORKSHEET

250 Frank H. Ogawa Pl.
2nd Floor, Suite 2114
Oakland, Ca 94612
(510) 238-3891
Hours:
8 am-4 pm Mo,Tu,Th,Fr
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, *i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.*

TYPE OF PERMIT: (circle one)
RIGHT OF WAY — BUILDING — SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$98.00*
Residential	$3.20	$36.00*
Change of Address for Any Occupancy		$393.00*

*record & tech fee (14.75%) not included

TYPE OF WORK (circle one)
Site Plan Review 1-4 cars $1337.00 5-20 cars $1590.00 21-40 cars $1706.00 41-120 cars $1830.00 121-300 cars $1952.00 >300 cars $2076.00

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION/T.I.
(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?
● YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION
857-[redacted] Mead Ave

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK
Unit 857 B: Kitchen remodel; new elect. subpanel; add micro/hood, d/w, disposal, enclose existing water heater; add closet, bath fan
Unit 857 A: new garbage disposal, bath fan, replace bathtub & vanity; ~~[illegible]~~
~~Exterior Repair replace & [illegible] siding~~

WORK IS VISIBLE FROM FREEWAY/BART ● NO O YES
EXTERIOR WORK ON BUILDING O NO ● YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK	EXISTING # OF RESIDENTIAL UNITS	# OF STORIES:	
$ 10,000	4	2	O SFD/DUPLEX
	PROPOSED # OF UNITS	FIRE SPRINKLER	● APARTMENTS
	4	O YES ● NO	O COMMERCIAL
			O INDUSTRIAL

PROPERTY OWNER'S NAME
Elizabeth Ann Williams

PROPERTY OWNER'S PHONE NUMBER
[redacted]-4477

PROPERTY OWNER'S ADDRESS (street, city and zip code)
[redacted] San Martin CA 95046

[redacted]NTACT PERSON PHONE NUMBER email address
Same [redacted] com

ARCHITECT'S/DESIGNER'S NAME PHONE NUMBER email address

CONTRACTOR'S LICENSE NUMBER

SIGNATURE OF APPLICANT [redacted] DATE 6-24-2015

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____ DATE

http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak035795.doc Created on 8/8/2008 4:49:00 PM

From: Garcia, Monica
To: Espinosa, Thomas
Subject: CONFRIMATION OF DISCUSSION 859 MEAD AVE UNIT A & UNIT B
Date: Tuesday, December 08, 2015 8:52:53 AM
Attachments: COD.pdf
PANEL LOCATION.pdf

Please forward your pictures here.

Monica Garcia
Senior Engineering Estimator

From: Garcia, Monica
Sent: Friday, October 09, 2015 8:12 AM
To: [redacted]com'
Subject: CONFRIMATION OF DISCUSSION 859 MEAD AVE UNIT A & UNIT B

Please find the attached confirmation of discussion (COD). Please go over it and verify your installation is to greenbook standards and make sure you pay attention to what is noted on it. Print it out and present it to the City of Oakland when your panel is being inspected. Please reply to me when you have obtained a passing inspection so I may start scheduling processes. **PLEASE send a picture showing the panel and the wh once you are finished with the installing it**.

I HAVE CANCELED APPLICATION NUMBER 110604593 FOR ADDRESS 857 MEAD AVE. IT WAS A DUPLICATE. AN INVOICE WAS SENT FOR THIS TO YOUR PO BOX ADDRESS AFTER 09-17-2015. PLEASE DO NOT PAY THIS. IF YOU ALREADY SENT PAYMENT IN, IT WILL BE REFUNDED TO YOU.

AN INVOICE OF $75.00 WAS SENT TO YOU FOR APPLICATION NUMBER 110604591 859 MEAD AVE. THIS ONE YOU CAN PAY. IT WAS SENT TO YOUR PO BOX AFTER 09-17-2015.

In order for me to proceed, you need to reply to me with what will be the addresses of each unit. This is necessary for the account set up.

Regards,
Monica Garcia
Senior Engineering Estimator
510-437-2277
[redacted]pge.com

Notification/Application # 110604591

110604593

Pacific Gas and Electric Company

East Bay – Oakland Service Planning

Confirmation of Discussion & Site Visit Verification

Applicant: Elizabeth Williams Phone: [redacted]4477

Project Location: [redacted] Mead Ave Unit A + B / 857 Mead Ave A & B

Party to Discussion: Name: Thomas Espinosa Title: [redacted]2540 Email:

Name: Title: Ph#: Email:

Notes: *All work must comply with PG&E's current Electric and Gas Service Requirements manual (Greenbook) -- available online at www.pge.com/greenbook/

*Applicant is responsible for contacting the City with jurisdiction for any applicable permits before starting construction. *City approval **may be** denied until all infractions indicated below are corrected.*

Electric: 320A continuous

- ☐ New OH or UG Service (circle to indicate)
- ☒ Re-arrange OH or UG Service (circle to indicate)
- ☐ Split Electric Load (Additional Meter(s)
- ☐ Simple swing OH Service to New Weather-head

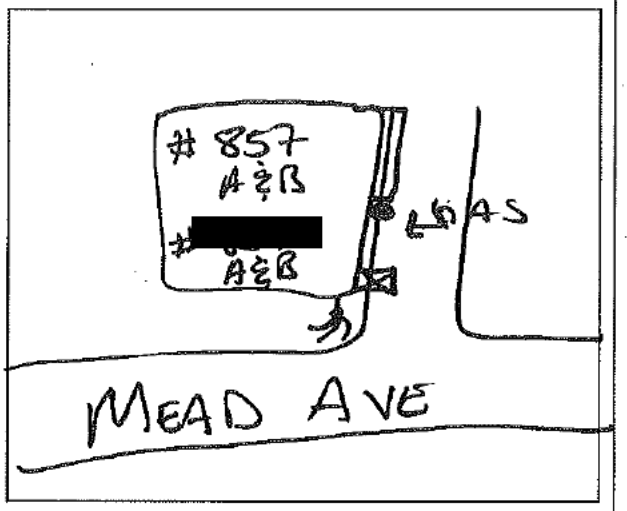
Electric Info: 4 meter(s); 240 volt; 1 phase; 3 wire service.

Gas:

- ☐ New Gas Meter Installation Only
- ☐ Split Gas Loads (Manifold & Meter Installation Only)
- ☐ New Gas Service/Meter
- ☐ Re-arrange/Move Gas Service/Meter

Gas Load: _____mbtu @ _____PSI; _____meter(s)

Confirmation of Meter Location Sketch:



Project Information:

- ☐ Right of Way/Easement required?
- ☐ Trenching Agent (if required) _____PG&E or _____Applicant
- ☐ Split Trench Franchise _____ P.P. _____
- ☐ Joint Trench with _____Electric, _____Gas, _____Telephone, _____Cable TV (check all applicable)

General requirements before permanent electrical service connection and/or gas meter installation:

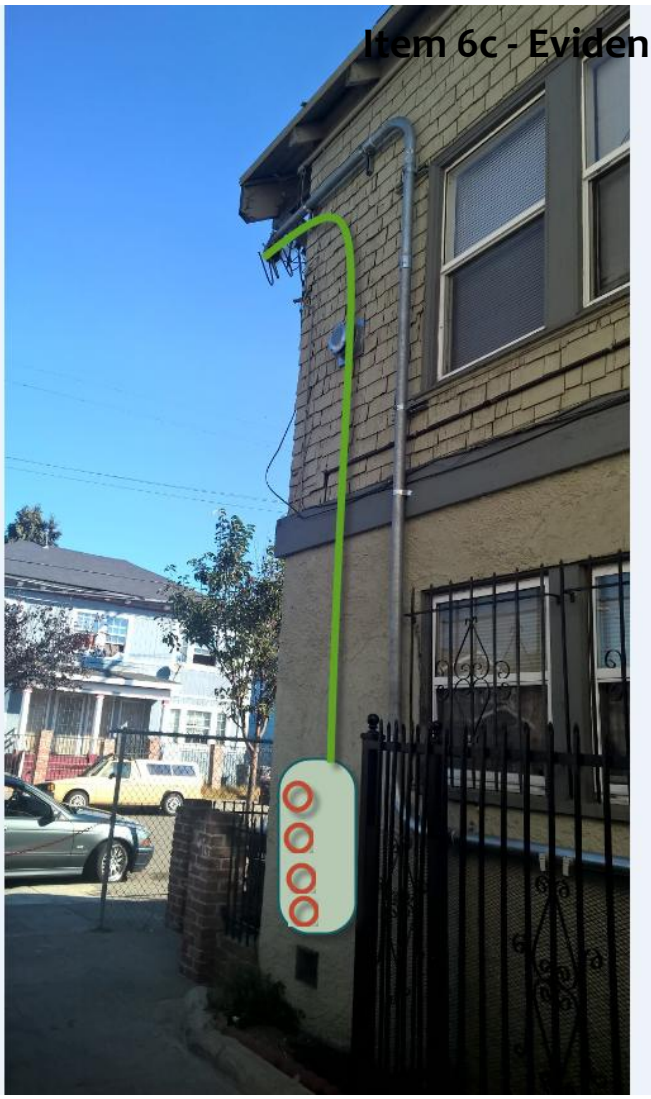
- ☒ Address is permanently marked on the panel (for electric) and/or on the houseline (for gas)
- ☒ Receive final inspection from applicable city/county
- ☒ Maintain at least 3 feet of separation between gas riser and the edge of electric panel
- ☒ Meter location is accessible with proper working space -- 3 feet minimum in front of meter
- ☒ Electric meter panel installed at correct height, 48" minimum and 75" maximum (centerline @ 66" is preferred)
- ☒ Periscope has proper clearances: 18" maximum back from front wall/overhang, radial clearance from communication line, 3 feet minimum from any window(s), 12 feet minimum above standing surface, etc.
- ☐ Periscope needs bracing
- ☒ Need additional straps on periscope conduit. (3/8" x 3" lag bolt)
- ☒ Need to install point of attachment for OH service ~~to house~~ or on periscope
- ☐ Tree trimming to provide clear path for OH electric service
- ☒ Bollards are required to protect metering facilities from vehicular traffic

Other: 1 Barrier Post required. Straps with lags every 3'. Insulate ground wire from mechanical damage

PG&E Representative Name: Monica Phone: [redacted]2272

Email Address: [redacted]PGE.Com Date: 9/2/2015

Distribution: White (Original) – PG&E Yellow – Client



HEAVY DUTY STRAPS WITH LAG BOLTS EVERY 36". 1 BARRIER POST REQUIRED.

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

MEAD AVE

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RE1503461 Residential Electrical - Alteration

Filed Date: 10/22/2015

Job Site: [redacted]VE

Schedule Inspection by calling: 510-238-3444

Parcel No: 003 001301900

District:

Project Description: (4) 100 amp service upgrade for fourplex.

Related Permits:

	Name	Applicant	Address	Phone	License #
Owner:	WILLIAMS ELIZABETH A		[redacted]ARTIN, CA	510-395-4477	
Owner-Agent:	Ivonne Gomez - LOA	X	[redacted]ARTIN, CA	510-395-4477	

PERMIT DETAILS: Building/Residential/Electrical/Alteration

General Information

PGE Application Number:
Occupancy Group:
Sets Of Plans:
Calculations:
Title 24 Energy Calc for Electrical Heater:
Title 24 Energy Calc for Lighting:

Description of Proposed Work

SERVICE (1st 100 AMPS)
Quantity: 4

TOTAL FEES TO BE PAID AT FILING: $309.83

Application Fee	$70.00	Inspection	$200.00	Records Management Fee	$25.65
Technology Enhancement Fee	$14.18				

Plans Checked By _____ Date _____ Permit Issued By AB Date 10-23-15

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: RE1503461 **Parcel No:** 003 001301900 **Job Site:** [redacted]

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.
6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.
9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.
11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Ivenne Aamer
Name (Print)

[redacted]
Signature ☐ Owner ☐ Agent

10.22.2015
Date

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund prior to that 180 days after expiration of fees.

CITY OF OAKLAND

Permit No: RE1503461 Parcel No: 003 001 301900 Job Site: 859 MEAD AVE

OWNER BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s). (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all or or ☐ portions of the work, and the structure is not intended or offered for sale. (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that it was not built or improved for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed contractor pursuant to the contractors' State License Law).

☐ I am exempt from licensure under the contractors' State License Law for the following reason: _____

By my signature below, I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request; when this application is submitted or at the following Web Site: http://www.leginfo.ca.gov/calaw.html.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and preschools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by (or supervised by an RRP certified individual(s)). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2379 or visit http://www.acgov.org.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐ WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials (Checking "WILL" acknowledges that Sections 25505, 25538, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation or proceedings, including those for attorneys' fees, against the city in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or subsidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Ivonne Romero [redacted] 10-22-2015

Name (Print) Signature: ☐ Owner ☐ Agent Date

CITY OF OAKLAND

CEDA - Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective July 1, 2015 | (510) 238-3444 Inspections

Permits expire unless major inspections [illegible] months.
Date of building permit application determines applicable standards.
Optional Plan Check is only available with additional processing and overtime fees
I'm requesting the optional plancheck

JOB ADDRESS: [redacted] Ave.

CONTR. LIC. NO.: Kaufman Romer Architecture

BUILDING PERMIT #: Ivanne Romer [redacted] 0106

USE OF BUILDING: Units.

Electrical, Plumbing, Mechanical Permit #'s:

Documentation needed for inspection:
- PGE application number
- Title 24 Energy Calc for Electric Heater
- Title 24 Energy Calc for Lighting
- AIC letter, Load calcs & 1 line diagrams

DESCRIPTION OF PROPOSED WORK:

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00	
	TOILETS	50.00	
	URINALS	50.00	
	LAVATORY/ BASIN	50.00	
	SHOWERS	50.00	
	TUBS	50.00	
	SINKS	50.00	
	DISHWASHER Resid	50.00	
	GARBAGE DISP Resid	50.00	
	LAUNDRY TRAY	50.00	
	CLOTHES WASHER	50.00	
	DRINKING FOUNTAIN	50.00	
	FLOOR SINKS	50.00	
	FLOOR DRAIN	50.00	
	INDIRECT WASTE	50.00	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
	WATER ALTERATION	28.00	
	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE Low	53.00	
	ROMAN TUBS & BAPT	87.00	
	GAS DRYERS Resid	18.75	
	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	504.00	
	BLDG SEWER to PL	173.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE Med	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
	INSPECTION SUBTOTAL ($71.00 min)		$110.00
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		70.00
	TOTAL		$180.00
	Records Mgmt	9.50%	$17.10
	Tech Enhancement	5.25%	$9.45
	GRAND TOTAL:		$206.55

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	101.00	
	A/C UNITS (>100 kbtu's)	168.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
	(ZONE) Low Pressure Duct	34.00	
	F.A.U. (forced air unit)	218.00	
	WALL FURNACE	218.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
	ENVIR AIR DUCT Resid	18.75	
	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
	GAS TEST / PIPE Low	53.00	
	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE Med	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
	INSPECTION SUBTOTAL ($71.00 min)		$110.00
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		70.00
	TOTAL		$180.00
	Records Mgmt	9.50%	$17.10
	Tech Enhancement	5.25%	$9.45
	GRAND TOTAL:		$206.55

Qnty.	ELECTRICAL	Cost/U	Insp Fee
4	SERVICE (100) AMPS	151.00	
	>100 AMP/100 INCR	50.00	
	>600 VOLTS/200 KVA	67.00	
	METER (EXTRA)	50.00	
	CIRCUIT / FEEDER	5.40	
	Apt.in-lieu next 7 ** (hr)	99.00	
	Incandes./LED Fixtures	3.00	
	(Fluor balast) FIXTURES	3.00	
	FIXT. (HighPresSod. HID)	3.00	
	SWITCHES	3.00	
	RECEPTACLES	3.00	
	RANGE/ TOP or OVEN *	50.00	
	DRYER *	50.00	
	FAN (Exhaust; Kitch/Bath)	34.00	
	DISPOSAL *	34.00	
	DISHWASHER *	34.00	
	AIR COND. (1st 5 hp) *	101.00	
	AIR COND (ea. add'l hp)	34.00	
	HEATERS (AIR) KW *	3.00	
	(WATER) KW ($403 max)	3.00	
	FURNACE *	50.00	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HIDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	202.00	
	METER RESET: SFD	67.00	
	: APT (Ea)	67.00	
	: COMM (per hour)	202.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	84.00	
	SIGN (EXISTING)	50.00	
	OUTLINE NEON KVA	50.00	
	MISC. APPARATUS kw	34.00	
	MOTORS HP ($403 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
	INSPECTION SUBTOTAL ($71.00 min)		$110.00
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		70.00
	TOTAL		$180.00
	Records Mgmt	9.50%	$17.10
	Tech Enhancement	5.25%	$9.45
	GRAND TOTAL:		$206.55

You must contact PG&E for all electric p[illegible] Spa[illegible]

*Requires dedicated circuit. ** Apartment in-lieu is only for each unit within new apartment buildings larger than 4 units. ***Need Hood Cut Sheet for inspection approval before install

STATE OF CALIFORNIA
ALTERATIONS - HVAC
CEC-CF1R-ALT-03-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ALT-03-E
Alterations - HVAC CZ 1, 3 to 7 and 16 (formerly CF-1R-ALT-HVAC)	(Page 1 of 1)

Site Address:				Enforcement Agency:	Date Prepared:	Permit#:
Equipment Type		Equipment Efficiency		New: Ducting, *Plenums, Lineset* Required R-value	Conditioned Floor Area (sq ft)	Thermostat
☐ Packaged System ☐ Split System ☐ Furnace	☐ Evaporator Coil ☐ Condensing Unit ☐ Lineset	_____AFUE _____SEER _____EER	_____COP _____HSPF	☐ R-6 *(CZ 1,3-7)* Ducts ☐ R-8[1] *(CZ 16)* Ducts ☐ R-6 (*all CZ's*) Plenums ☐ R-5 or R7.5 Lineset[3]	Served by system _____sq ft	☐ Setback *(If not already present, must be installed)*

HERS VERIFICATION SUMMARY Installer determines work to be completed and matches to one of the options below. At permit application this form is allowed to be filled out by hand. For final inspection all forms are to be registered (no hand filled forms allowed) and a copy left on site.

☐ 1. HVAC Changeout/Repair Can include new ducting	Required Compliance Documents to be left on site for Final:
All Equipment, Condenser Unit, Evaporator Coil, Air Handler/Furnace	CF1R-ALT-02-E CF2R: MECH-01, MECH-20-HERS CF3R: MECH-20-HERS

Installer Requirement: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
Exempted from duct leakage testing if:
☐ 1. Duct system registered with HERS provider as previously sealed, or ☐ 2. There is less than 40 linear feet of duct in unconditioned space, or ☐ 3. Existing duct systems are constructed, insulated or sealed with asbestos (list manufacture date of building _____)

☐ 2. New HVAC System	Required Compliance Documents to be left on site for Final:
All new equipment and All New Ducts[2]	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS[2]

Installer Requirement: Duct leakage ≤ 6%, Fan Efficacy (.58W/CFM), Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)

☐ 3. All New Ducts with Replacement	Required Compliance Documents to be left on site for Final:
Includes replacing or installing All New Ducts[2] and one or more of the following: Condenser Unit, Evaporator Coil, Furnace	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-(23 or 24)-HERS

Installer Requirement: Duct leakage ≤ 6%, Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

☐ 4. New Ducting over 40 feet	Required Compliance Documents to be left on site for Final:
Adding or replacing ducts in unconditioned space but less than All New Ducts[2]	CF1R-ALT-02-E CF2R: MECH-20-HERS CF3R: MECH-20-HERS

Installer Required to: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

[1] All new ducting R-8 required when more than 40 ft installed and R-6 when less than 40 ft installed. This includes in walls, between floors etc.
[2] A New Duct system is when the duct system is constructed of at least 75 percent new duct material, and up to 25 percent may consist of reused parts from the dwelling unit's existing duct system (e.g., registers, grilles, boots, air handler, plenums, duct material.
[3] R-5 (1" thick insulation) for linesets 1" and less. R-7.5 (1.5" thick insulation) for linesets over 1 inch. Most mfg will require Suction line Diameter with insulation as the following 1.5-2T-2⅝", 2.5-3T-2¾", 3.5 to 4T-2⅞", 5T-4⅛"

Contractor (Documentation Author's /Responsible Designer's Declaration Statement)

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the information on this document.
3. That the energy features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 1 and 6 of the California Code of Regulations (CCR).
4. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the CCR.
5. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:	Date Signed:	License:
Company:	Address:	City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT AGENCY

LETTER OF AGENCY FOR PROPERTY OWNERS

VALID UP TO 180 DAYS ONLY

BUILDING SERVICES DIVISION
250 Frank Ogawa Plaza
2nd Fl., Suite 2114
Oakland, Ca 94612
VOICE: (510) 238-3443
FAX: (510) 238-2263

NAME OF PROPERTY OWNER: X Elizabeth Ann Williams

PROPERTY ADDRESS: 2735 Market St. ~~879 27th St.~~ 879 + 857 [redacted] Mead

By my signature below I authorize Thomas Espinosa to act as my agent/ representative in obtaining any permits related to the work described below from the CEDA/ Building Services Division for the above listed property address.

BRIEFLY DESCRIBE WORK TO BE PERFORMED:
Remodel all trades : Electrical

As proof of ownership, I have attached either 1) a copy of my property deed, or 2) a current tax bill which identifies me as the owner of said property.

X [redacted]
PROPERTY OWNER'S SIGNATURE (MUST BE SIGNED BEFORE A NOTARY PUBLIC)

10/27/2015

X Elizabeth Ann Williams
PRINT NAME OF PROPERTY OWNER

[redacted] 4477
PHONE NUMBER

USE SPACE BELOW FOR SIGNATURE NOTARIZATION

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this October 27 2015 (DATE), by

(1) Elizabeth Ann Williams (NAME OF SIGNER),
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.)(,)

(2) _____ (NAME OF SIGNER),
proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

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.

Signature [redacted]

NICHELLE RUSSIEN
COMM. # 1982497
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES JULY 14, 2016

Place Notary Seal Above

C:\Documents and Settings\lim9g\My Documents\Letter of Agency\180 Day Letter of Agency 2011 Notarized.original.doc

11/16/2011

CITY OF OAKLAND
250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031
Planning & Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services
www.oaklandnet.com

(510) 238-3444
FAX: (510) 238-2959
TDD: (510) 238-3254

CORRECTION NOTICE

(MUST BE AVAILABLE DURING EACH INSPECTION)

Permittee _____ Job Location [redacted] Mead Av.

Address _____ Permit No. RE 1503461

City/State _____ Date/Time 10-30-15

1. If you have questions about a deficiency, listed below, you may:
   a. Telephone your Inspector
   b. Email your Inspector
   c. Come to the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor 8:00 a.m. – 9:30 a.m. Mon, Tues, Wed, Thurs, Friday or 9:30 a.m. – 10:00 a.m. Wed. (Bring your approved plans and this Correction Notice)
2. **Do Not** conceal any work until "Ok to Pour/Ok to Cover" is signed by the City on the Permit Inspection card.
3. **To approve** a field revision, bring your approved plans; 3 copies of your revision, your Correction Notice, calculations/certification/reports/etc. and review fees to the Inspection Counter between 8:00 a.m. – 9:30 a.m.
4. All permits will expire unless major inspections are approved by the City every six (6) months (or sooner).
5. Building, Electrical, Plumbing and Mechanical inspections must be scheduled separately, well in advance, 510-238-3444.
6. Additional fees will be charged for additional jobsite visits after your "pre-paid limit" is exceeded. Cashiering 510-238-4774
7. Inspection cancellations received after 10:00 a.m. on the scheduled inspection date will be deducted from the pre-paid jobsite visits.

① Provide AIC letter from PG&E.

② Patch stucco at service locations.

③ Wtl bonding in unit B ok.

S. Johnson — Inspector

sejohnson@oaklandnet.com — Email

(510) 238-3914 — Telephone

September 2014

Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = [redacted]
STREET_NAME : Begins With mead
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0000796

Address: [redacted]
APN: 003 001301900
Unit #:
Description: VACANT UNSECURED BUILDING WITH TRASH AND DEBRIE IN FRONT AND REARYARDS.
Date Opened: 1/27/2000
Record Status: Abated
Record Status Date: 3/3/2009
Job Value: $0.00
Requestor: STAFF-KELLEY
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/27/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
2/15/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
3/3/2000	WING LOO	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 03/03/09
7/7/2005	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	COORD. EMERG. CLEAN W/OPD /O SLAUGHTER
7/15/2005	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	CLEAN BY CITY/LEGAL CORPS W/OWNER
7/25/2005	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	CASE RETURNED TO PROBLEM PROPERTIES DIVISION
8/2/2005	WING LOO	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 03/03/09
12/9/2005	WING LOO	1st Inspection	No Entry	

				Scheduled inspection voided by result code 98 on 03/03/09
3/3/2009	WING LOO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: 0102334

Address: [redacted]
APN: 003 001301900
Unit #:
Description: VACANT UNSECURED BUILDING WITH TRASH AND DEBRIE IN FRONT AND REAR YARD
Date Opened: 3/27/2001
Record Status: Abated
Record Status Date: 4/30/2001
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/27/2001	DAVID CARRILLO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
4/18/2001	DAVID CARRILLO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 03/27/01
4/30/2001	DAVID CARRILLO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 93 on 04/18/01

Record ID: 0107165

Address: [redacted]
APN: 003 001301900
Unit #:
Description: ACCUMULATION OF TRASH AND DEBRIS IN FRONT OF THE HOUSE. REMOVE BY THEDUE DATE.
Date Opened: 8/17/2001
Record Status: Abated
Record Status Date: 10/11/2001
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/20/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
9/13/2001		1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 10/11/01
10/11/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: 0200249

Address: [redacted]
APN: 003 001301900
Unit #:
Description: VACANT BUILDING WITH TASH AND DEBRIE IN SIDE DRIVEWAY.
Date Opened: 1/10/2002
Record Status: Abated
Record Status Date: 1/31/2002
Job Value: $0.00
Requestor: STAFF-KELLEY
:

Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/14/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
1/23/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	Reinsp generated from insp result 93 on 01/14/02
1/31/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp generated from insp result 82 on 01/23/02
2/6/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: *0206219*

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH & DEBRIS
Date Opened: 7/23/2002
Record Status: Abated
Record Status Date: 8/20/2002
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/24/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
8/20/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Auto scheduled from 62 result on 07/24/02

Record ID: *0207479*

Address: [redacted]
APN: 003 001301900
Unit #:
Description: VACANT BUILDING WORK WITH OUT PERMITS
Date Opened: 8/29/2002
Record Status: Abated
Record Status Date: 6/11/2009
Job Value: $0.00
Requestor: OPD
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/3/2009	WING LOO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	
6/11/2009	WING LOO	1st Inspection	Violation Verified	

Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/3/2009	WING LOO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

6/11/2009	WING LOO	1st Inspection	Violation Verified

Record ID: 0209999

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH AND DEBRIS
Date Opened: 12/24/2002
Record Status: Abated
Record Status Date: 12/26/2002
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/25/2002		1st Inspection	No Entry	INSPECTION CANCELLED/TRACI
12/26/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: 0305629

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH AND DEBRIS
Date Opened: 8/11/2003
Record Status: Abated
Record Status Date: 8/27/2003
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/12/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
8/27/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 93 on 08/12/03

Record ID: 0307457

Address: [redacted]
APN: 003 001301900
Unit #:
Description: BLIGHT
Date Opened: 10/29/2003
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor: JOEL TENA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/3/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Referred to another Agency	JOEL X7032

Record ID: 0307767

Address: [redacted]
APN: 003 001301900

Unit #:
Description: VACANT ABANDONED BLDG. POSSIBLE REPEAT OFFENDER.
Date Opened: 11/18/2003
Record Status: Abated
Record Status Date: 11/20/2003
Job Value: $0.00
Requestor: JOEL X7032, SDS TEAM
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/20/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	JOEL X7032

Record ID: 0503310

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH IN FRONT OF PROPERTY
Date Opened: 7/6/2005
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/7/2005	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 07/07/05 - NA disposition on 07/07/05
7/7/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	SEE CASE 0000796

Record ID: 0503314

Address: [redacted]
APN: 003 001301900
Unit #:
Description: BLIGHTED PROPERTIES 859, 849, 851, 853, AND 855
Date Opened: 7/6/2005
Record Status: Abated
Record Status Date: 7/7/2005
Job Value: $0.00
Requestor: BILL
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/7/2005	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 07/07/05 - NA disposition on 07/07/05

Record ID: 0603306

Address: [redacted]
APN: 003 001301900
Unit #:
Description: OVERGROWTH OF VEGETATION AND ACCUMULATION OF TRASH AND DEBRIS
Date Opened: 5/11/2006
Record Status: Abated
Record Status Date: 7/10/2006
Job Value: $0.00
Requestor:
:

Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/3/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
6/15/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 05/03/06
7/10/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 93 on 06/15/06
8/2/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	NO COMMENT
4/25/2007	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	PHOTOS. SECURE. OVERGROWTH. CHAIRS IN SIDE YARD.

Record ID: *0905510*

Address: [redacted]
APN: 003 001301900
Unit #:
Description: MONITOR OF CONDITIONS PER COMPLIANCE PLAN W/CITY ATTORNEY (THRU 9/11)
Date Opened: 9/2/2009
Record Status: Non-Actionable
Record Status Date: 3/7/2011
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/8/2010	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
12/8/2010	RICHARD FIELDING	1st Inspection	Unable to Verify	
1/5/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
3/7/2011	WING LOO	1st Inspection	No Entry	NO VIOLATIONS
6/8/2011	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
6/8/2011	RICHARD FIELDING	1st Inspection	Unable to Verify	
9/7/2011	WING LOO	1st Inspection	No Entry	Scheduled inspection voided by result code 97 on 03/07/11
9/8/2011	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
9/8/2011	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
12/8/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	NO COMMENTS
12/8/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	NO COMMENTS
1/9/2012	RICHARD FIELDING	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 12/08/11
1/9/2012	RICHARD FIELDING	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 12/08/11

Record ID: 1002816

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH & DEBRIS IN FRONT OF PROPERTY, FURNITURE, CARDBOARD ALSO
Date Opened: 5/10/2010
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/11/2010	WING LOO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Not Applicable	NO BLIGHT

Record ID: 1700734

Address: [redacted]
APN: 003 001301900
Unit #:
Description: Apt. A No heating, poor ventilation, high humidity. Mice and mold.
Date Opened: 2/22/2017
Record Status: Non-Actionable
Record Status Date: 2/24/2017
Job Value: $0.00
Requestor: Katie Back
: Katie Back
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/24/2017	Wing Loo	1st Inspection	Unable to Verify	

Record ID: 9707931

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH AND DEBRIS
Date Opened: 12/19/1997
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor: STAFF-NEE
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: 9800038

Address: [redacted]
APN: 003 001301900
Unit #:
Description: TRASH AND DEBRIS
Date Opened: 1/6/1998
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor: STAFF-NEE
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: 9800092

Address: [redacted]
APN: 003 001301900
Unit #: 859
Description: VACANT, UNSECURED TRASH AND DEBRIS.
Date Opened: 1/7/1998
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor: STAFF
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: 9907110

Address: [redacted]
APN: 003 001301900
Unit #:
Description: GARBAGE IN FRONT
Date Opened: 7/6/1999
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor: HUGH BASSETTE
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/7/1999		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
8/2/1999	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 11/17/00 - complaint closed 11/17/00

Record ID: B0200773

Address: [redacted]
APN: 003 001301900
Unit #:
Description: Dry rot damage from inside at rear of bldg and under window.
Date Opened: 2/25/2002
Record Status: Expired
Record Status Date: 3/11/2003
Job Value: $550.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: RB0401305

Address: [redacted]
APN: 003 001301900
Unit #:
Description: demolish 2,596 sq. ft. 2 family dwelling
Date Opened: 3/29/2004
Record Status: Expired
Record Status Date: 1/28/2005
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A

:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/30/2004		FIELD CHECK 00N	APPROVED	POSTING
3/30/2004		FIELD CHECK 00N	APPROVED	POSTING

Record ID: RE1503461

Address: [redacted]
APN: 003 001301900
Unit #:
Description: (4) 100 amp service upgrade for fourplex.
Date Opened: 10/22/2015
Record Status: Expired
Record Status Date: 7/15/2016
Job Value: $0.00
Requestor: Ivonne Gomez - LOA
:
Business Name:
License #:

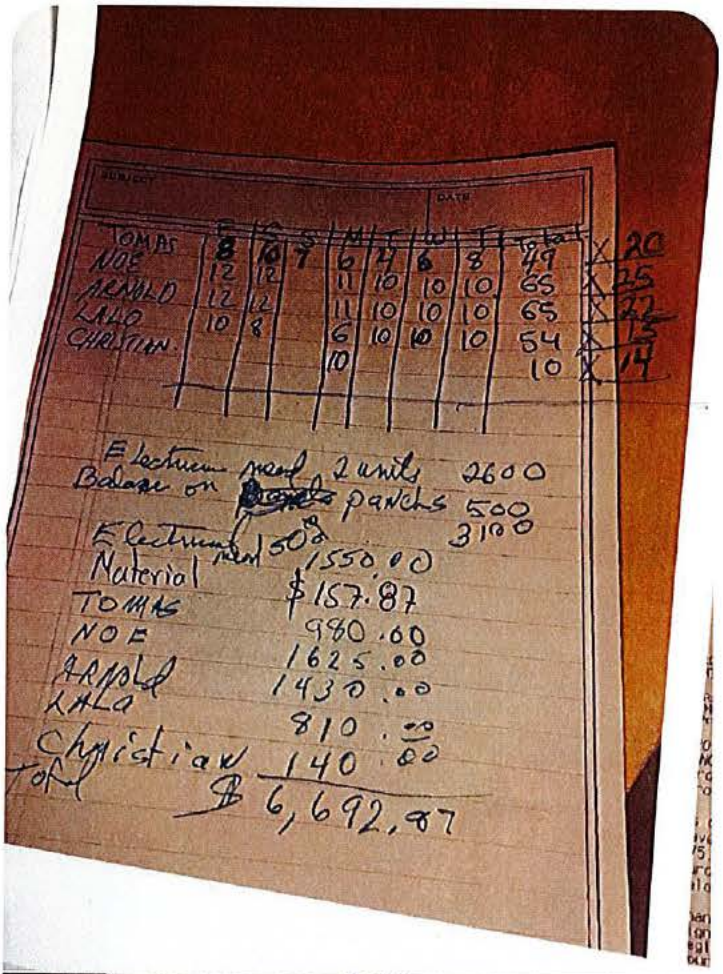
Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/30/2015	Steve Johnson	Frame	Not Pass	Date: 10/30/2015 Provide AIC letter from PG&E. Patch stucco behind service equipment. Water heater in unit B is bonded.
12/10/2015	Joanneke F Verschuur	Frame	Not Pass	Date: 12/10/2015 For meter release: previous CN on both 857 and 859 permits 1) AIC letter from PGE and main breakers rated per AIC, 2) 250-350 Amp Main requires #2 grounding electrode conductor from ground bars to main panel, 3) bonding at Water Heaters min #6 wire, need access to reinspect, 4) unit sub-panels requires separate ground bus from neutral bus, 5) 857 units A and B also need second kitchen circuits, 6) did not inspect 859 interior wiring, if any
1/13/2016	Anthony Harbaugh	Frame	Pass	green tag issued for meter release.

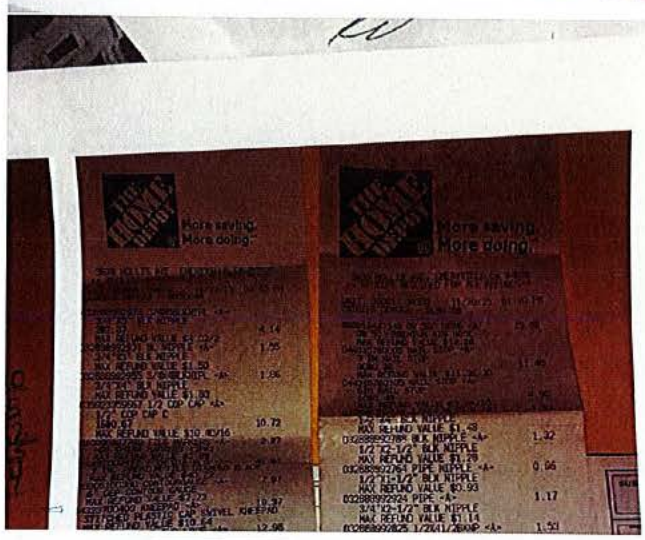
For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

●●●●● Verizon 11:55 AM 59%

[redacted]-2780

Nov 25, 2015, 2:21 PM





Text Message

Verizon 11:57 AM 58%

[redacted]-2780

Dec 8, 2015, 9:01 AM

Please call me when you can. I need update on Mead electrical, Mead unfinished stucco, market upstairs - 1 and 2 bedrooms. Thanks!

Dec 8, 2015, 11:30 AM

Text Message

●●●●● Verizon 11:58 AM

[redacted]2780

Dec 13, 2015, 9:21 AM

Good morning precious so we were locked out of a 877 27th again but we got the six this morning so we came over here and we are finishing all the framing for the wall so and doing the electrical so we're over here at Louie's job all right talk to you later love you

Dec 13, 2015, 10:21 AM

Good morning we need to go to the store are you around

Yes

Dec 14, 2015, 9:46 AM

Please give me a call when you can. Need to know about Mead electricity, 1 bedroom at 28th (does it need cleaning), 27th, etc. please give me a call

Dec 14, 2015, 2:03 PM

The garbage disposal ran into problems last night at 2735 Market.

Text Message

Verizon 12:00 PM

[redacted]2780

Good morning hope you feel better got to trim painting going alder wood works been prepped and started to tile things come along really good love you

Dec 23, 2015, 9:32 AM

Looks good. What is up with the electric on Mead?

I spoke with Gwen. She has a 12:00 appointment. You have permission to enter.

Thank you

YW!

Dec 23, 2015, 3:58 PM

Text Message

Verizon 12:00 PM

[redacted] 2780

Text Message

https://drive.google.com/file/d/0ByEGu4yj-gSrT1dCaTdKZ2JQc2s/view

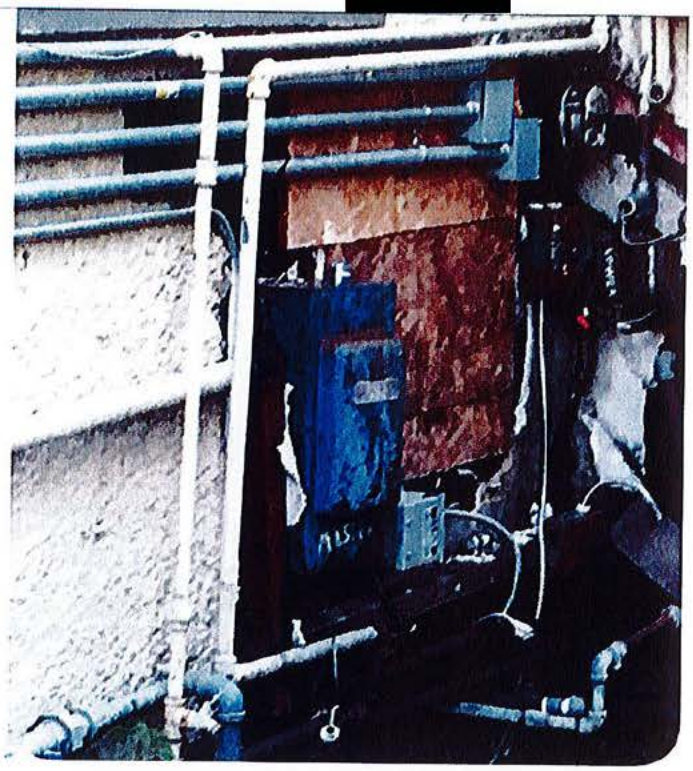
Verizon 12:00 PM 57%

[redacted]2780

Text Message

●●●●● Verizon 12:00 PM 57%

[redacted]2780



Dec 24, 2015, 1:06 PM

erson	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Total	Wage
homas E	10	12	10	8	8	10	8	66	20
rnold	12	8	9	12	12	12	10	75	23
etman	12	8	9	12	12	12	10	75	14
Vill				10	10	8	8	36	17

aterial $58.

d to Evone $600.00 EW $2300.00 TAE

ance to Evone $800.00

TAE $2300.00

Text Message

●●●●● Verizon 12:01 PM 57%

[redacted]2780

Jan 11, 2016, 6:59 PM

Well this is upsetting, arnold needs the money for bail, everything is that if everything looked bad why didnt derek say anything in the house looked good, we went 2 weeks without pay, but what i dont understandAnd we really need the money by tommorw because i need to pay bills light bill they áre gonna cut it off Tommorw

Jan 12, 2016, 9:56 AM

Please call me about Mead

Please call me back when you will talk with me rather than talk over me.

I also expect the green tags for Mead to be there today. You stated it was already done.

Hello Elizabeth most important thing I want you to understand is I love you I love everything you've done for me I think you're great person I talk to all the people there

Text Message

●●●●● Verizon 12:01 PM 57%

[redacted]780

Hello Elizabeth most important thing I want you to understand is I love you I love everything you've done for me I think you're great person I talk to all the people there Garichin everybody and they say yeah they don't know why I should have to be sanded down over do... >

As I stated many times we will discuss this in person. But I still need the Mead stickers. You told me this was already handled. This is one of the reasons why the electricity is STILL not on at Mead.

Hi Elizabeth I gave Gary the sticker when I left so I will have to talk to hardball to go put another one on tomorrow OK bye bye hon

Hi Elizabeth I gave Gary the sticker when I left so I will have to talk to hardball to go put another one on tomorrow OK bye bye hon

Who is Gary? Please get this sticker handled and make sure it is verified in the City records. We are still friends! We need to and will

Text Message

●●●●● Verizon 12:02 PM 57%

[redacted]2780

Who is Gary? Please get this sticker handled and make sure it is verified in the City records. We are still friends! We need to and will work this out.

Jan 12, 2016, 11:39 AM

That's a good thing I know that and I was just shocked by this I always put my best foot forward and I just feel hurt that you didn't please you and make sure that's on the morning bye

Jan 13, 2016, 10:21 AM

Say sogood morning a call Derek and I called you no answer's inspectors going over there I need the paperwork he needs the paperwork they gave

I don't have paperwork you were handling this

Jan 13, 2016, 12:52 PM

Text Message

●●●●● Verizon 12:02 PM 57%

[redacted]2780

Jan 13, 2016, 12:52 PM

So there it is and I'm paying right now the 300 call me

Text Message

Log Date	Log Action	Operator	Record ID	Record Type	Inspection	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Com	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
1/14/2016 8:59	Update	AHARBAUGH	15CAP-00000-33864	Building/Residential/Electrical/Alteration	Frame	Pass	1/13/2016 0:00		1/13/2016 12:30	Anthony Harbaugh	green tag	1/14/2016 8:57	1/14/2016 8:57	Permit Residential	RE1503461	Maurice Early	7818647
1/14/2016 8:57	Update	MEARLY	15CAP-00000-33864	Building/Residential/Electrical/Alteration	Frame	Scheduled	1/13/2016 0:00			Anthony Harbaugh		1/14/2016 8:57	1/14/2016 8:57	Permit Residential	RE1503461	Maurice Early	7818647
1/14/2016 8:56	Create	MEARLY	15CAP-00000-33864	Building/Residential/Electrical/Alteration	Frame	Pending						1/14/2016 8:56			RE1503461	Maurice Early	7818647

●●●●● Verizon 12:02 PM 57%

[redacted]2780

OK

Jan 21, 2016, 9:27 AM

I won't be able to make Elizabeth dime would let me use the car so sorry take care I don't really know where were at with anything so if you have anything you want to do over the phone let me know if you're going to be around

Jan 22, 2016, 9:58 AM

Good morning Elizabeth this is Tommy so I still don't know what's going on and appears most basic so I guess I shouldn't be wasting my time looking for other projects are and you appear to feel justified not to Pay me for the last workout or the guys well I have your keys so I guess I'll drop them off with one of your guys today do you think I have the $300 coming that I paid for the inspector on your electrical if so could you deposit that for me thank you again for everything call me when you need me your friend Tommy

Text Message

Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, March 01, 2016 10:22 AM
To: eaw[redacted]
Subject: FW: Send data from MFP11219019 03/01/2016 11:09
Attachments: DOC030116.pdf

-----Original Message-----
From: Building Services [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
Sent: Tuesday, March 01, 2016 11:10 AM
To: Espinosa, Thomas
Subject: Send data from MFP11219019 03/01/2016 11:09

Scanned from MFP11219019
Date:03/01/2016 11:09
Pages:5
Resolution:300x300 DPI

Document sent from Toshiba copier. Please do not reply to this message

[DOC030116.pdf]

$300 for previous Electrical Final 857-859 Mead

$300 877 27th Final

$250 For Fees AOBon permit 875 27th

$300 Rough 875 27th

$300 Final 875 27th

$210.56 Re issue expired RP1501661 857 Mead

$196.97 Re issue expired RE1502087 857 Mead

Total

RP1501661 Renew permit $210.56

Record ID: RP1501661

Menu Reports Help

Application Type: Residential Plumbing - Alteration

Address: 857 MEAD AVE

Parcel No: 003 001301900

Description of Work: Plumbing for remodel.

File Date: 06/24/2015

Application Status: Expired

Job Value: $0.00

Total Fee Assessed: $210.56

Total Fee Invoiced: $210.56

Balance: $0.00

IF THIS IS A PRIORITY LIEN, REFER TO THE LIEN BALANCE BELOW

Owner Name: WILLIAMS ELIZABETH A

Owner Address: [redacted] SAN MARTIN, CA 950461436

Contact Info:

Name	Organization Name	Contact Type	Relationship	Address
WILLIAMS ELIZAB...		Applicant	Owner-Builder	[redacted] SAN MARTI...

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		OTC Issuance	06/24/2015	Wing Loo
Plan Routing				
Permit Issuance		Issued	06/24/2015	Wing Loo
Inspection				
Plan Review				
Final Check				
Post Constructi...				

Custom Fields: App Spec Info_RP

GENERAL INFORMATION

Sets of Plans	Calculations
–	–

Occupancy Group Building Use

RE1502087 Renew permit $196.97

Record ID: RE1502087

Menu **Reports** **Help**

Application Type: Residential Electrical - Alteration

Address: 857 MEAD AVE

Parcel No: 003 001301900

Description of Work: Electrical for remodel including new subpanel in unit 857B.

File Date: 06/24/2015

Application Status: Expired

Job Value: $0.00

Total Fee Assessed: $206.32

Total Fee Invoiced: $196.97

Balance: $0.00

IF THIS IS A PRIORITY LIEN, REFER TO THE LIEN BALANCE BELOW

Owner Name: WILLIAMS ELIZABETH A

Owner Address: [redacted] SAN MARTIN, CA 950461436

Contact Info:

Name	Organization Name	Contact Type	Relationship	Address
WILLIAMS ELIZAB...		Applicant	Owner-Builder	[redacted] SAN MARTI...

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		OTC Issuance	06/24/2015	Wing Loo
Plan Routing				
Permit Issuance		Issued	06/24/2015	Wing Loo
Inspection				
Plan Review				
Final Check				
Post Constructi...				

No record(s) updated by expression.

Custom Fields: **App Spec Info_RE**

GENERAL INFORMATION

PGE Application Number	Sets of Plans
110604591	–
Title 24 Energy Calc for Electrical Heater	Calculation

Item 6c - Evidence Exhibits 1-157

Record ID: RB1504824

Menu **Reports** **Help**

Final $300

Application Type: Residential Building - Alteration Permit ADD on 879 $250

Address: 877 27TH ST

Parcel No: 003 000502300 Rough+Final $300 $300

Description of Work: Kitchen and bathroom remodel.

File Date: 11/10/2015

Application Status: Issued

Job Value: $8,000.00

Total Fee Assessed: $656.87

Total Fee Invoiced: $656.87

Balance: $0.00

IF THIS IS A PRIORITY LIEN, REFER TO THE LIEN BALANCE BELOW

Owner Name: WILLIAMS ELIZABETH A

Owner Address: [redacted] SAN MARTIN, CA 950461436

Contact Info:

Name	Organization Name	Contact Type	Relationship	Address
WILLIAMS ELIZAB...		Applicant	Owner-Agent	[redacted] SAN MARTI...

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		OTC	11/10/2015	Robert Pili
Plan Routing				
Plan Check Review				
Zoning Review				
Zoning Inspecti...				
Fire Marshal Re...				
Constr.Recyclin...	Patrick Hayes			
CP Permit Compl...				
Final Check				
Permit Issuance		Issued	11/10/2015	Robert Pili
Inspection				
Certificate of ...				
Post Constructi...				

Custom Fields: **BLD_RBB_ALT**

Sets of Plans **Change of Address** **Structural Calculations**

Item 6c - Evidence Exhibits 1-157

Record ID: RB1403610

Menu Reports Help

Final $300

Application Type: Residential Building - Alteration

Address: 857 MEAD AVE

Parcel No: 003 001301900

Description of Work: Unit B: Kitchen & bathroom remodel including construction of partition walls to enclose water heater in kitche stucco on left side. (add $7000) DRX150994

File Date: 12/10/2014

Application Status: Permit Issued

Job Value: $10,000.00

Total Fee Assessed: $1,324.84

Total Fee Invoiced: $1,324.84

Balance: $0.00

IF THIS IS A PRIORITY LIEN, REFER TO THE LIEN BALANCE BELOW

Owner Name: WILLIAMS ELIZABETH A

Owner Address: [redacted] SAN MARTIN, CA 950461436

Contact Info:

Name	Organization Name	Contact Type	Relationship	Address
WILLIAMS ELIZAB...		Applicant	Owner-Builder	[redacted] SAN MARTI...

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake		Intake Co...	06/24/2015	Wing Loo
Plan Routing				
Final Check				
Permit Issuance		Issued	06/24/2015	Wing Loo
Inspection				
Plan Check Review				
Zoning Review				
Zoning Inspecti...				
Fire Marshal Re...	Hilda Ortiz			
Constr.Recyclin...				
CP Permit Compl...				
Certificate of ...				
Post Constructi...	Rafael Campos			

Custom Fields: BLD_RBB_ALT

Sets of Plans Change of Address Structural Calculations

Item 6c - Evidence Exhibits 1-157

Help

New Query

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**5-451-4** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted] **OAKLAND, CA 94608-4503**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	01/15/2014	2014-9782	$1,525,000	1	7700
ADAN OAKLAND LP	List Owners		01/15/2014	2014-9781		1	7700
ADAN OAKLAND LP	List Owners		01/07/2008	2008-3921		1	7700
BRACKS ADRIENNE E & ANTHONY L	List Owners		06/22/2004	2004-280518	$1,625,000	1	7700
GOMEZ JAVIER E	List Owners	[redacted]	05/08/2002	2002-204801	$995,000	1	7700
SAWHNEY DINESH & RASHMI TRS	List Owners		02/01/2001	2001-38293		13	7700
SAWHNEY DINESH & RASHMI	List Owners	[redacted]	06/30/1995	1995-144279	$175,000	1	7700
FEDERAL NATIONAL MORTGAGE ASSOCIATION	List Owners		03/16/1995	1995-58281		1	7700
COAST FEDERAL BANK	List Owners	[redacted]	11/03/1994	1994-350465		1	7700
TRINITY MISSIONARY BAPTIST CHURCH & TRINITY DEV	List Owners		12/29/1993	1993-455019		1	7700
HICKS STEPHEN L	List Owners	[redacted]	04/21/1989	1989-108237		2	7700
EPLEY RICHARD P & MINHCHAU T c/o ANGAMA COMPANIES	List Owners		07/18/1986	1986-172604		1	7700
ASKEY WILLIAM K	List Owners		11/15/1985	1985-245158		1	7700
REINHART ROBERT E & GAYLE A	List Owners		02/28/1984	1984-38035		1	7700
HEDGES HENRY P	List Owners		08/13/1979	1979-159070		1	7700
LEE ALBERT K + ROSE H	List Owners		02/08/1965	AX-17241		1	7700

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click here for more information regarding supported browsers.

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Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 2735
STREET_NAME : Begins With market
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: *1402577*

Address: 2735 Market ST
APN: 005 045100400
Unit #:
Description: Unit# 2735 Work without permits: Bathroom, kitchen, laundry room, electrical, plumbing & building permits required.
Date Opened: 7/9/2014
Record Status: Violation Verified
Record Status Date: 7/8/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/8/2014	Greg Clarke	1st Inspection	Violation Verified	
8/8/2014	Greg Clarke	Follow-up Inspection	No Abated	
9/10/2014	Greg Clarke	Follow-up Inspection	Abated	
10/10/2014	Greg Clarke	Follow-up Inspection	No Abated	
12/17/2014	Greg Clarke	Follow-up Inspection	No Abated	
1/20/2015	Greg Clarke	Monitoring Inspection	No Progress	
2/20/2015	Greg Clarke	Monitoring Inspection	No Progress	
3/20/2015	Greg Clarke	Monitoring Inspection	No Progress	
5/7/2015	Greg Clarke	Monitoring Inspection	Partial Compliance	
6/8/2015	Greg Clarke	Monitoring Inspection	No Progress	
7/8/2015	Greg Clarke	Monitoring Inspection	No Progress	
8/7/2015	Greg Clarke	Monitoring Inspection	No Progress	
9/18/2015	Greg Clarke	Monitoring Inspection	No Progress	
10/15/2015	Greg Clarke	Monitoring Inspection	Partial Compliance	
11/4/2015	Greg Clarke	Monitoring Inspection	Partial Compliance	
12/4/2015	Greg Clarke	Monitoring Inspection	Partial Compliance	
1/7/2016	Greg Clarke	Follow-up Inspection	Partially Abated	

2/9/2016	Greg Clarke	Monitoring Inspection	Partial Compliance
	Greg Clarke	Follow-up Inspection	Cancelled
	Tom Espinosa	Follow-up Inspection	Cancelled
	Tom Espinosa	Follow-up Inspection	Cancelled

Record ID: 9403607

Address: 2735 MARKET ST
APN:
Unit #:
Description: ROOF CAVING IN, WINDOWS BROKEN, ROOF LEAKING
Date Opened: 12/15/1994
Record Status: Closed
Record Status Date: 1/24/1995
Job Value: $0.00
Requestor: LYNETTE VAUGHN
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: 9500790

Address: 2735 MARKET ST
APN:
Unit #:
Description: NO ENTRY-02/02/95 #90 NO ONE HOME
Date Opened: 1/27/1995
Record Status: Closed
Record Status Date: 3/23/1995
Job Value: $0.00
Requestor: MS. VAUGHN
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: B1504047

Address: 2735 MARKET ST, #2735
APN: 005 045100400
Unit #: 2735
Description: Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577
Date Opened: 9/22/2015
Record Status: Final
Record Status Date: 11/23/2015
Job Value: $50,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/29/2015	Bill Bergstrom	Field Check	Need More Info	Date: 9/28/2015 This Field check was canceled by contractor over the phone. This inspection should be done by either Bill Bergstrom or Gregory Clarke.
10/14/2015	Bill Bergstrom	Field Check	Need More Info	Date: 10/13/2015 Inspection canceled by contractor. Only Bill Bergstrom or Greg Clarke can do Field check.
10/16/2015	Bill Bergstrom	Field Check	Need More Info	Date: 10/16/2015 See correction notice in attachments. At time of inspection contractor was under the assumption that he had an issued permit. I explaining to him that this is a field check to see the conditions under which we would issue a permit. I left him a correction notice explaining what would

				needed to be opened up for a field check. The contractor had only the most rudimentary English skills I explain to him and some of the other workers on the site that they did not have an active permit, that they would need to expose the work that had been done and covered with out inspections before the field check could be done. Correction notice 1. The address associated with complaint #1402577 is unit [redacted] Market St. (917 28th st. Is another building located at the rear corner of this complex and should not be used in referring to this complaint or the permit application.) 2. Remove all sheet rock on walls and ceiling that have been covers before inspection. 3. Remove floor covering and expose. Work has been done under the floor. 4. Reschedule this field check after the above items have been completed.
11/4/2015	Anthony Harbaugh	Frame	Pass	rough frame ok to cover.
11/20/2015	Anthony Harbaugh	Final Building	Partial	final ok
		Final Building	Pending	

Record ID: *E1503460*

Address: 2735 MARKET ST, #2735
APN: 005 045100400
Unit #: 2735
Description: Electrical/ Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577 - 100amp service upgrade
Date Opened: 10/22/2015
Record Status: Final
Record Status Date: 11/23/2015
Job Value: $0.00
Requestor: Ivonne Gomez - Agent
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/4/2015	Anthony Harbaugh	Frame	Pass	wire, box make up and sub panel ok.
11/20/2015	Anthony Harbaugh	Final Electrical	Pass	final ok

Record ID: *P1502734*

Address: 2735 MARKET ST, #2735
APN: 005 045100400
Unit #: 2735
Description: Plumbing/Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577
Date Opened: 10/22/2015
Record Status: Final
Record Status Date: 11/23/2015
Job Value: $0.00
Requestor: Ivonne Gomez - Agent
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/4/2015	Anthony Harbaugh	Frame	Pass	DWV water and gas pipe ok to cover.
11/20/2015	Anthony Harbaugh	Final Plumbing	Pass	final ok

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Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = [redacted]
STREET_NAME : Begins With 28th
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0800471

Address: [redacted] ST
APN: 005 045100400
Unit #:
Description: RAW SEWAGE SPILLING ONTO SIDEWALK FOR THE LAST 3 WEEKS.
Date Opened: 1/28/2008
Record Status: Abated
Record Status Date: 2/19/2008
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/29/2008	WILLIAM M MORIARTY	1st Inspection	Violation Verified	VERIFIED COMPLAINT / SEWER STOPPAGE - CORRECTED PTS ADDRESS
2/6/2008	WILLIAM M MORIARTY	1st Inspection	No Violations	SEWER WORKED ON SITE NOW REPAIRING BROKEN SEWER LATERAL W/ PERMIT
2/14/2008	WILLIAM M MORIARTY	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 02/19/08
2/19/2008	WILLIAM M MORIARTY	1st Inspection	Violation Verified	NEW SEWER INSTALLED - CLOSE AS ABATED

Record ID: 1301545

Address: [redacted]
APN: 005 045100400
Unit #:
Description: PLUMBING PROBLEMS(2727 MARKET ST)
Date Opened: 3/26/2013
Record Status: Abated
Record Status Date: 5/22/2013
Job Value: $0.00
Requestor:

:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/27/2013	ANTHONY L HARBAUGH	1st Inspection	Violation Verified	NOV
4/4/2013	ANTHONY L HARBAUGH	1st Inspection	No Entry	MATCH NOV
5/6/2013	ANTHONY L HARBAUGH	1st Inspection	No Entry	VM
5/14/2013	ANTHONY L HARBAUGH	1st Inspection	No Entry	VM
5/22/2013	ANTHONY L HARBAUGH	1st Inspection	Violation Verified	COMPLAINT ABATED

Record ID: 1400914

Address: [redacted] ST
APN: 005 045100400
Unit #:
Description: CEILING IN BATHROOM HAS FALLEN IN, CEILING IN BEDROOM LEAKING WATER, MOLD, NO HEAT IN UNIT, CARPET IS OLD & DAMAGED, ELECTRICAL PROBLEMS, ALSO CONSTRUCTION TO BUILIDNG W/OUT PERMITS. TENANT'S ACTUAL ADDRESS IS 2731 MARKET ST
Date Opened: 2/21/2014
Record Status: Violation Verified
Record Status Date: 2/26/2014
Job Value:
Requestor:
: DANIELLE JOHNSON
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/24/2014	Anthony Harbaugh	1st Inspection	Unable to Verify	Left voicemail for a return call from tenant to schedule inspection.
3/31/2014	Anthony Harbaugh	Follow-up Inspection	Abated	POC received closing case.
		1st Inspection	Scheduled	

Record ID: 1400963

Address: [redacted]
APN: 005 045100400
Unit #:
Description: HOLES IN WALLS & CEILINGS, BROKEN WINDOWS, MOLD PRESENT
Date Opened: 2/27/2014
Record Status: Violation Verified
Record Status Date: 3/4/2014
Job Value:
Requestor:
: VERONICA GARZA
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/4/2014	Anthony Harbaugh	1st Inspection	Violation Verified	Visited site and verifeid complaint sending owner a NOV to make repairs.
4/7/2014	Anthony Harbaugh	Follow-up Inspection	Abated	POC received closing case.
		1st Inspection	Scheduled	

Record ID: 9501637

Address: [redacted]
APN: 005 045100400
Unit #:
Description: VACANT, UNSECURE. FINDINGS: VERIFIED, FAXED H-39 TO MR. LEE AT 1814FRANKLIN ST., OAK. FANNIE MAE OWNS PROPERTY.
Date Opened: 3/3/1995
Record Status: Closed
Record Status Date: 6/2/1995
Job Value: $0.00

Requestor: ABH
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: B1400890

Address: [redacted]
APN: 005 045100400
Unit #:
Description: remodel kitchen in unit addressed as 2735 - cmplt. #1402577
Date Opened: 7/16/2014
Record Status: Expired
Record Status Date: 12/12/2015
Job Value: $5,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/4/2014	Bill Bergstrom	Field Check	Need More Info	Date: 8/4/2014 Field check notes 8/4/14 LIFE SAFETY ISSUE: There is a new flexible signal wall duct running through the kitchen wall cavity from the unit below where an oval B vent should be. This situation must be addressed immediately, wherever it exists in the building. permits pulled and work inspected. 1. Permits required building electrical plumbing & mechanical. 2. Provide layout of kitchen showing location of cabinets,appliances water heater, switches receptacles and lighting 3. Change permit description to full remodel of unit. 4. Increase valuation to $40,000 5. Remove all new sheet rock from walls and ceiling 6. Have all areas of floors open where work has been done. 7. Call for inspections of building electric plumbing and mechanical when all work is exposed. WMB x4775
	Jorge Reyes	Field Check	Cancelled	

Record ID: B1401426

Address: [redacted], #911 & 915
APN: 005 045100400
Unit #: 911 & 915
Description: Non structural kitchen and bath remodel for units 911 and 915. No exterior work & no change to wall layout
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 7/22/2015
Job Value: $7,500.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/13/2015	Bill Bergstrom	Frame	Not Pass	Date: 5/13/2015 Correction notice for unit 915 see attachments
5/21/2015	Steve Brandeberry	Frame	Partial	Date: 5/21/2015 -Frame at unit 915 (stud shoes) verified by WXM during plumbing inspection. -Sheet rock repair okay at unit 915. -Tub shower wall repair okay at unit 915
6/3/2015	Steve Brandeberry	Frame	Partial	Date: 6/3/2015 -Frame and insulation at unit 911 okay to cover less environmental air duct protection in floor ceiling -subject to

				plumbing and mechanical approval. -Okay to sheet rock and install tile backer after plumbing and mechanical and leave environmental air duct protection exposed for next inspection
6/10/2015	Steve Brandeberry	Frame	Partial	Date: 6/10/2015 EAD protection, sheet rock and tub/ shower walls at unit # 911 okay.
7/9/2015	Jorge Reyes	Final Building	Partial	Date: 7/9/2015 Final inspection OK pending final trades

Record ID: B1504057

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Remodel kitchens and bathroom for units 2721 market St, 2725 Market St, and 2727 Market St.
Date Opened: 9/23/2015
Record Status: Expired
Record Status Date: 6/8/2016
Job Value: $20,000.00
Requestor: WILLIAMS ELIZABETH A
: Ivonne Gomez
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/6/2015	Steve Brandeberry	Frame	Partial	Date: 10/6/2015 Unit 2721 ok to cover.
10/7/2015	Steve Brandeberry	Frame	Cancelled In Field	Date: 10/7/2015 Inspection canceled in the a.m. by contractor.
10/29/2015	Bill Bergstrom	Final Building	Partial	Date: 10/29/2015 Final ok less PSL
11/6/2015	Bill Bergstrom	Final Building	Partial	Date: 11/3/2015 Final unit 2721 (less electric)
11/20/2015	Anthony Harbaugh	Frame	Pass	rough ok
12/11/2015	Anthony Harbaugh	Frame	Pass	final ok for unit 2727. remaining units to come.
	Anthony Harbaugh	Final Building	Cancelled	
		Frame	Pending	
		Final Building	Pending	
		Frame	Pending	

Record ID: E1401068

Address: [redacted], #911 & 915
APN: 005 045100400
Unit #: 911 & 915
Description: Electrical for non structural kitchen and bath remodel for units 911 and 915. Lights to remain
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 7/21/2015
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/19/2015	Joel Garcia	Frame	Partial	Rough OK unit 915
6/3/2015	Joel Garcia	Frame	Partial	Date: 6/3/2015 Unit 911 rough ok. Sub-panel at final
7/9/2015	Joel Garcia	Final Electrical	Not Pass	Date: 7/9/2015 AFCI protection as required, all kitchen receptacles shall be GFCI type, dedicated bathroom circuit. "Units 911 and 915"
7/21/2015	Joel Garcia	Final Electrical	Pass	Date: 7/21/2015 Final ok
	Joel Garcia	Frame	Cancelled	
		Final Electrical	Pending	
	Joel Garcia	Frame	Scheduled	

Record ID: E1503122

Address: [redacted]
APN: 005 045100400
Unit #:
Description: ELECTRICAL to remodel kitchens and bathroom for units 2721 market St, 2725 Market St, and 2727 Market St.
Date Opened: 9/23/2015
Record Status: Final
Record Status Date: 10/29/2015
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
: Ivonne Gomez
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/6/2015	Joel Garcia	Frame	Partial	Date: 10/6/2015 Rough ok. Sub-panel feeders T-C
10/29/2015	Joel Garcia	Final Electrical	Pass	Date: 10/29/2015 Counter receptacles per 2'4' rule Lighting controls per title 24

Record ID: P1400789

Address: [redacted]
APN: 005 045100400
Unit #: 911 & 915
Description: Plumbing for non structural kitchen and bath remodel for units 911 and 915.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 7/16/2015
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/20/2015	William Moriarty	Frame	Cancelled In Office	Date: 3/20/2015 Inspection cancelled in office per Karen.
5/13/2015	William Moriarty	Frame	Partial	Date: 5/13/2015 In wall plumbing inspection for upper unit #[redacted] Bathtub will need either a fire rated access door or no slip-nuts. Automatic washer standpipe requires P-trap existing drain is 1-1/2"inch and is existing non-conforming. Okay to close floor and walls for second-floor alterations, leave access for tub test.
5/19/2015	William Moriarty	Frame	Partial	Date: 5/19/2015 Tub test for unit [redacted] (upper unit). Tub test OK, upper unit okay to close walls. Unit #[redacted] (lower unit) tub test to come.
6/3/2015	William Moriarty	Frame	Pass	Date: 6/3/2015 Tub test completed on unit 911 first floor unit. Unit [redacted] and [redacted] tub test now complete and all in wall rough plumbing complete. Okay given to close walls both units pending building and electrical approval.
7/9/2015	William Moriarty	Final Plumbing	Not Pass	Date: 7/9/2015 Corrections required, WH too high for safely servicing. Water heater disconnect and bonding. See attached C/N.
7/16/2015	William Moriarty	Final Plumbing	Pass	Date: 7/16/2015 Final inspections completed.

Record ID: P1502470

Address: [redacted]
APN: 005 045100400
Unit #:
Description: PLUMBING to remodel kitchens and bathroom for units 2721 market St, 2725 Market St, and 2727 Market St.
Date Opened: 9/23/2015

Record Status: Final
Record Status Date: 10/29/2015
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
: Ivonne Gomez
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/6/2015	Kevin Martin	Frame	Pass	Date: 10/6/2015 Rough ok to cover. Water heater to come. Need toCheck clearances for water heater by windows. Tub test ok.KM.
10/29/2015	William Moriarty	Final Plumbing	Pass	Date: 10/29/2015 Unit [redacted] final inspections completed and approved.

Record ID: P1601306

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Rerouting water main servicing unites #911 and #913
Date Opened: 5/12/2016
Record Status: Expired
Record Status Date: 11/15/2016
Job Value: $0.00
Requestor: DERRICK CANADA - LOA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/17/2016	William Moriarty	Frame	Pass	Date: 5/17/2016 Inspection of two (2) replaced water services from meter to building connections. Two (2) 3/4" copper water services, OK to cover. Final approved.

Record ID: P1602677

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Repair break in sewer lateral.
Date Opened: 9/21/2016
Record Status: Expired
Record Status Date: 3/23/2017
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/18/2016	Kevin Martin	Final Plumbing	Not Pass	Date: 11/18/2016 CN 18nov16: 1) remove all san tees. Install approved combo fittings per code. 2) remove all fernco bands. Install approved adapter bands. 3) install accessible clean out at end of line pointing toward market street. 4) remove all Jim caps. Install ci blind plugs instead. Running test ok since system is live to apartments. KM
12/9/2016	William Moriarty	Final Plumbing	Not Pass	Date: 12/9/2016 Inspection is for the upper later and is past our jurisdiction of to a point 2' past building line. Contractor has been told to obtain a sewer lateral permit and have Public Works inspection. Material is now 4" ABS and contractor has been informed that this will probably not be approved with plastic piping. See attachment.
12/13/2016	Kevin Martin	Final Plumbing	Not Pass	

				Date: 12/13/2016 CN items fixed from November inspection. Dec 9th inspection notes not completed. KM
	Kevin Martin	Final Plumbing	Cancelled	
	Kevin Martin	Final Plumbing	Cancelled	

Record ID: *R1400107*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: RE-ROOFING CERTIFICATE
Date Opened: 1/24/2014
Record Status: Certificate Issued
Record Status Date: 1/24/2014
Job Value: $0.00
Requestor: ELIZABETH ANN WILLIAMS
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *RB9600521*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Replace all windows, 2 wall heaters and 2 water heaters.
Date Opened: 2/9/1996
Record Status: Final
Record Status Date: 2/27/1996
Job Value: $2,500.00
Requestor: UNIVERSAL DOORTECH INC
:
Business Name:
License #: 506933

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/16/1996		ROUGH 03P	APPROVED	WINDOWS O.K. - NEED SDS ONLY FOR FINAL
2/16/1996		FINAL BUILDING 04P	PARTIAL APPROVAL	
2/16/1996		FINAL BUILDING 04P	PARTIAL APPROVAL	
2/16/1996		ROUGH 03P	APPROVED	WINDOWS O.K. - NEED SDS ONLY FOR FINAL
2/27/1996		FINAL BUILDING 04P	APPROVED	FINAL O.K.
2/27/1996		FINAL BUILDING 04P	APPROVED	FINAL O.K.

Record ID: *RM1200196*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: replace 80% furnace
Date Opened: 1/26/2012
Record Status: Final
Record Status Date: 3/14/2012
Job Value: $0.00
Requestor: OCEANSIDE INVESTMENTS INC
:
Business Name:
License #: 773970

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/14/2012		FINAL MECHANICAL 04P	APPROVED	DIRECT VENT FURNACE REPLACEMENT - FINAL

Record ID: *RM9600207*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Replace two wall heaers and two water heaters.
Date Opened: 2/9/1996
Record Status: Final
Record Status Date: 2/27/1996
Job Value: $0.00
Requestor: UNIVERSAL DOORTECH INC
:
Business Name:
License #: 506933

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/13/1996		FINAL MECHANICAL 04P	PARTIAL APPROVAL	FINAL O.K. DIR. VENT BOTH UNITS, W.H. #917 ONLY
2/13/1996		FINAL MECHANICAL 04P	PARTIAL APPROVAL	FINAL O.K. DIR. VENT BOTH UNITS, W.H. #917 ONLY
2/27/1996		FINAL MECHANICAL 04P	APPROVED	FINAL O.K.
2/27/1996		FINAL MECHANICAL 04P	APPROVED	FINAL O.K.

Record ID: *RP0202405*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Gas test to reset meter at unit 919 of duplex.
Date Opened: 8/14/2002
Record Status: Expired
Record Status Date: 4/25/2003
Job Value: $0.00
Requestor: JAVIER E. GOMEZ
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/20/2002		GAS TEST 04N	APPROVED	C/N
8/20/2002		GAS TEST 04N	APPROVED	C/N

Record ID: *RP1201230*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Replace water heater.
Date Opened: 6/4/2012
Record Status: Final
Record Status Date: 8/30/2012
Job Value: $0.00
Requestor: OCEANSIDE INVESTMENTS INC
:
Business Name:
License #: 773970

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/29/2012	ROBERT BERNAL	FRAME 03M	NO ACCESS/NO PLANS	R/CINDY [redacted] -4700 RQSTS AM NO ACCESS
8/30/2012	ROBERT BERNAL	FINAL PLUMBING 04P	APPROVED	FINAL OK

Record ID: *SL0800116*

Address: [redacted]
APN: 005 045100400
Unit #:
Description: . Repair/replace sewer lateral and excavate beyond property line in public right-of-way.
Date Opened: 1/28/2008

Record Status: Final
Record Status Date: 2/7/2008
Job Value: $0.00
Requestor: TOM MARTIN PLUMBING
:
Business Name:
License #: 831632

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: SL1201548

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/8/2012
Record Status: Permit Issued
Record Status Date: 8/8/2012
Job Value: $0.00
Requestor: PLUMBING MINISTRY, THE
:
Business Name:
License #: 894946

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: SL1301044

Address: [redacted]
APN: 005 045100400
Unit #:
Description: Repair/replace building sewer ON PROPERTY ONLY. SL & X required beyond PL. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR
Date Opened: 4/3/2013
Record Status: Permit Issued
Record Status Date: 4/3/2013
Job Value: $0.00
Requestor: PLUMBING MINISTRY, THE
:
Business Name:
License #: 894946

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X0800216

Address: [redacted]
APN: 005 045100400
Unit #:
Description: . Repair/replace sewer lateral and excavate beyond property line in public right-of-way.
Date Opened: 1/28/2008
Record Status: Permit Issued
Record Status Date: 1/28/2008
Job Value: $0.00
Requestor: TOM MARTIN PLUMBING
:
Business Name:
License #: 831632

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X1201567

Address: [redacted]
APN: 005 045100400
Unit #:
Description:
Date Opened: 8/8/2012
Record Status: Permit Issued

Record Status Date: 8/8/2012
Job Value: $0.00
Requestor: PLUMBING MINISTRY, THE
:
Business Name:
License #: 894946

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland				

Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 2735
STREET_NAME : Begins With market
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: *1402577*

Address: 2735 Market ST
APN: 005 045100400
Unit #:
Description: Unit# 2735 Work without permits: Bathroom, kitchen, laundry room, electrical, plumbing & building permits required.
Date Opened: 7/9/2014
Record Status: Violation Verified
Record Status Date: 7/8/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/10/2016	GCLARKE	2-9-16: Site visit found the rear wooden deck and stairs still no permits issued. GXC x2168.
1/7/2016	GCLARKE	1-7-16: Permits for unit 2735 finalled by A. Harbaugh. Owner still need to comply with Violation Letter. Wooden decks, stairs and railings still need to be addressed. Next monitor inspection scheduled for 2-9-16. GXC x2168.
12/7/2015	GCLARKE	12-4-15: Permits issued. Permits do not cover the scope of the work outlined in the Violation Letter. Permits need to cover all the exterior balconies / stairs that have been rebuilt. Next monitor inspection scheduled for 1-7-16. GXC x2168.
11/4/2015	GCLARKE	11-4-15: Field check done by Bill Bergstrom. Permits issued. As soon as permits are finaled this case will be abated. Next monitor inspection scheduled for 12-4-15. GXC x2168.
10/15/2015	GCLARKE	10-15-15: FC schedule with Bill Bergstrom today. Next monitor inspection scheduled for 11-4-15. GXC x2168.
9/18/2015	GCLARKE	9-17-15: No progress. No contact from owner. No permits issued. Next monitor inspection scheduled for 10-15-15. GXC x2168.
8/6/2015	GCLARKE	8-7-15: No progress. No contact from owner. No permits issued. Next monitor inspection scheduled for 9-16-15. GXC x2168.
7/8/2015	GCLARKE	7-8-15: No Progress, no contact from owner. Need to review with S. Brandeberry and M. Morinarty to determine if last permit inspection was on the unit that Stop Work Order was issued. Next monitor inspection scheduled for 8-7-15. GXC x2168.
6/9/2015	GCLARKE	

		6-8-15: No Progress, no contact from owner. Need to review with S. Brandeberry and M. Morinarty to determine if last permit inspection was on the unit that Stop Work Order was issued. Next monitor inspection scheduled for 7-8-15. GXC x2168.
5/7/2015	GCLARKE	5-7-15: Site visit today 5-7 found no one working. Appears additional permits issued. Need to review case with T. Low. GXC x2168.
3/30/2015	GCLARKE	3-30-15: Request for billing submitted to T. Low for approval. T. Low signed request for billing and placed in D. Rex mailbox for processing. GXC x2168.
3/20/2015	GCLARKE	3-20-15: No progress on resolving violations in unit 2735 Market. Submitting request for billing for approval. Next monitor inspection scheduled for 5-7-15. GXC x2168.
2/19/2015	GCLARKE	2-20-15: site visit work has stopped. All permit inspections need to be done by Bill Bergstrom. Will continue monitoring case. Next site visit set for 3-20-15. GXC x2168.
1/20/2015	GCLARKE	1-20-15: Last site visit work has stopped. Field check done. All permit inspections need to be done by Bill Bergstrom. Will continue monitoring case. Next site visit set for 2-20-15. GXC x2168.
12/17/2014	GCLARKE	12-17-14: Owner is making progress. Permits issued on 12-10-14. Spoke with owner's agent Elpidio, informed him that permit inspections need to be done by inspector Bill Bergstrom. Next monitor inspection set for 1-20-15. GXC x2168.
11/12/2014	GCLARKE	11-10-14: agent for the owner (Elpidio 395-0838) came in to discuss complaint. B. Bergstrom and myself met with agent to explain the issues with the work that has been done. Next site visit set for 12-17-14. GXC x2168.
10/14/2014	GCLARKE	10-10-14: No progress. Site visit found work has stopped and trash has been cleaned up. Units still vacant. called owner / agent @395-4477 left message asking why where has been no progress. Next site visit set for 11-12-14. GXC x2168.
9/10/2014	GCLARKE	9-10-14: Building permit on hold. Next site visit set for 10-10-14. GXC x2168.
9/3/2014	KCHENG	CERT MAIL RETURNED AS "RETURN TO SENDER / UNCLAIMED"
8/8/2014	GCLARKE	8-8-14: Owner making progress. Field check done. Permit on hold. Next site visit set for 9-8-14. GXC x2168.
7/9/2014	KCHENG	Ownership checked, no change in owner name & address; NOV sent reg & cert on 7/9/14, cert mailing # is 3988 1338
7/9/2014	GCLARKE	7-8-14: Site on 7-8 verified work being done w/o permits. Verified unit #2735 in process of being remodeled. Issued Stop Work Order to worker at site. Verified bathroom, kitchen, laundry room, electrical / plumbing all being done w/o permits. Wooden decks and stairs have been replaced w/o permit. Plumbing leak at rear of unit #2737. Construction trash / debris at property. Property ownership verified through the County Assessor Display. Violation letter submitted along with photos of the violations, copy of the Stop Work Order and a self-certification letter. Next site visit set for 8-12-14. GXC x2168.

Record ID: *9403607*

Address: 2735 MARKET ST
APN:
Unit #:
Description: ROOF CAVING IN, WINDOWS BROKEN, ROOF LEAKING
Date Opened: 12/15/1994
Record Status: Closed
Record Status Date: 1/24/1995
Job Value: $0.00
Requestor: LYNETTE VAUGHN
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
12/15/1994	PTS	ROOF CAVING IN, WINDOWS BROKEN, ROOF LEAKING

Record ID: *9500790*

Address: 2735 MARKET ST
APN:
Unit #:
Description: NO ENTRY-02/02/95 #90 NO ONE HOME
Date Opened: 1/27/1995
Record Status: Closed
Record Status Date: 3/23/1995
Job Value: $0.00
Requestor: MS. VAUGHN
:
Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
1/27/1995	PTS	NO ENTRY-02/02/95 #90 NO ONE HOME

Record ID: B1504047

Address: 2735 MARKET ST, #2735
APN: 005 045100400
Unit #: 2735
Description: Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577
Date Opened: 9/22/2015
Record Status: Final
Record Status Date: 11/23/2015
Job Value: $50,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
10/16/2015	TJULL	File in completed FC bin
10/16/2015	TJULL	Job valuation increased from $15k to $50k per TCL/WMB
10/16/2015	TJULL	Comments from FC under B1400890 - Date: 8/4/2014 Field check notes 8/4/14 LIFE SAFETY ISSUE: There is a new flexible signal wall duct running through the kitchen wall cavity from the unit below where an oval B vent should be. This situation must be addressed immediately, wherever it exists in the building. permits pulled and work inspected. 1. Permits required building electrical plumbing & mechanical. 2. Provide layout of kitchen showing location of cabinets,appliances water heater, switches receptacles and lighting 3. Change permit description to full remodel of unit. 4. Increase valuation to $40,000 5. Remove all new sheet rock from walls and ceiling 6. Have all areas of floors open where work has been done. 7. Call for inspections of building electric plumbing and mechanical when all work is exposed. WMB x4775
10/16/2015	TJULL	OK to issue per TCL. Sheet rock needs to be removed from walls & ceiling per WMB FC comment prior to scheduling permit inspection
10/16/2015	TJULL	Advise to have WMB perform building inspections as he is aware of the history for this unit.
10/16/2015	TJULL	Needs MEP permits
10/16/2015	TJULL	Spoke with Ivonne Fiornez - ready to issue. Fees due for increased valuation.
10/16/2015	TJULL	Needs 2x fees on all trade permits

Record ID: E1503460

Address: 2735 MARKET ST, #2735
APN: 005 045100400
Unit #: 2735
Description: Electrical/ Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577 - 100amp service upgrade
Date Opened: 10/22/2015
Record Status: Final
Record Status Date: 11/23/2015
Job Value: $0.00
Requestor: Ivonne Gomez - Agent
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: P1502734

Address: 2735 MARKET ST, #2735
APN: 005 045100400
Unit #: 2735
Description: Plumbing/Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577
Date Opened: 10/22/2015
Record Status: Final
Record Status Date: 11/23/2015
Job Value: $0.00
Requestor: Ivonne Gomez - Agent
:
Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
		For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Applications for which no permit is issued within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: B1504047 Non-Residential Building - Alteration

Filed Date: 9/22/2015

Job Site: 917 28TH ST (2735)

Schedule Inspection by calling: 510-238-3444

Parcel No: 005 045100400

District:

Project Description: Unit# 2735 Work without permits: Bathroom, kitchen, laundry room, electrical, plumbing & building permits required.

Related Permits: 1402577 L15000112 FULL UNIT REMODELING

	Name	Applicant	Address	Phone	License #
Owner-Builder:	WILLIAMS ELIZABETH A	X	[redacted] SAN MARTIN, CA		

PERMIT DETAILS: Non-Residential/Building/Alteration

General Information

Green Code Checklist:

Sets Of Plans: 0

Structural Calculations:

Report - Soil/Geotech:

Energy Calculations (T24):

Proposed Building Information

Building Use: Apartment > 5 Units

Occupancy Group: R-2 Residential > 2 Units

Construction Type: VB - Combustible Construction; No Fire Rating

Number Of Stories:

Number Of Units: 1

No. of Additional Bedrooms:

Fire Sprinklers:

Total Floor Area (sq ft): 0

Additional Floor Area (sq ft):

Work Information

Job Value: $15,000.00 50%

TOTAL FEES TO BE PAID AT FILING: $2,726.24

Application Fee	$70.00	CBSC	$0.90	CITY CBSC	$0.10
CITY SMIP	$0.16	Field Check Inspections	$202.00	General Plan Surcharge	$64.50
Inspection Fee	$613.00	Plan Check and Processing Fee	$809.16	Records Management Fee	$225.70
SMIP	$2.99	Technology Enhancement Fee	$124.73	Work Commenced Without Permit	$613.00

Application only. Not a permit.
APPLICATION ONLY NOT A PERMIT
CITY COPY

[redacted]

(2735 MARKET ST)

THIS FIELD CHECK TO BE DONE BY BILL BERGSTROM & GREG CLARK
WMB X4775

NEEDS MEP PERMITS — 2X FEES

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING
& NEIGHBORHOOD PRESERVATION

CEDA Building Services
250 Frank Ogawa Plaza, 2nd Floor
Oakland, Ca 94612

CE ROUTING SLIP

Property Address [redacted] Street Date 09-22-15

Complaint # 1462577 Applicant Name & Phone # _____

Spec. Combo Insp. Thomas Espinosa (print name) Counter Staff. _____ (print name)

Please direct all permit applicants with open Code Complaints to the Inspections Counter, to meet with the assigned Code enforcement Inspector (8-10 am M-F, except Wednesday 9:30-10:00 am), by scheduling an appointment with the Code Enforcement Inspector, or meet with their Supervisor. Must have the Permit Application worksheet completed prior to consultation. Please provide all plans and documentation. Inspection staff must complete and sign this form before related building permit applications may be processed.

Please Check boxes below:

YES	NO	
☑	☐	Is this work related to the complaint on this address/parcel? If "NO" please sign form.
☑	☐	Does permit description accurately describe work required to abate violation? If not, change description to: _____
☐	☑	Need Zoning information before plans are prepared? (eg: set backs, height, parking, # units, etc.)
☐	☑	Are plans required?
☑	☑	Has the work commenced?
☑	☑	Do I apply double (2x) fee? If no, Explain _____
☐	☑	Has the trade(s) work commenced? If yes circle which E, P, M.
☑	☐	Valuation Correct? If NO, provide estimate here $ _____
☑	☑	Is field check inspection required?
☑	☐	Could this be an OTC permit?
☑	☐	Is it ok to process application and route to Zoning, Plan Check, Etc.?
☐	☑	Are PHOTOS Required?
☐	☑	Permits must be finalled by _____

NOTE: C.E. Inspector must attach a list of violation to this form.

Other permits required: ☐Electrical ☐Plumbing ☐Mechanical ☐Encroachment ☐Obstruction ☐ CGS ☐Other _____

Applicant signature [redacted] Date: 09-22-15

Spec. Combination Inspector: [signature] Date: 09-22-15

\\Ceda-server3\building\Permit Counter\COUNTER\FORMS\CE_routing_form.doc

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2735 Market St. 2735

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: B1504047 Non-Residential Building - Alteration

Filed Date: 9/22/2015

Job Site: 2735 MARKET ST 2735

Schedule Inspection by calling: 510-238-3444

Parcel No: 005 045100400

District: 01

Project Description: Unit# 2735 - Work without permits: Non-structural remodel of bathroom, kitchen, laundry room to abate CE# 1402577

Related Permits: 1402577 L15000112 E1503460 P1502734

	Name	Applicant	Address	Phone	License #
Owner-Builder:	WILLIAMS ELIZABETH A	X	[redacted] SAN MARTIN, CA		

PERMIT DETAILS: Non-Residential/Building/Alteration

General Information

Green Code Checklist:
Sets Of Plans: 0
Structural Calculations:
Report - Soil/Geotech:
Energy Calculations (T24):

Proposed Building Information

Building Use: Apartment > 5 Units
Occupancy Group: R-2 Residential > 2 Units
Construction Type: VB - Combustible Construction; No Fire Rating
Number Of Stories:
Number Of Units:
No. of Additional Bedrooms:
Fire Sprinklers:
Total Floor Area (sq ft): 0
Additional Floor Area (sq ft):

Work Information

Job Value: $50,000.00

TOTAL FEES TO BE PAID AT FILING: $1,077.34

CBSC	$0.90	CITY CBSC	$0.10	CITY SMIP	$0.37
General Plan Surcharge	$150.50	Inspection Fee	$390.00	Records Management Fee	$89.19
SMIP	$6.99	Technology Enhancement Fee	$49.29	Work Commenced Without Permit	$390.00

Plans Checked By _____ Date _____ Permit Issued By AB Date 10-27-15

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: B1504047 **Parcel No:** 005 045100400 **Job Site:** 2735 MARKET ST 2735

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code). Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code), or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☑ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit http://www.achhd.org.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐ WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Ivanne Alvarez [redacted] 10.22.2015

Name (Print) Date

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: B1504047 **Parcel No:** 005 045100400 **Job Site:** 2735 MARKET ST 2735

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

CH 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

CH 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

CH 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

CH 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

CH 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

CH 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

CH 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

CH 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

CH 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

CH 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

CH 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

CH 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Ivanne Gomez
Name (Print)

[redacted]
Signature ☐ Owner ☑ Agent

10.22.2015
Date

CITY OF OAKLAND

CEDA - Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective July 1, 2015 | (510) 238-3444 Inspections

Permits expire unless major inspections [illegible] 6 months.

JOB ADDRESS: 2735 Market

CONTR. LIC. NO.: Ivonne Gomez

BUILDING PERMIT #: B 1504047

USE OF BUILDING: Unit Lining.

Electrical, Plumbing, Mechanical Permit #'s: [redacted] 0106

Date of building permit application determines applicable standards.

Optional Plan Check is only available with additional processing and overtime fees

I'm requesting the optional plancheck

Documentation needed for inspection:

- PGE application number
- Title 24 Energy Calc for Electric Heater
- Title 24 Energy Calc for Lighting
- AIC letter, Load calcs & 1 line diagrams

DESCRIPTION OF PROPOSED WORK: 100 amp

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00	
1	TOILETS	50.00	
	URINALS	50.00	
1	LAVATORY/ BASIN	50.00	
	SHOWERS	50.00	
1	TUBS	50.00	
1	SINKS	50.00	
	DISHWASHER Resid	50.00	
	GARBAGE DISP Resid	50.00	
	LAUNDRY TRAY	50.00	
	CLOTHES WASHER	50.00	
	DRINKING FOUNTAIN	50.00	
	FLOOR SINKS	50.00	
	FLOOR DRAIN	50.00	
	INDIRECT WASTE	50.00	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
	WATER ALTERATION	28.00	
	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE Low	53.00	
	ROMAN TUBS & BAPT	87.00	
	GAS DRYERS Resid	18.75	
	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	504.00	
	BLDG SEWER to PL	173.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE Med	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
	INSPECTION SUBTOTAL ($71.00 min)		$110.00
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		70.00
	TOTAL		$180.00
	Records Mgmt	9.50%	$17.10
	Tech Enhancement	5.25%	$9.45
	GRAND TOTAL:		$206.55

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	101.00	
1	A/C UNITS (>100 kbtu's)	168.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
	(ZONE) Low Pressure Duct	34.00	
	F.A.U. (forced air unit)	218.00	
	WALL FURNACE	218.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
11	ENVIR AIR DUCT Resid	18.75	
	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
	GAS TEST / PIPE Low	53.00	
	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE Med	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
	INSPECTION SUBTOTAL ($71.00 min)		$110.00
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		70.00
	TOTAL		$180.00
	Records Mgmt	9.50%	$17.10
	Tech Enhancement	5.25%	$9.45
	GRAND TOTAL:		$206.55

Qnty.	ELECTRICAL	Cost/U	Insp Fee
4	SERVICE (~~100~~) AMPS	151.00	
	>100 AMP/100 INCR	50.00	
1	>600 VOLTS/200 KVA	67.00	
	METER (EXTRA)	50.00	
	CIRCUIT / FEEDER	5.40	
	Apt.in-lieu next 7 ** (hr)	99.00	
	Incandes./LED Fixtures	3.00	
	(Fluor balast) FIXTURES	3.00	
	FIXT. (HighPresSod. HID)	3.00	
2	SWITCHES	3.00	
5	RECEPTACLES	3.00	
	RANGE/ TOP or OVEN *	50.00	
	DRYER *	50.00	
1	FAN (Exhaust; Kitch/Bath)	34.00	
	DISPOSAL *	34.00	
	DISHWASHER *	34.00	
	AIR COND. (1st 5 hp) *	101.00	
	AIR COND (ea. add'l hp)	34.00	
	HEATERS (AIR) KW *	3.00	
	(WATER) KW ($403 max)	3.00	
	FURNACE *	50.00	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HIDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	202.00	
	METER RESET: SFD	67.00	
	: APT (Ea)	67.00	
	: COMM (per hour)	202.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	84.00	
	SIGN (EXISTING)	50.00	
	OUTLINE NEON KVA	50.00	
	MISC. APPARATUS kw	34.00	
	MOTORS HP ($403 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
	INSPECTION SUBTOTAL ($71.00 min)		$110.00
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		70.00
	TOTAL		$180.00
	Records Mgmt	9.50%	$17.10
	Tech Enhancement	5.25%	$9.45
	GRAND TOTAL:		$206.55

You must contact PG&E for all electric pa[illegible] Inspection [illegible] Program

*Requires dedicated circuit. ** Apartment in-lieu is only for each unit within new apartment buildings larger than 4 units. ***Need Hood Cut Sheet for inspection approval before install

Trade Permits Effective 7-1-2015 7/1/2015

STATE OF CALIFORNIA
ALTERATIONS - HVAC
CEC-CF1R-ALT-03-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — CF1R-ALT-03-E

Alterations - HVAC CZ 1, 3 to 7 and 16 (formerly CF-1R-ALT-HVAC) — (Page 1 of 1)

Site Address:				Enforcement Agency:	Date Prepared:	Permit#:
Equipment Type		Equipment Efficiency		New: Ducting, *Plenums, Lineset* Required R-value	Conditioned Floor Area (sq ft)	Thermostat
☐ Packaged System ☐ Split System ☐ Furnace	☐ Evaporator Coil ☐ Condensing Unit ☐ Lineset	____AFUE ____SEER ____EER	____COP ____HSPF	☐ R-6 *(CZ 1,3-7)* Ducts ☐ R-8[1] *(CZ 16)* Ducts ☐ R-6 (*all CZ's*) Plenums ☐ R-5 or R7.5 Lineset[3]	Served by system _____sq ft	☐ Setback *(If not already present, must be installed)*

HERS VERIFICATION SUMMARY Installer determines work to be completed and matches to one of the options below. At permit application this form is allowed to be filled out by hand. For final inspection all forms are to be registered (no hand filled forms allowed) and a copy left on site.

☐ 1. HVAC Changeout/Repair Can include new ducting	Required Compliance Documents to be left on site for Final:
All Equipment, Condenser Unit, Evaporator Coil, Air Handler/Furnace	CF1R-ALT-02-E CF2R: MECH-01, MECH-20-HERS CF3R: MECH-20-HERS

Installer Requirement: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
Exempted from duct leakage testing if:
☐ 1. Duct system registered with HERS provider as previously sealed, or ☐ 2. There is less than 40 linear feet of duct in unconditioned space, or ☐ 3. Existing duct systems are constructed, insulated or sealed with asbestos (list manufacture date of building _____)

☐ 2. New HVAC System	Required Compliance Documents to be left on site for Final:
All new equipment and All New Ducts[2]	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS[2]

Installer Requirement: Duct leakage ≤ 6%, Fan Efficacy (.58W/CFM), Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)

☐ 3. All New Ducts with Replacement	Required Compliance Documents to be left on site for Final:
Includes replacing or installing All New Ducts[2] and one or more of the following: Condenser Unit, Evaporator Coil, Furnace	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-(23 or 24)-HERS

Installer Requirement: Duct leakage ≤ 6%, Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

☐ 4. New Ducting over 40 feet	Required Compliance Documents to be left on site for Final:
Adding or replacing ducts in unconditioned space but less than All New Ducts[2]	CF1R-ALT-02-E CF2R: MECH-20-HERS CF3R: MECH-20-HERS

Installer Required to: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

[1] All new ducting R-8 required when more than 40 ft installed and R-6 when less than 40 ft installed. This includes in walls, between floors etc.
[2] A New Duct system is when the duct system is constructed of at least 75 percent new duct material, and up to 25 percent may consist of reused parts from the dwelling unit's existing duct system (e.g., registers, grilles, boots, air handler, plenums, duct material.
[3] R-5 (1" thick insulation) for linesets 1" and less. R-7.5 (1.5" thick insulation) for linesets over 1 inch. Most mfg will require Suction line Diameter with insulation as the following 1.5-2T-2⅝", 2.5-3T-2¾", 3.5 to 4T-2⅞", 5T-4⅛"

Contractor (Documentation Author's /Responsible Designer's Declaration Statement)

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the information on this document.
3. That the energy features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 1 and 6 of the California Code of Regulations (CCR).
4. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the CCR.
5. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:	Date Signed:	License:
Company :	Address:	City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT AGENCY

LETTER OF AGENCY FOR PROPERTY OWNERS

VALID UP TO 180 DAYS ONLY

BUILDING SERVICES DIVISION
250 Frank Ogawa Plaza
2nd Fl., Suite 2114
Oakland, Ca 94612
VOICE: (510) 238-3443
FAX: (510) 238-2263

NAME OF PROPERTY OWNER:
X Elizabeth Ann Williams

PROPERTY ADDRESS: 2735 Market St + 857 [redacted] Mead
~~879 27th St.~~ 879

By my signature below I authorize Thomas Espinosa to act as my agent/ representative in obtaining any permits related to the work described below from the CEDA/ Building Services Division for the above listed property address.

BRIEFLY DESCRIBE WORK TO BE PERFORMED:
Remodel all trades : Electrical

As proof of ownership, I have attached either 1) a copy of my property deed, or 2) a current tax bill which identifies me as the owner of said property.

X [redacted]
PROPERTY OWNER'S SIGNATURE (MUST BE SIGNED BEFORE A NOTARY PUBLIC)

10/27/2015
DATE

X Elizabeth Ann Williams
PRINT NAME OF PROPERTY OWNER

[redacted]4477
PROPERTY OWNER'S PHONE NUMBER

USE SPACE BELOW FOR SIGNATURE NOTARIZATION

State of California
County of Santa Clara

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.

Subscribed and sworn to (or affirmed) before me on this October 27, 2015 by
DATE

(1) Elizabeth Ann Williams,
NAME OF SIGNER

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.)(,)

(2) _____,
NAME OF SIGNER

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature [redacted]

NICHELLE RUSSIEN
COMM. # 1982497
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES JULY 14, 2016

Place Notary Seal Above

C:\Documents and Settings\lim9g\My Documents\Letter of Agency\180 Day Letter of Agency 2011 Notarized.original.doc

11/16/2011

verizon

Invoice Number	Account Number	Date Due	Page
1445095232	[redacted]-00001	Past Due	15 of 16

Detail for Gloria Harbaugh: 925-628-9051

Voice, continued

Date	Time	Number	Rate	Usage Type	Origination	Destination	Min	Airtime Charges	Long Dist/ Other Chgs	Total
11/02	3:25P	[redacted]	Peak	PlanAllow	Oakland CA	Incoming CL	1	--	--	--
11/02	5:00P	[redacted]	Peak	PlanAllow	Martinez CA	Concord CA	5	--	--	--
11/02	5:05P	[redacted]	Peak	PlanAllow	Martinez CA	Concord CA	5	--	--	--
11/02	7:59P	[redacted]	Peak	PlanAllow	Martinez CA	Incoming CL	7	--	--	--
11/04	12:49P	[redacted]-3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/04	12:52P	[redacted]	Peak	PlanAllow	Oakland CA	Toll-Free CL	3	--	--	--
11/04	12:58P	[redacted]	Peak	PlanAllow	Oakland CA	Econtrcost CA	2	--	--	--
11/04	2:04P	[redacted]	Peak	PlanAllow	Oakland CA	Incoming CL	7	--	--	--
11/04	4:15P	[redacted]	Peak	PlanAllow	Martinez CA	Econtrcost CA	1	--	--	--
11/05	11:51A	[redacted]	Peak	PlanAllow	Oakland CA	Econtrcost CA	2	--	--	--
11/05	2:40P	[redacted]-3181	Peak	M2MAllow	Oakland CA	Incoming CL	2	--	--	--
11/05	2:53P	[redacted]	Peak	PlanAllow	Oakland CA	Martinez CA	2	--	--	--
11/05	2:54P	[redacted]	Peak	PlanAllow	Oakland CA	Martinez CA	9	--	--	--
11/06	7:18A	[redacted]	Peak	PlanAllow	Martinez CA	Oakland CA	1	--	--	--
11/06	9:44A	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/06	9:54A	[redacted]3181	Peak	M2MAllow	Oakland CA	Incoming CL	1	--	--	--
11/06	11:47A	[redacted]3181	Peak	M2MAllow	Oakland CA	Incoming CL	1	--	--	--
11/06	11:57A	[redacted]3181	Peak	M2MAllow	Oakland CA	Incoming CL	1	--	--	--
11/06	12:51P	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/06	4:32P	[redacted]	Peak	PlanAllow	Martinez CA	Concord CA	1	--	--	--
11/06	5:26P	[redacted]	Peak	PlanAllow	Martinez CA	Martinez CA	3	--	--	--
11/06	6:14P	[redacted]	Peak	PlanAllow	Martinez CA	Martinez CA	1	--	--	--
11/07	9:58A	[redacted]	Off-Peak	N&W	Martinez CA	Okld Trnid CA	2	--	--	--
11/08	1:10A	[redacted]	Off-Peak	N&W	Martinez CA	Martinez CA	1	--	--	--
11/08	1:18A	[redacted]	Off-Peak	N&W	Martinez CA	Incoming CL	1	--	--	--
11/09	7:11A	[redacted]	Peak	PlanAllow	Martinez CA	Oakland CA	1	--	--	--
11/09	6:21P	[redacted]	Peak	PlanAllow	Martinez CA	Las Vegas NV	1	--	--	--
11/09	6:21P	[redacted]	Peak	PlanAllow	Martinez CA	Las Vegas NV	1	--	--	--
11/10	6:28A	[redacted]	Peak	PlanAllow	Martinez CA	Toll-Free CL	2	--	--	--
11/10	3:03P	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/10	3:09P	[redacted]3181	Peak	M2MAllow	Oakland CA	Incoming CL	1	--	--	--
11/10	5:36P	[redacted]	Peak	PlanAllow	Martinez CA	Snfc Cntrl CA	1	--	--	--
11/10	7:36P	[redacted]	Peak	PlanAllow	Martinez CA	Incoming CL	1	--	--	--
11/11	6:15P	[redacted]	Peak	PlanAllow	Martinez CA	Toll-Free CL	1	--	--	--
11/11	6:19P	[redacted]	Peak	PlanAllow	Martinez CA	Toll-Free CL	2	--	--	--
11/12	12:10P	[redacted]	Peak	PlanAllow	Oakland CA	Incoming CL	2	--	--	--
11/12	2:28P	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/12	2:29P	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/12	2:30P	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/13	9:28A	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/13	12:01P	[redacted]3181	Peak	M2MAllow	Oakland CA	Oakland CA	1	--	--	--
11/13	12:13P	[redacted]	Peak	PlanAllow	Oakland CA	Snfc Cntrl CA	1	--	--	--
11/13	12:34P	[redacted]	Peak	PlanAllow	Oakland CA	Antioch CA	1	--	--	--
11/13	12:36P	[redacted]	Peak	PlanAllow	Oakland CA	Incoming CL	11	--	--	--
11/13	7:07P	[redacted]	Peak	PlanAllow	Martinez CA	Incoming CL	1	--	--	--

Log Date	Log Action	Operator	Record ID	Record Type	Inspection Type	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
11/5/2015 9:25	Update	AHARBAUGH	15CAP-00000-30433	Building/Non-Residential/Building/Alteration	Frame	Pass	11/4/2015 8:00		11/4/2015 10:00	Anthony Harbaugh	rough frame ok to cover.	11/5/2015 9:14	11/5/2015 9:14	Permit Residential	B1504047	Adoracion Silva-Rodriguez	7305489
11/5/2015 9:14	Update	ASRODRIGUEZ	15CAP-00000-30433	Building/Non-Residential/Building/Alteration	Frame	Scheduled	11/4/2015 8:00			Anthony Harbaugh		11/5/2015 9:14	11/5/2015 9:14	Permit Residential	B1504047	Adoracion Silva-Rodriguez	7305489
11/5/2015 9:13	Create	ASRODRIGUEZ	15CAP-00000-30433	Building/Non-Residential/Building/Alteration	Frame	Pending						11/5/2015 9:13			B1504047	Adoracion Silva-Rodriguez	7305489

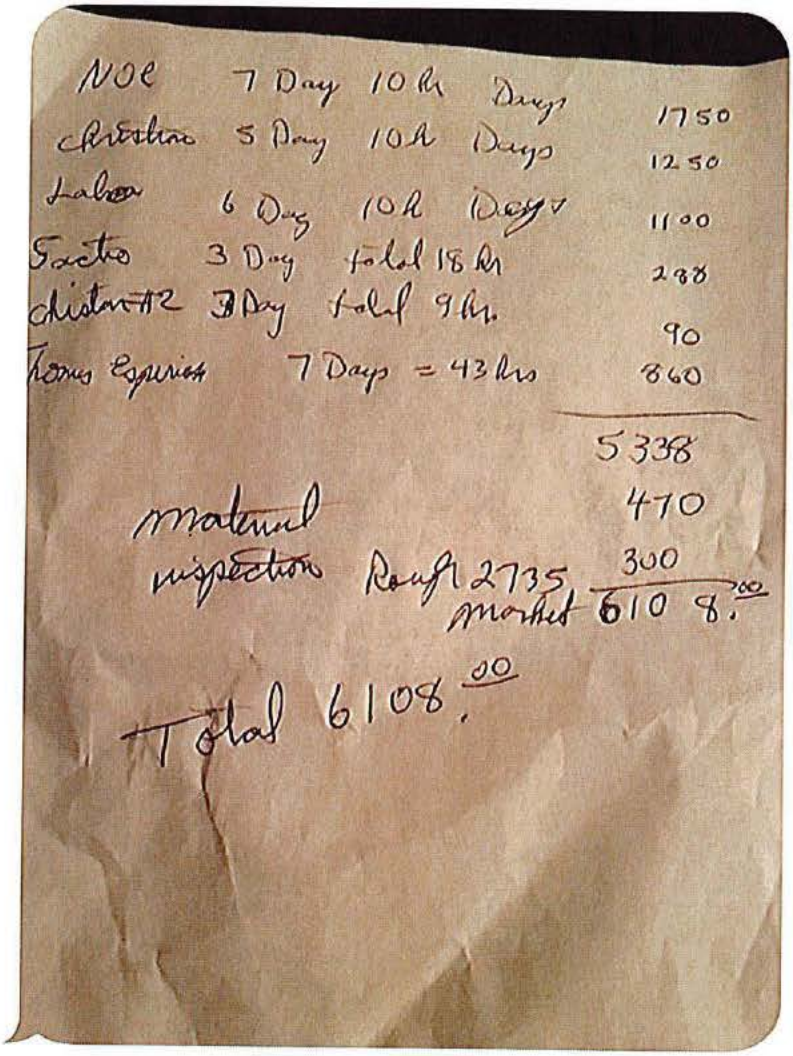
Log Date	Log Action	Operator	Record ID	Record Type	Inspection	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate I	Requestor	Inspection Sequence Number
11/5/2015 9:27	Update	AHARBAUGH	15CAP-00000-33861	Building/Non-Residential/Electrical/Alteration	Frame	Pass	11/4/2015 8:00		11/4/2015 10:00	Anthony Harbaugh	wire, box make up and sub panel ok.	11/5/2015 9:13	11/5/2015 9:13	Permit Residential	E1503460	Adoracion Silva-Rodriguez	7305487
11/5/2015 9:13	Update	ASRODRIGUEZ	15CAP-00000-33861	Building/Non-Residential/Electrical/Alteration	Frame	Scheduled	11/4/2015 8:00			Anthony Harbaugh		11/5/2015 9:13	11/5/2015 9:13	Permit Residential	E1503460	Adoracion Silva-Rodriguez	7305487
11/5/2015 9:13	Create	ASRODRIGUEZ	15CAP-00000-33861	Building/Non-Residential/Electrical/Alteration	Frame	Pending						11/5/2015 9:13			E1503460	Adoracion Silva-Rodriguez	7305487

Log Date	Log Action	Operator	Record ID	Record Type	Inspection Type	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
11/5/2015 9:27	Update	AHARBAUGH	15CAP-00000-33859	Building/Non-Residential/Plumbing/Alteration	Frame	Pass	11/4/2015 8:00		11/4/2015 10:00	Anthony Harbaugh	DWV water and gas pipe ok to cover.	11/5/2015 9:13	11/5/2015 9:13	Permit Residential	P1502734	Adoracion Silva-Rodriguez	7301890
11/5/2015 9:13	Update	ASRODRIGUEZ	15CAP-00000-33859	Building/Non-Residential/Plumbing/Alteration	Frame	Scheduled	11/4/2015 8:00			Anthony Harbaugh		11/5/2015 9:13	11/5/2015 9:13	Permit Residential	P1502734	Adoracion Silva-Rodriguez	7301890
11/4/2015 10:30	Create	AHARBAUGH	15CAP-00000-33859	Building/Non-Residential/Plumbing/Alteration	Frame	Pending						11/4/2015 10:30			P1502734	Anthony Harbaugh	7301890

●●●●● Verizon 11:51 AM 61%

[redacted]2780

Nov 5, 2015, 8:26 PM



NOC	7 Day	10 hr Days	1750
Christian	5 Day	10 hr Days	1250
Labor	6 Day	10 hr Days	1100
Electric	3 Day	total 18 hr	288
Christian #2	3 Day	total 9 hr.	90
Thomas Equipment	7 Days = 43 hrs		860
			5338
material			470
inspection	Rough 2735		300
	market		610 8.00

Total 6108.00

Nov 6, 2015, 1:03 PM

Hi I am on my way to Chase please give me your checking account number for this deposit

Social Security # will work. I am with the Tellee

Text Message

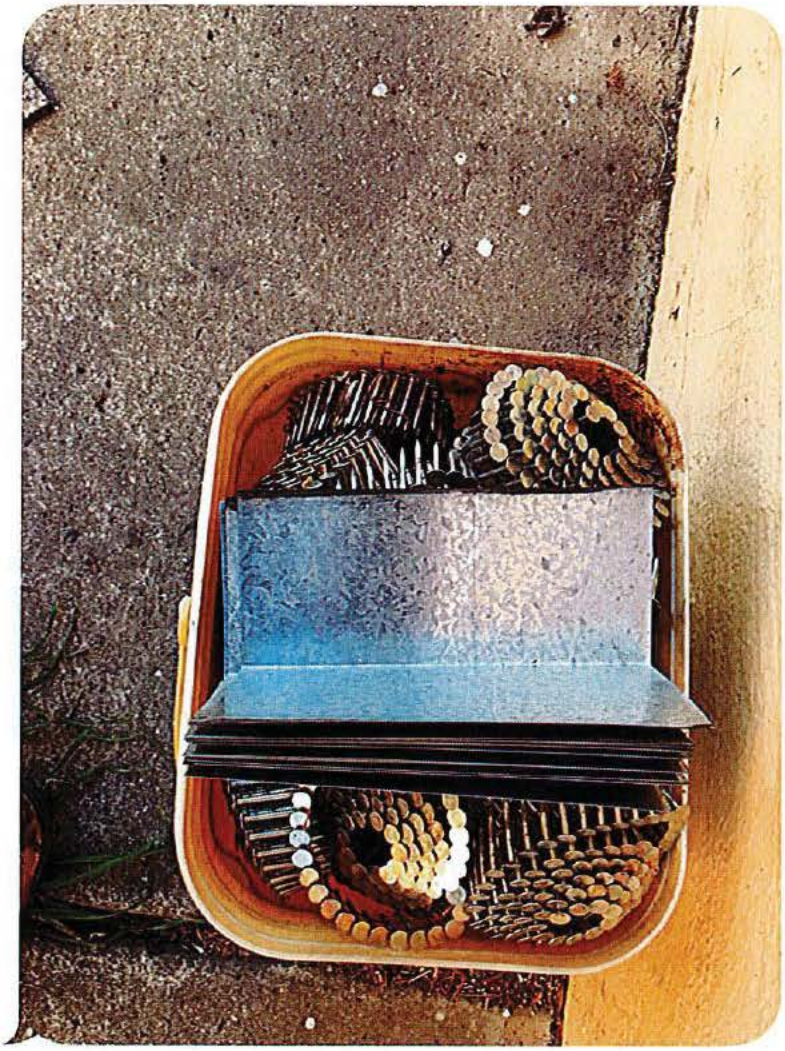
●●●●● Verizon 11:51 AM 61%

[redacted]-2780

Now

Nov 6, 2015, 2:37 PM

,,,,



Nov 7, 2015, 7:55 AM

Good morning bi will be in this morning. I received a text from the resident at [redacted] He hasn't had water since yesterday

Text Message

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 006090058052 Posting date 06-Nov-15 Amount 6108.00

CHASE **DEPOSIT**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date 11/06/15

Customer Name (Please Print) Thomas Espinosa

DEPOSIT

Sign Here (If cash is received from this deposit)
X

N13060-CH (Rev. 07/12) 50359363 10/15

▼ Start your account number here

[redacted]7675

CASH ▶	
CHECK ▶	6108.00
TOTAL FROM OTHER SIDE ▶	
SUBTOTAL ▶	
CASH BACK ▶	
TOTAL $	6108.00

⑈[redacted]0 20⑆

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number 006090058053 Posting date 06-Nov-15 Amount 6108.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

citibank
Citibank, N.A.

313486470

62-20
311

FC# 00366 FA# 030 $0.00 ONL PIC DATE 11/06/15
022-05 Ck. Ser.# 313486470

PAY ****SIX THOUSAND ONE HUNDRED EIGHT DOLLARS****

$6,108.00

TO THE ORDER OF ****THOMAS ESPINOSA****

NAME OF REMITTER ELIZABETH ANN WILLIAMS
ADDRESS
Citibank, N.A. One Penn's Way
New Castle, DE 19720

Drawer: Citibank,

BY
AUTHORIZED SIGNA

[redacted] 00 20 9: [redacted] 29 24

WARNING — DO NOT CASH CHECK
WITHOUT NOTING WATERMARK.
HOLD TO LIGHT TO VERIFY WATERMARK.

CREDITED TO ACCOUNT
WITH NAME NAMED PAYEE
FOR DEPOSIT ONLY

X

JPMorgan Chase Bank, N

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT
CONTACT:
-678-0000

Security features on the document include a
Micro-Print Endorsement Line, Watermark and Visible Fibers.
Absence of these features may indicate alteration.

15-Jan-18 12Jan18-1371

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1371
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265 - 9754

00001039 DRE 703 142 31515 NNNNNNYNNNN T 1 000000000 27 0000
THOMAS ESPINOSA
[redacted]
OAKLAND CA 94611-4720

October 10, 2015 through November 10, 2015
Account Number: [redacted]7675

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-935-9935
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-877-312-4273
International Calls:	1-713-262-1679

00013901010020000021

CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	$12.43
Deposits and Additions	[redacted]
ATM & Debit Card Withdrawals	
Electronic Withdrawals	
Fees and Other Withdrawals	
Ending Balance	

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		$12.43
10/15	[redacted]		
10/15			
10/15			
10/23			
10/23			
10/23			
10/23			
10/23			
10/29			
10/29			
11/06	Deposit 1544288052	6,108.00	6,108.73
11/06	[redacted]		
11/09			
11/09			
11/09			
11/09			
11/10			
11/10			
	Ending Balance		$108.13

Help

New Query

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**3-5-23** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: **877 27TH ST, OAKLAND, CA 94607-3451**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	2500
WILLIAMS ELIZABETH A	List Owners		11/18/1999	1999-420956	$83,000	1	2500
KELLY JAMES P & MARY E	List Owners		04/08/1998	1998-118789	$83,000	1	2500
WORSHAM AMY & WALTER TRS	List Owners		06/09/1997	1997-141419		1	2500
WORSHAM AMY	List Owners		05/31/1967	AZ-50803		1	2500

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 877
STREET_NAME : Begins With 27TH
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0205940

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: BACKYARD:DEBRIS & TRASH.
Date Opened: 7/12/2002
Record Status: Abated
Record Status Date: 8/16/2002
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/15/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
7/23/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp generated from insp result 93 on 07/15/02
7/31/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
8/2/2002		1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 08/16/02
8/16/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 93 on 07/31/02

Record ID: 0207157

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: ON THE SIDEWALK: JUNK, TRASH & DEBRIS IN FRONT OF PROPERTY

Date Opened: 8/20/2002
Record Status: Abated
Record Status Date: 9/24/2002
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/21/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
9/20/2002		1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 09/24/02
9/24/2002		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: *0207225*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: SIDEWALK ENCROACHMENT
Date Opened: 8/21/2002
Record Status: Closed
Record Status Date: 10/18/2016
Job Value: $0.00
Requestor: LITTER ENFORCEMENT - BOBBY MCCONNELL
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *0307762*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: TRUCK FULL OF JUNK, TRASH AND DEBRIS SURROUNDING YARD AND SHOPPING CARTS WITH JUNK.
Date Opened: 11/18/2003
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/19/2003	RAY JIMENEZ	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Not Applicable	JOEL X7032

Record ID: *0307772*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: THE PROPERTY IS IN BLIGHTED CONDITION. BEGIN REHABILITATION & KEEPPREMISES CLEANED OF OVERGROWN VEGETATION, INOPERATIVE VEHICLE & TRASH.
Date Opened: 11/19/2003
Record Status: Closed
Record Status Date: 6/4/2012
Job Value: $0.00
Requestor: JOEL X7032
:
Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/20/2003	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	PHOTO; DAMAGED STAIRS, BOARDED WINDOWS
12/23/2003	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 11/20/03
1/30/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 12/23/03
3/15/2004	RICHARD FIELDING	1st Inspection	Violation Verified	NO PROGRESS; ADDED VIOS FOUND; PHOTOS
4/5/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	WALKED SITE WITH OWNER'S AGENT
4/13/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NO PROGRESS
4/21/2004	RICHARD FIELDING	1st Inspection	No Violations	NO PROGRESS NO CONTACT
5/18/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	UNSUCCESFUL ATTEMPT TO CONTACT OWNER
5/26/2004	RICHARD FIELDING	1st Inspection	Violation Verified	REQUEST FOR ENTRY
6/4/2004	RICHARD FIELDING	1st Inspection	Violation Verified	NO ENTRY WRITTEN REQUEST FAILURE/BLIGHT WORSE/INOP VEHICLE
7/8/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	YARDS CUT, CAR AND TIRES REMAIN
8/3/2004	RICHARD FIELDING	1st Inspection	Violation Verified	LIST OF VIOS FOR POSS. RE-ASSIGNMENT
8/11/2004	RICHARD FIELDING	1st Inspection	Violation Verified	MET WITH TENANT
8/19/2004	RICHARD FIELDING	1st Inspection	Violation Verified	NO ACCESS; YARDS BLIGHTED
8/27/2004	RICHARD FIELDING	1st Inspection	Violation Verified	PREPARATION FOR RE-ASSIGNMENT
9/8/2004	RICHARD FIELDING	1st Inspection	Violation Verified	LIST OF VIOS FOR PROBLEM PROPERTIES
9/16/2004	RICHARD FIELDING	1st Inspection	Violation Verified	LIST OF VIOS FOR PROBLEM PROPERTIES
9/24/2004	RICHARD FIELDING	1st Inspection	Violation Verified	PREP FOR PP UNIT
10/13/2004	RICHARD FIELDING	1st Inspection	Violation Verified	Reinsp generated from insp result 93 on 09/24/04
10/21/2004	RICHARD FIELDING	1st Inspection	Violation Verified	SCHEDULED FOR ACCESS: P:45 10/27
10/27/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 10/21/04
11/10/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 10/27/04
11/15/2004	RICHARD FIELDING	1st Inspection	Violation Verified	ACCESS WITH OHA AT 12:30
11/24/2004	RICHARD FIELDING	1st Inspection	Violation Verified	Reinsp generated from insp result 93 on 11/15/04
11/24/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
12/3/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RE-SCH. PER H7 NOTICE
12/13/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	PACKAGE FOR PP REFERRAL
12/21/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	REFERRAL TO PP
12/29/2004	WING LOO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Reinsp generated from insp result 82 on 12/21/04
2/22/2005			Inspection voided	

	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1		Inspection voided 06/04/12 - complaint closed 06/04/12

Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/20/2003	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	PHOTO; DAMAGED STAIRS, BOARDED WINDOWS
12/23/2003	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 11/20/03
1/30/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 12/23/03
3/15/2004	RICHARD FIELDING	1st Inspection	Violation Verified	NO PROGRESS; ADDED VIOS FOUND; PHOTOS
4/5/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	WALKED SITE WITH OWNER'S AGENT
4/13/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NO PROGRESS
4/21/2004	RICHARD FIELDING	1st Inspection	No Violations	NO PROGRESS NO CONTACT
5/18/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	UNSUCCESFUL ATTEMPT TO CONTACT OWNER
5/26/2004	RICHARD FIELDING	1st Inspection	Violation Verified	REQUEST FOR ENTRY
6/4/2004	RICHARD FIELDING	1st Inspection	Violation Verified	NO ENTRY WRITTEN REQUEST FAILURE/BLIGHT WORSE/INOP VEHICLE
7/8/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	YARDS CUT, CAR AND TIRES REMAIN
8/3/2004	RICHARD FIELDING	1st Inspection	Violation Verified	LIST OF VIOS FOR POSS. RE-ASSIGNMENT
8/11/2004	RICHARD FIELDING	1st Inspection	Violation Verified	MET WITH TENANT
8/19/2004	RICHARD FIELDING	1st Inspection	Violation Verified	NO ACCESS; YARDS BLIGHTED
8/27/2004	RICHARD FIELDING	1st Inspection	Violation Verified	PREPARATION FOR RE-ASSIGNMENT
9/8/2004	RICHARD FIELDING	1st Inspection	Violation Verified	LIST OF VIOS FOR PROBLEM PROPERTIES
9/16/2004	RICHARD FIELDING	1st Inspection	Violation Verified	LIST OF VIOS FOR PROBLEM PROPERTIES
9/24/2004	RICHARD FIELDING	1st Inspection	Violation Verified	PREP FOR PP UNIT
10/13/2004	RICHARD FIELDING	1st Inspection	Violation Verified	Reinsp generated from insp result 93 on 09/24/04
10/21/2004	RICHARD FIELDING	1st Inspection	Violation Verified	SCHEDULED FOR ACCESS: P:45 10/27
10/27/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 10/21/04
11/10/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 10/27/04
11/15/2004	RICHARD FIELDING	1st Inspection	Violation Verified	ACCESS WITH OHA AT 12:30
11/24/2004	RICHARD FIELDING	1st Inspection	Violation Verified	Reinsp generated from insp result 93 on 11/15/04
11/24/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
12/3/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RE-SCH. PER H7 NOTICE
12/13/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	PACKAGE FOR PP REFERRAL

12/21/2004	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	REFERRAL TO PP
12/29/2004	WING LOO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Reinsp generated from insp result 82 on 12/21/04
2/22/2005	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 06/04/12 - complaint closed 06/04/12

Record ID: 0500875

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: EXTENSIVE ACCUMULATION OF TRASH, DEBRIS, ABANDONED VEHICLES, BUILDINGMATERIALS AND OVERGROWN WEEDS. REMOVE.
Date Opened: 2/22/2005
Record Status: Abated
Record Status Date: 5/18/2005
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/24/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/18/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	NEED CONTRACTOR/PHOTOS/NO PROGRESS
4/8/2005	HUGO BARRON	1st Inspection	Violation Verified	Auto scheduled from 64 result on 03/18/05
4/27/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 04/08/05
5/18/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 93 on 04/27/05

Record ID: 0600747

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: ACCUMULATION OF TRASH AND DEBRIS OVERGROWTH OF VEGETATION
Date Opened: 2/14/2006
Record Status: Abated
Record Status Date: 10/2/2015
Job Value: $0.00
Requestor: INSPECTOR THOMAS ESPINOSA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/14/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/1/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 02/14/06
4/6/2006		1st Inspection	Violation Verified	Reinsp requested from insp result 93 on 03/01/06
5/15/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp generated from insp result 82 on 04/06/06
12/6/2006	THOMAS A ESPINOSA	1st Inspection	No Entry	

				Scheduled inspection voided by result code 81 on 01/10/07
1/10/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	NO COMMENT
2/7/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 81 on 01/10/07
3/6/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	EXTENSION
4/11/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 81 on 03/06/07
4/17/2007	STEVE E JOHNSON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 02/05/08
4/25/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	ELIZABETH WILLIAMS
7/31/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	ELIZABETH WILLIAMS
8/8/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	ELIZABETH WILLIAMS
9/30/2007	STEVE E JOHNSON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 02/05/08
2/5/2008	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	REPAIRS COMPLETE

Record ID: 0604299

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: OVERGROWTH OF VEGETATION TRASH AND DEBRIS
Date Opened: 6/14/2006
Record Status: Abated
Record Status Date: 8/30/2006
Job Value: $0.00
Requestor: INSPECTOR THOMAS ESPINOSA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/14/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
7/5/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 06/14/06
7/26/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 07/05/06
8/3/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp generated from insp result 93 on 07/26/06
8/30/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 81 on 08/03/06

Record ID: 0708870

Address: 877 27TH ST
APN: 003 000502300
Unit #:

Description: DOING WORK WITHOUT PERMITS ELECTRICAL & PLUMBING WORK
Date Opened: 12/10/2007
Record Status: Re-Activated
Record Status Date: 11/18/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/11/2007	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 04/25/08 - complaint closed 01/31/08
12/26/2007	ROBERT PILI	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	12-26-07 NEED FURTHER RESEARCH
1/7/2008	ROBERT PILI	1st Inspection	Violation Verified	1/7/08 SWO PREVIOULY ISSUED, PROCESS NTA
1/31/2008	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 04/25/08 - complaint closed 01/31/08

Record ID: *0900271*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: MONITOR CONDTIONS PER COMPLIANCE PLAN W/ CITY ATTORNEY
Date Opened: 1/20/2009
Record Status: Abated
Record Status Date: 4/14/2010
Job Value: $0.00
Requestor: DEBRA WYSINGER
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/21/2009	HUGO BARRON	1st Inspection	Violation Verified	DEBRA WYSINGER 467-3225
1/22/2009	HUGO BARRON	1st Inspection	Violation Verified	VERIFIED CODE VIOLATION SEE F-24
2/18/2009	HUGO BARRON	1st Inspection	No Violations	UNIT PROBLEM IS 879 27TH ST
3/10/2009	HUGO BARRON	1st Inspection	No Violations	TENANT WAS NOT AVAILABLE. SEE F24
3/17/2009	HUGO BARRON	1st Inspection	No Violations	Auto scheduled from 64 result on 02/18/09
4/14/2009	HUGO BARRON	1st Inspection	No Violations	VERIFIED FLOORING REPAIR, THERMOSTAT IN DISREPAIR
4/29/2009	HUGO BARRON	1st Inspection	No Violations	VERIFIED SOME VIOLATIONS SEE F-24
5/13/2009	HUGO BARRON	1st Inspection	No Violations	IN HOLD UNTIL TENANT CALL OFFICE AND SCHEDULED INSP
5/26/2009	HUGO BARRON	1st Inspection	Violation Verified	RESCHEDULED
6/10/2009	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	TENANT NEESS TO CALL THE OFFICE TO SCHEDULE INSP
6/30/2009	HUGO BARRON	1st Inspection	Violation Verified	NO COMMENT
8/10/2009	HUGO BARRON	1st Inspection	Violation Verified	TENANT NEEDS TO SCHEDULE INSPECTION
8/12/2009	HUGO BARRON	1st Inspection	Violation Verified	ALREADY PRE-INSPECTION FOR 9/10/09
9/10/2009	HUGO BARRON	1st Inspection	Violation Verified	NEED COMPLAINANT TO CONTACT INSPECTOR
11/10/2009	HUGO BARRON	1st Inspection	No Entry	TENANT NEEDS TO CALL TO SCHEDULE INSPECTION
12/22/2009	HUGO BARRON	1st Inspection	Violation Verified	NEED TENANT TO RESCHEDULE INSP
3/22/2010	HUGO BARRON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 04/14/10
3/25/2010	HUGO BARRON	1st Inspection	Violation Verified	RESCHEDULED
4/14/2010	HUGO BARRON	1st Inspection	Violation Verified	CASE CLOSE

12/8/2010	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
1/5/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/7/2011	WING LOO	1st Inspection	No Entry	NO VIOLATIONS
3/7/2011	WING LOO	1st Inspection	Unable to Verify	ELIZABETH WILLIAMS 510-395-4477 INTERIOR INSPECTION
3/8/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
6/8/2011	RICHARD FIELDING	1st Inspection	Unable to Verify	
9/7/2011	ED LABAYOG	1st Inspection	Unable to Verify	ELIZABETH WILLIAMS 510-395-4477
9/8/2011	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
12/8/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	NO COMMENTS
1/9/2012	RICHARD FIELDING	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 12/08/11

Record ID: *0907153*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: MOLD, ELECTRICAL PROBLEMS, FRONT STEP IN NEED OF REPAIR
Date Opened: 12/21/2009
Record Status: Abated
Record Status Date: 1/12/2010
Job Value: $0.00
Requestor: FELICIA BRIGHAM (TENANT)
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/23/2009	THOMAS A ESPINOSA	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 01/12/10
12/23/2009	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULED
1/12/2010	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	ABATED

Record ID: *1106220*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: TRASH & DEBRIS ON REAR PORCH OF PROPERTY
Date Opened: 9/13/2011
Record Status: Abated
Record Status Date: 11/10/2015
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/14/2011		1st Inspection	Unable to Verify	

Record ID: *1203518*

Address: 877 27TH ST

APN: 003 000502300
Unit #:
Description: REAR OF BUILDING HAS JUNK & TRASH ON REAR PATIO
Date Opened: 7/18/2012
Record Status: Abated
Record Status Date: 11/10/2015
Job Value: $0.00
Requestor: ANONYMOUS VOICEMAIL MESSAGE
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: 9802020

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: (877 AND 879) TRASH AND DEBRIS / WEEDS
Date Opened: 3/28/1998
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/22/1998	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 11/17/00 - complaint closed 11/17/00

Record ID: 9807677

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: BROKEN WINDOWS/NO WATER/DEFACTING IN A COOLER IN THE YARD/NO UTILITIESTRASH & DEBRIS/RATS
Date Opened: 9/29/1998
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor: 3139
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/30/1998	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 11/17/00 - complaint closed 11/17/00
10/6/1998	GWEN SHROPSHIRE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: 9807698

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: BEAT HEALTH INSPECTIONSCHEDULE FOR THURSDAY OCT. 01,1998 11:00 A.M.
Date Opened: 9/29/1998
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/1/1998		1st Inspection	Violation Verified	
10/1/1998		1st Inspection	Violation Verified	
10/1/1998		1st Inspection	Violation Verified	
10/1/1998		1st Inspection	Violation Verified	
10/1/1998		1st Inspection	Violation Verified	
3/15/1999		1st Inspection	No Violations	
4/14/1999		1st Inspection	No Entry	

Record ID: 9907294

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: 877-879 27TH ST;UNSECURED;TRASH AND GARBAGE IN FRONT
Date Opened: 7/9/1999
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor: HUGH BASSETTE
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/12/1999		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
8/2/1999	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 11/17/00 - complaint closed 11/17/00

Record ID: RB0700560

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Repair back porch & stairs, siding, windows frames, doors & damaged sheetrock;various plumbing,reconnect heatersSee C/N. 01/31/08:Replace rear upper & lower wood decks.See C#708870.
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 3/16/2017
Job Value: $20,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/8/2007		Frame	No Status	CALL [redacted]-0227 LIZ - SEE T ESPINOZA FOR SCOPE/VALUE
2/8/2007		Frame	No Status	CALL [redacted]-0227 LIZ - SEE T ESPINOZA FOR SCOPE/VALUE
1/25/2008	WING LOO	ROUGH 03P	CORRECTION NOTICE	SEE F-24
1/25/2008	WING LOO	ROUGH 03P	CORRECTION NOTICE	SEE F-24
1/31/2008	WING LOO	FINAL BUILDING 04P	PARTIAL APPROVAL	REAR DECK NEEDS BRACING
1/31/2008	WING LOO	FINAL BUILDING 04P	PARTIAL APPROVAL	REAR DECK NEEDS BRACING
2/1/2008	DAVID E VELEZ	FINAL BUILDING 04P	CORRECTION NOTICE	F/ELIZABETH [redacted] 0227 MISSING SIDE BRACING
2/1/2008	DAVID E VELEZ	FINAL BUILDING 04P	CORRECTION NOTICE	F/ELIZABETH [redacted] 0227 MISSING SIDE BRACING
2/5/2008	DENNIS W FOSTER	Frame	No Status	F/ELIZABETH [redacted] 0227
2/5/2008	Wing Loo	Final Building	Pass	3/16/17 - final permit in office per signed job card
2/5/2008	Wing Loo	Final Building	Pass	3/16/17 - final permit in office per signed job card
2/5/2008	DENNIS W FOSTER	Frame	No Status	F/ELIZABETH [redacted] 0227

Record ID: RB1504824

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Kitchen and bathroom remodel.
Date Opened: 11/10/2015
Record Status: Expired
Record Status Date: 6/17/2016
Job Value: $8,000.00
Requestor: WILLIAMS ELIZABETH A
: THOMAS(L.O.A.) ESPINOSA
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/11/2015	Anthony Harbaugh	Frame	Pass	rough electrical ok
12/16/2015	Anthony Harbaugh	Frame	Pass	s/r and tub walls ok

Record ID: RB1601061

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Remodel kitchen and bathroom for 879 27th St.
Date Opened: 3/14/2016
Record Status: Expired
Record Status Date: 9/24/2016
Job Value: $10,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/9/2016	Joanneke F Verschuur	Frame	Not Pass	Date: 8/9/2016 Frame existing. Opened walls only to replace shower and bath valves and recessed tankless WH. Wet walls ok. Corrections: Plumbing: 1) shower, laundry, vanity and kitchen are not vented. Install and have under test at next inspection. 2) install shower drain and provide tub test before install tile/marble, 3) install WH per manufacturer's instructions, esp clearances, Electrical: 1) all wiring underfloor to be MC, in conduit, or protect romex, 2) see sub-panel/main to come, Mechanical: Furnace install ok except all duct boots to be insulated. HERS cert to come. Ceilings not opened.

Record ID: RB9503671

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: cap existing concrete foundation - Revision 1/9/96 Replace entire foundation.
Date Opened: 9/25/1995
Record Status: Final
Record Status Date: 5/23/1996
Job Value: $10,000.00
Requestor: WORSHAM AMY
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/13/1996		FTG/SLAB/EMBED 01P	PARTIAL APPROVAL	FTG. LEFT PERMETER, RT. INTERIOR SEE PLAN FOR LOCATION

3/27/1996	FTG/SLAB/EMBED 01P	PARTIAL APPROVAL	P/FORMS O.K. @ FNDN REPLACEMENT
4/26/1996	FTG/SLAB/EMBED 01P	APPROVED	
5/21/1996	FINAL BUILDING 04P	CORRECTION NOTICE	C/N FOR VENTS AND S/D CERT.
5/23/1996	FINAL BUILDING 04P	APPROVED	FINAL OK

Record ID: RE0000353

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Upgrade service with 2 meters for a existing duplex Complete RE9803775.
Date Opened: 1/31/2000
Record Status: Expired
Record Status Date: 2/8/2002
Job Value: $0.00
Requestor: REDWOOD CITY ELECTRIC INC
:
Business Name:
License #: 318433

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/2/2000		FINAL ELECTRICAL 04P	CORRECTION NOTICE	C/N
2/2/2000		FINAL ELECTRICAL 04P	CORRECTION NOTICE	C/N
2/4/2000		ROUGH 03P	CORRECTION NOTICE	NOT READY
2/4/2000		ROUGH 03P	CORRECTION NOTICE	NOT READY
2/17/2000		FINAL ELECTRICAL 04P	CORRECTION NOTICE	C/N
2/17/2000		FINAL ELECTRICAL 04P	CORRECTION NOTICE	C/N
9/7/2000		UTILITY RELEASE 04N	PARTIAL APPROVAL	RELEASED ONE METER
9/7/2000		FINAL ELECTRICAL 04P	PARTIAL APPROVAL	
9/7/2000		FINAL ELECTRICAL 04P	PARTIAL APPROVAL	
9/7/2000		UTILITY RELEASE 04N	PARTIAL APPROVAL	RELEASED ONE METER

Record ID: RE0800309

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Repair back porch & stairs, siding, windows frames, doors & damaged sheetrock; various plumbing, reconnect heaters: Add electrical for meter reset on 879, change out kitchen GFI
Date Opened: 1/25/2008
Record Status: Final
Record Status Date: 1/31/2008
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/31/2008	WING LOO	FINAL ELECTRICAL 04P	APPROVED	FINAL OK & RELEASE METER OK
1/31/2008	WING LOO	FINAL ELECTRICAL 04P	APPROVED	FINAL OK & RELEASE METER OK

Record ID: RE1503704

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Electrical for kitchen and bathroom remodel.
Date Opened: 11/10/2015
Record Status: Expired
Record Status Date: 6/8/2016
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
: THOMAS(L.O.A.) ESPINOSA
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

11/23/2015	Joanneke F Verschuur	Frame	Partial	Date: 11/23/2015 Wiring ok except: 1) add counter receptacles per code, 2) bathroom not complete, 3) hardwire S/Co, 4) bonding at WH to come, 5) space plugs at main to come 6) nail plates at subpanel, 7) romex protection at attic access, 8) feeder protection in attic
12/11/2015	Anthony Harbaugh	Frame	Pass	rough electrical ok

Record ID: RE1600836

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: 125 AMP Service up-grade and electrical to remodel kitchen and bathroom.
Date Opened: 3/14/2016
Record Status: Expired
Record Status Date: 9/24/2016
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/9/2016	Joanneke F Verschuur	Frame	Not Pass	Date: 8/9/2016 Frame existing. Opened walls only to replace shower and bath valves and recessed tankless WH. Wet walls ok. Ok to patch SR. Corrections: Plumbing: 1) shower, laundry, vanity and kitchen are not vented. Install and have under test at next inspection. 2) install shower drain and provide tub test before install tile/marble, 3) install WH per manufacturer's instructions, esp clearances, Electrical: 1) all wiring underfloor to be MC, in conduit, or protect romex, 2) see sub-panel/main to come, Mechanical: Furnace install ok except all duct boots to be insulated. HERS cert to come. Ceilings not opened. No other fans installed.

Record ID: RE9803775

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Upgrade service with 2 meters for a existing duplex
Date Opened: 12/21/1998
Record Status: Expired
Record Status Date: 11/4/1999
Job Value: $0.00
Requestor: FREDRICS ELECTRIC
:
Business Name:
License #: 423852

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/6/1999		UTILITY RELEASE 04N	APPROVED	879 ONLY - TEMP
1/6/1999		UTILITY RELEASE 04N	APPROVED	879 ONLY - TEMP

Record ID: RM0700322

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Mechanical/reconnect heaters
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 1/31/2008

Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/25/2008	WING LOO	FINAL MECHANICAL 04P	CORRECTION NOTICE	SEE F-24 IN RB0700560
1/25/2008	WING LOO	FINAL MECHANICAL 04P	CORRECTION NOTICE	SEE F-24 IN RB0700560
1/31/2008	WING LOO	FINAL MECHANICAL 04P	APPROVED	FINAL OK
1/31/2008	WING LOO	FINAL MECHANICAL 04P	APPROVED	FINAL OK

Record ID: *RM1501795*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Mechanical for kitchen and bathroom remodel; new F. A. U..
Date Opened: 11/10/2015
Record Status: Expired
Record Status Date: 6/8/2016
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
: THOMAS(L.O.A.) ESPINOSA
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/11/2015	Anthony Harbaugh	Frame	Pass	rough electrical ok

Record ID: *RP0700466*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Plumbing/ various repairs.Add plumbing test
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 1/31/2008
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/25/2008	WING LOO	FINAL PLUMBING 04P	CORRECTION NOTICE	SEE F-24 RB0700560
1/25/2008	WING LOO	FINAL PLUMBING 04P	CORRECTION NOTICE	SEE F-24 RB0700560
1/31/2008	WING LOO	FINAL PLUMBING 04P	APPROVED	FINAL & RELEASE GAS OK
1/31/2008	WING LOO	FINAL PLUMBING 04P	APPROVED	FINAL & RELEASE GAS OK

Record ID: *RP1502935*

Address: 877 27TH ST
APN: 003 000502300
Unit #:
Description: Plumbing for kitchen and bathroom remodel.
Date Opened: 11/10/2015
Record Status: Expired
Record Status Date: 6/8/2016
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
: THOMAS(L.O.A.) ESPINOSA
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/23/2015	Joanneke F Verschuur	Frame	Not Pass	

				Date: 11/23/2015 Existing kitchen drain and existing hall bathroom. New laundry and bath at rear: 1) install 5/8" Sheetrock and blocking at lower soffit to protect upper ABS, 2) use approved shielded couplings, 3) laundry needs p-trap and vent, 4) tub needs vent, 5) DWV and water supply must be under test/pressure, 6) water heater to come 7) provide gas calcs
12/11/2015	Anthony Harbaugh	Frame	Pass	rough electrical ok

Record ID: *RP1600661*

Address: 877 27TH ST

APN: 003 000502300

Unit #:

Description: Plumbing to remodel kitchen and bathroom.

Date Opened: 3/14/2016

Record Status: Expired

Record Status Date: 9/24/2016

Job Value: $0.00

Requestor: WILLIAMS ELIZABETH A

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/9/2016	Joanneke F Verschuur	Frame	Not Pass	Date: 8/9/2016 Frame existing. Opened walls only to replace shower and bath valves and recessed tankless WH. Wet walls ok. Ok to patch SR. Corrections: Plumbing: 1) shower, laundry, vanity and kitchen are not vented. Install and have under test at next inspection. 2) install shower drain and provide tub test before install tile/marble, 3) install WH per manufacturer's instructions, esp clearances, Electrical: 1) all wiring underfloor to be MC, in conduit, or protect romex, 2) see sub-panel/main to come, Mechanical: Furnace install ok except all duct boots to be insulated. HERS cert to come. Ceilings not opened. No other fans installed.

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RB1504824 Residential Building - Alteration

Filed Date: 11/10/2015

Job Site: 877 27TH ST

Schedule Inspection by calling: 510-238-3444

Parcel No: 003 000502300

District:

Project Description: Kitchen and bathroom remodel.

Related Permits: RE1503704 RP1502935 RM1501795

	Name	Applicant	Address	Phone	License #
Owner:	WILLIAMS ELIZABETH A		[redacted] MARTIN, CA	[redacted] 4477	
Owner-Agent:	WILLIAMS ELIZABETH A	X	[redacted] MARTIN, CA	[redacted] 4477	

PERMIT DETAILS: Residential/Building/Alteration

General Information

Green Code Checklist:
Sets Of Plans: 0
Structural Calculations:
Report - Soil/Geotech:
Energy Calculations (T24):

Proposed Building Information

Building Use: Single Family Dwelling
Occupancy Group: R-3 Residential 1 And 2 Units
Construction Type: VB - Combustible Construction; No Fire Rating
Number Of Stories:
Number Of Units:
No. of Additional Bedrooms:
Fire Sprinklers:
Total Floor Area (sq ft): 0
Additional Floor Area (sq ft):

Work Information

Job Value: $8,000.00

TOTAL FEES TO BE PAID AT FILING: $656.87

Application Fee	$70.00	CBSC	$0.90	City CBSC	$0.10
City SMIP	$0.05	General Plan Surcharge	$34.40	Inspection Fee	$466.00
Records Management Fee	$54.38	SMIP	$0.99	Technology Enhancement Fee	$30.05

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 11/10/15

Finalized By _____ Date _____

CITY COPY

City of Oakland

City of Oakland
Transaction Receipt# 2689697
Record ID: RB1504824

250 FRANK H. OGAWA PLAZA
OAKLAND, CALIFORNIA 94612-2031

RB1504824

Date: 11/10/2015

ADDRESS: 877 27TH ST, Oakland, CA 94607
PARCEL: 003 000502300

DESCRIPTION	AMOUNT DUE	TRAN AMOUNT
Application Fee	$ 70.00	$ 70.00
City CBSC	$ 0.10	$ 0.10
CBSC	$ 0.90	$ 0.90
Inspection Fee	$ 466.00	$ 466.00
General Plan Surcharge	$ 34.40	$ 34.40
SMIP	$ 0.99	$ 0.99
City SMIP	$ 0.05	$ 0.05
Records Management Fee	$ 54.38	$ 54.38
Technology Enhancement Fee	$ 30.05	$ 30.05
	$ 656.87	**$ 656.87**

PAYMENT TYPE	PAYEE	PAYMENT AMOUNT	AMOUNT NOT ALLOCATED
Credit Card [redacted]3 **Comments:** ELIZABETH A WILLIAMS	ELIZABETH A WILLIAMS	$ 656.87	$ 0.00
		$ 656.87	**$ 0.00**

TOTAL TRANSACTION AMOUNT: **$ 656.87**

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CITY OF OAKLAND

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250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RE1503704 Residential Electrical - Alteration

Filed Date: 11/10/2015

Job Site: 877 27TH ST

Schedule Inspection by calling: 510-238-3444

Parcel No: 003 000502300

District:

Project Description: Electrical for kitchen and bathroom remodel.

Related Permits: RB1504824 RP1502935 RM1501795

	Name	Applicant	Address	Phone	License #
Owner:	WILLIAMS ELIZABETH A		[redacted] SAN MARTIN, CA	[redacted] 4477	
Owner-Agent:	WILLIAMS ELIZABETH A	X	[redacted] SAN MARTIN, CA	[redacted] 4477	

PERMIT DETAILS: Building/Residential/Electrical/Alteration

General Information

PGE Application Number: Sets Of Plans: Title 24 Energy Calc for Electrical Heater:
Occupancy Group: Calculations: Title 24 Energy Calc for Lighting:

Description of Proposed Work

SERVICE (1st 100 AMPS)	Quantity: 1
>100 AMP/100 INCR	Quantity: 1
SWITCHES	Quantity: 6
RECEPTACLES	Quantity: 12
FAN (Exhaust; Kitch/Bath)	Quantity: 1
DISPOSAL *	Quantity: 1
DISHWASHER *	Quantity: 1

TOTAL FEES TO BE PAID AT FILING: $489.99

Application Fee	$70.00	Inspection	$357.00	Records Management Fee	$40.57
Technology Enhancement Fee	$22.42				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 11/10/15

Finalized By _____ Date _____

CITY COPY

City of Oakland

City of Oakland
Transaction Receipt# 2689699
Record ID: RE1503704

250 FRANK H. OGAWA PLAZA
OAKLAND, CALIFORNIA 94612-2031

RE1503704

Date: 11/10/2015

ADDRESS: 877 27TH ST, Oakland, CA 94607
PARCEL: 003 000502300

DESCRIPTION	AMOUNT DUE	TRAN AMOUNT
Application Fee	$ 70.00	$ 70.00
Inspection	$ 357.00	$ 357.00
Records Management Fee	$ 40.57	$ 40.57
Technology Enhancement Fee	$ 22.42	$ 22.42
	$ 489.99	**$ 489.99**

PAYMENT TYPE	PAYEE	PAYMENT AMOUNT	AMOUNT NOT ALLOCATED
Credit Card 571258-43 **Comments:** ELIZABETH A WILLIAMS	ELIZABETH A WILLIAMS	$ 489.99	$ 0.00
		$ 489.99	**$ 0.00**

TOTAL TRANSACTION AMOUNT: **$ 489.99**

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RM1501795 Residential Mechanical - Alteration

Filed Date: 11/10/2015

Job Site: 877 27TH ST

Schedule Inspection by calling: 510-238-3444

Parcel No: 003 000502300

District:

Project Description: Mechanical for kitchen and bathroom remodel; new F. A. U.

Related Permits: RB1504824 RE1503704 RP1502935

	Name	Applicant	Address	Phone	License #
Owner:	WILLIAMS ELIZABETH A		[redacted] MARTIN, CA	[redacted] 4477	
Owner-Agent:	WILLIAMS ELIZABETH A	X	[redacted] MARTIN, CA	[redacted] 4477	

PERMIT DETAILS: Building/Residential/Mechanical/Alteration

GENERAL INFORMATION

Occupancy Group:
Sets of Plans:
Calculations:
Title 24 Energy Calculations:

Description of Proposed Work

(ZONE) Low Pressure Duct	Quantity:	1
F.A.U. (forced air unit)	Quantity:	1
FLUES	Quantity:	1
GAS TEST / PIPE Low	Quantity:	1
RANGE VENT Resid	Quantity:	1

TOTAL FEES TO BE PAID AT FILING: $473.35

Application Fee	$70.00	Inspection	$342.50	Records Management Fee	$39.19
Technology Enhancement Fee	$21.66				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 11/10/15

Finalized By _____ Date _____

CITY COPY

City of Oakland

City of Oakland
Transaction Receipt# 2689696
Record ID: RM1501795

250 FRANK H. OGAWA PLAZA
OAKLAND, CALIFORNIA 94612-2031

RM1501795

Date: 11/10/2015

ADDRESS: 877 27TH ST, Oakland, CA 94607
PARCEL: 003 000502300

DESCRIPTION	AMOUNT DUE	TRAN AMOUNT
Application Fee	$ 70.00	$ 70.00
Inspection	$ 342.50	$ 342.50
Records Management Fee	$ 39.19	$ 39.19
Technology Enhancement Fee	$ 21.66	$ 21.66
	$ 473.35	**$ 473.35**

PAYMENT TYPE	PAYEE	PAYMENT AMOUNT	AMOUNT NOT ALLOCATED
Credit Card 571258-3 **Comments:** ELIZABETH A WILLIAMS	ELIZABETH A WILLIAMS	$ 473.35	$ 0.00
		$ 473.35	**$ 0.00**

TOTAL TRANSACTION AMOUNT: **$ 473.35**

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RP1502935 Residential Plumbing - Alteration

Filed Date: 11/10/2015

Job Site: 877 27TH ST

Schedule Inspection by calling: 510-238-3444

Parcel No: 003 000502300

District:

Project Description: Plumbing for kitchen and bathroom remodel.

Related Permits: RB1504824 RE1503704 RM1501795

	Name	Applicant	Address	Phone	License #
Owner:	WILLIAMS ELIZABETH A		[redacted] SAN MARTIN, CA	[redacted] 4477	
Owner-Agent:	WILLIAMS ELIZABETH A	X	[redacted] SAN MARTIN, CA	[redacted] 4477	

RMIT DETAILS: Building/Residential/Plumbing/Alteration

GENERAL INFORMATION

Occupancy Group:

Sets of Plans:

Calculations:

Description of Proposed Work

TOILETS	Quantity: 1
LAVATORY/ BASIN	Quantity: 1
SHOWERS	Quantity: 1
TUBS	Quantity: 1
SINKS	Quantity: 1
DISHWASHER RESID	Quantity: 1
GARBAGE DISP RESID	Quantity: 1
LAUNDRY TRAY	Quantity: 1
CLOTHES WASHER	Quantity: 1
WATER HEATERS	Quantity: 1

TOTAL FEES TO BE PAID AT FILING: $628.83

Application Fee	$70.00	Inspection	$478.00	Records Management Fee	$52.06
Technology Enhancement Fee	$28.77				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 11/10/15

Finalized By _____ Date _____

CITY COPY

City of Oakland

City of Oakland
Transaction Receipt# 2689698
Record ID: RP1502935

250 FRANK H. OGAWA PLAZA
OAKLAND, CALIFORNIA 94612-2031

RP1502935

Date: 11/10/2015

ADDRESS: 877 27TH ST, Oakland, CA 94607
PARCEL: 003 000502300

DESCRIPTION	AMOUNT DUE	TRAN AMOUNT
Application Fee	$ 70.00	$ 70.00
Inspection	$ 478.00	$ 478.00
Records Management Fee	$ 52.06	$ 52.06
Technology Enhancement Fee	$ 28.77	$ 28.77
	$ 628.83	**$ 628.83**

PAYMENT TYPE	PAYEE	PAYMENT AMOUNT	AMOUNT NOT ALLOCATED
Credit Card 571258-33 **Comments:** ELIZABETH A WILLIAMS	ELIZABETH A WILLIAMS	$ 628.83	$ 0.00
		$ 628.83	**$ 0.00**

TOTAL TRANSACTION AMOUNT: **$ 628.83**

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: RB1504824 **Parcel No:** 003 000502300 **Job Site:** 877 27TH ST

OWNER-BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit http://www.achhd.org.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

[redacted]

Name (Print) _____ Signature ☐ Owner ☐ Agent _____ Date _____

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: RB1504824 **Parcel No:** 003 000502300 **Job Site:** 877 27TH ST

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

____1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

____2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

____3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

____4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

____5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

____6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

____7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

____8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

____9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

____10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

____11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

____12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Name (Print)	Signature ☐ Owner ☐ Agent	Date
	[redacted]	

Department of Planning & Building

PERMIT APPLICATION WORKSHEET

Permit Center
250 Frank H. Ogawa Pl.
2nd Floor, Suite 2114
Oakland, Ca. 94612
Tel (510) 238-3891
Fax (510) 238-2263
Hours:
8 am-4pm M,Tu,Th,F
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, *i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.*

TYPE OF PERMIT: (circle one)
RIGHT OF WAY BUILDING SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$154.91
Residential	$3.20	$56.23
Change of Address for Any Occupancy		$403.92

TYPE OF WORK (circle one)

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION /T.I.

(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?

O YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION
877 37th st

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK
Remodel Bath and kitchen

WORK IS VISIBLE FROM FREEWAY/BART O NO O YES

EXTERIOR WORK ON BUILDING O NO O YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK
$ 8,000.00

EXISTING # OF RESIDENTIAL UNITS

PROPOSED # OF UNITS

OF STORIES:

FIRE SPRINKLER
O YES O NO

O SFD/DUPLEX
O APARTMENTS
O COMMERCIAL
O INDUSTRIAL

PROPERTY OWNER'S NAME
Elizabeth Williams

PROPERTY OWNER'S PHONE NUMBER

PROPERTY OWNER'S ADDRESS (street, city and zip code)
[redacted] Sara Martin

PERSON SUBMITTING PLANS / CONTACT PERSON PHONE NUMBER FAX NUMBER

ARCHITECT'S/DESIGNER'S NAME PHONE NUMBER FAX NUMBER

CONTRACTOR'S LICENSE NUMBER

SIGNATURE OF APPLICANT [redacted] DATE

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____ DATE

Last updated 7-3-15

CITY OF OAKLAND

- Building Services
Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective July 1, 2015 | (510) 238-3444 Inspections

Electrical, Plumbing, Mechanical Permit Fees and Inspections are approved by the City every 6 months.

Date of building permit application determines applicable standards.

Optional Plan Check is only available with additional processing and overtime fees

I'm requesting the optional plancheck

JOB ADDRESS: 877 27th

CONTR. LIC. NO.:

BUILDING PERMIT #:

USE OF BUILDING:

Electrical, Plumbing, Mechanical Permit #'s:

Documentation needed for inspection:

- PGE application number
- Title 24 Energy Calc for Electric Heater
- Title 24 Energy Calc for Lighting
- AIC letter, Load calcs & 1 line diagrams

DESCRIPTION OF PROPOSED WORK: Attic Heater + Vent - sub panel 125

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00	
1	TOILETS	50.00	
	URINALS	50.00	
1	LAVATORY/ BASIN	50.00	
1	SHOWERS	50.00	
1	TUBS	50.00	
1	SINKS	50.00	
1	DISHWASHER Resid	50.00	
1	GARBAGE DISP Resid	50.00	
1	LAUNDRY TRAY	50.00	
1	CLOTHES WASHER	50.00	
	DRINKING FOUNTAIN	50.00	
	FLOOR SINKS	50.00	
	FLOOR DRAIN	50.00	
	INDIRECT WASTE	50.00	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
	WATER ALTERATION	28.00	
1	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE Low	53.00	
	ROMAN TUBS & BAPT	87.00	
	GAS DRYERS Resid	18.75	
	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	504.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE Med	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
	INSPECTION SUBTOTAL ($110.00 min)		
	APPLICATION FEE		70.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	101.00	
	A/C UNITS (>100 kbtu's)	168.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
1	(ZONE) Low Pressure Duct	34.00	
1	F.A.U. (forced air unit)	218.00	
	WALL FURNACE	218.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
	ENVIR AIR DUCT Resid	18.75	
1	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
1	GAS TEST / PIPE Low	53.00	
1	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE Med	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
	INSPECTION SUBTOTAL ($110.00 min		
	APPLICATION FEE		70.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	ELECTRICAL	Cost/U	Insp Fee
1	SERVICE (125) AMPS	151.00	
1	>100 AMP/100 INCR	50.00	
	>600 VOLTS/200 KVA	67.00	
	METER (EXTRA)	50.00	
	CIRCUIT / FEEDER	5.40	
	Apt.in-lieu next 7 ** (hr)	99.00	
	Incandes./LED Fixttures	3.00	
	(Fluor balast) FIXTURES	3.00	
	FIXT. (HighPresSod. HID)	3.00	
6	SWITCHES	3.00	
12	RECEPTACLES	3.00	
	RANGE/ TOP or OVEN *	50.00	
1	DRYER *	50.00	
1	FAN (Exhaust; Kitch/Bath)	34.00	
1	DISPOSAL *	34.00	
1	DISHWASHER *	34.00	
	AIR COND. (1st 5 hp) *	101.00	
	AIR COND (ea. add'l hp)	34.00	
	HEATERS (AIR) KW *	3.00	
	(WATER) KW ($403 max)	3.00	
	FURNACE *	50.00	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HIDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	202.00	
	METER RESET: SFD	67.00	
	: APT (Ea)	67.00	
	: COMM (per hour)	202.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	84.00	
	SIGN (EXISTING)	50.00	
	OUTLINE NEON KVA	50.00	
	MISC. APPARATUS kw	34.00	
	MOTORS HP ($403 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
	INSPECTION SUBTOTAL ($110.00 min		
	APPLICATION FEE		70.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

You must contact PG&E for all electric [illegible] to PG&E Inspection [illegible] 24 hrs. www.pge.com

*Requires dedicated circuit. ** Apartment in-lieu is only for each unit within new apartment buildings larger than 4 units. ***Need Hood Cut Sheet for inspection approval before install

8/11/2015

STATE OF CALIFORNIA

ALTERATIONS - HVAC

CEC-CF1R-ALT-03-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ALT-03-E
Alterations - HVAC CZ 1, 3 to 7 and 16 (formerly CF-1R-ALT-HVAC)	(Page 1 of 1)

Site Address:				Enforcement Agency:	Date Prepared:	Permit#:
Equipment Type		Equipment Efficiency		New: Ducting, *Plenums, Lineset* Required R-value	Conditioned Floor Area (sq ft)	Thermostat
☐ Packaged System ☐ Split System ☐ Furnace	☐ Evaporator Coil ☐ Condensing Unit ☐ Lineset	_____AFUE _____SEER _____EER	_____COP _____HSPF	☐ R-6 *(CZ 1,3-7)* Ducts ☐ R-8[1] *(CZ 16)* Ducts ☐ R-6 *(all CZ's)* Plenums ☐ R-5 or R7.5 Lineset[3]	Served by system _____sq ft	☐ Setback *(If not already present, must be installed)*

HERS VERIFICATION SUMMARY Installer determines work to be completed and matches to one of the options below. At permit application this form is allowed to be filled out by hand. For final inspection all forms are to be registered (no hand filled forms allowed) and a copy left on site.

☐ **1. HVAC Changeout/Repair** **Can include new ducting**	**Required Compliance Documents to be left on site for Final:**
All Equipment, Condenser Unit, Evaporator Coil, Air Handler/Furnace	CF1R-ALT-02-E CF2R: MECH-01, MECH-20-HERS CF3R: MECH-20-HERS

Installer Requirement: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
Exempted from duct leakage testing if:
☐ 1. Duct system registered with HERS provider as previously sealed, or ☐ 2. There is less than 40 linear feet of duct in unconditioned space, or ☐ 3. Existing duct systems are constructed, insulated or sealed with asbestos (list manufacture date of building _____)

☐ 2. **New HVAC System**	**Required Compliance Documents to be left on site for Final:**
All new equipment and All New Ducts[2]	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-22-HERS, MECH-(23 or 24)-HERS[2]

Installer Requirement: Duct leakage ≤ 6%, Fan Efficacy (.58W/CFM), Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)

☐ 3. **All New Ducts with Replacement**	**Required Compliance Documents to be left on site for Final:**
Includes replacing or installing All New Ducts[2] and one or more of the following: Condenser Unit, Evaporator Coil, Furnace	CF1R-ALT-02-E CF2R-MECH-01, MECH-20-HERS, MECH-(23 or 24)-HERS CF3R-MECH-20-HERS, MECH-(23 or 24)-HERS

Installer Requirement: Duct leakage ≤ 6%, Air Flow ≥ 350 CFM/ton (or Standards Table 150.0-C / D alternative)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

☐ 4. **New Ducting over 40 feet**	**Required Compliance Documents to be left on site for Final:**
Adding or replacing ducts in unconditioned space but less than All New Ducts[2]	CF1R-ALT-02-E CF2R: MECH-20-HERS CF3R: MECH-20-HERS

Installer Required to: Duct leakage (≤ 15% or, ≤ 10% to outside, or seal all accessible leaks)
☐ Exempted from duct leakage testing I existing duct systems are constructed, insulated or sealed with asbestos.

[1] All **new** ducting R-8 required when more than 40 ft installed and R-6 when less than 40 ft installed. This includes in walls, between floors etc.
[2] A New Duct system is when the duct system is constructed of at least 75 percent new duct material, and up to 25 percent may consist of reused parts from the dwelling unit's existing duct system (e.g., registers, grilles, boots, air handler, plenums, duct material.
[3] R-5 (1" thick insulation) for linesets 1" and less. R-7.5 (1.5" thick insulation) for linesets over 1 inch. Most mfg will require Suction line Diameter with insulation as the following 1.5-2T-2⅝", 2.5-3T-2¾", 3.5 to 4T-2⅞", 5T-4⅛"

Contractor (Documentation Author's /Responsible Designer's Declaration Statement)

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the information on this document.
3. That the energy features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 1 and 6 of the California Code of Regulations (CCR).
4. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the CCR.
5. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:	Date Signed:	License:
Company :	Address:	City/State/Zip:	Phone:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

Log Date	Log Action	Operator	Record ID	Record Type	Inspection Type	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
12/14/2015 9:09	Update	AHARBAUGH	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Pass	12/11/2015 0:00		12/11/2015 12:30	Anthony Harbaugh	rough electrical ok	12/8/2015 10:00	12/8/2015 10:00	Permit Residential	RB1504824	Maurice Early	7396560
12/11/2015 8:01	Update	AHARBAUGH	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:00	12/8/2015 10:00	Permit Residential	RB1504824	Maurice Early	7396560
12/11/2015 7:35	Update	DMILES	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Scheduled	12/11/2015 0:00			Dave Velez		12/8/2015 10:00	12/8/2015 10:00	Permit Commercial	RB1504824	Maurice Early	7396560
12/11/2015 7:13	Update	DMILES	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Scheduled	12/11/2015 0:00			Joanneke F Verschuur		12/8/2015 10:00	12/8/2015 10:00	Permit Residential	RB1504824	Maurice Early	7396560
12/8/2015 10:00	Update	MEARLY	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:00	12/8/2015 10:00	Permit Residential	RB1504824	Maurice Early	7396560
12/8/2015 10:00	Create	MEARLY	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Pending						12/8/2015 10:00			RB1504824	Maurice Early	7396560

Log Date	Log Action	Operator	Record ID	Record Type	Inspection	Status	Scheduled Date	Request Co	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
12/14/2015 9:09	Update	AHARBAUGH	15CAP-00000-35770	Building/Residential/Electrical/Alteration	Frame	Pass	12/11/2015 0:00		12/11/2015 12:30	Anthony Harbaugh	rough electrical ok	12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RE1503704	Maurice Early	7396561
12/11/2015 8:00	Update	AHARBAUGH	15CAP-00000-35770	Building/Residential/Electrical/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RE1503704	Maurice Early	7396561
12/11/2015 7:35	Update	DMILES	15CAP-00000-35770	Building/Residential/Electrical/Alteration	Frame	Scheduled	12/11/2015 0:00			Dave Velez		12/8/2015 10:01	12/8/2015 10:01	Permit Commercial	RE1503704	Maurice Early	7396561
12/11/2015 7:13	Update	DMILES	15CAP-00000-35770	Building/Residential/Electrical/Alteration	Frame	Scheduled	12/11/2015 0:00			Joanneke F Verschuur		12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RE1503704	Maurice Early	7396561
12/8/2015 10:01	Update	MEARLY	15CAP-00000-35770	Building/Residential/Electrical/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RE1503704	Maurice Early	7396561
12/8/2015 10:01	Create	MEARLY	15CAP-00000-35770	Building/Residential/Electrical/Alteration	Frame	Pending						12/8/2015 10:01			RE1503704	Maurice Early	7396561

Log Date	Log Action	Operator	Record ID	Record Type	Inspection Type	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
12/14/2015 9:09	Update	AHARBAUGH	15CAP-00000-35774	Building/Residential/Mechanical/Alteration	Frame	Pass	12/11/2015 0:00		12/11/2015 12:30	Anthony Harbaugh	rough electrical ok	12/8/2015 10:02	12/8/2015 10:02	Permit Residential	RM1501795	Maurice Early	7396563
12/11/2015 8:01	Update	AHARBAUGH	15CAP-00000-35774	Building/Residential/Mechanical/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:02	12/8/2015 10:02	Permit Residential	RM1501795	Maurice Early	7396563
12/11/2015 7:35	Update	DMILES	15CAP-00000-35774	Building/Residential/Mechanical/Alteration	Frame	Scheduled	12/11/2015 0:00			Dave Velez		12/8/2015 10:02	12/8/2015 10:02	Permit Commercial	RM1501795	Maurice Early	7396563
12/11/2015 7:13	Update	DMILES	15CAP-00000-35774	Building/Residential/Mechanical/Alteration	Frame	Scheduled	12/11/2015 0:00			Joanneke F Verschuur		12/8/2015 10:02	12/8/2015 10:02	Permit Residential	RM1501795	Maurice Early	7396563
12/8/2015 10:02	Update	MEARLY	15CAP-00000-35774	Building/Residential/Mechanical/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:02	12/8/2015 10:02	Permit Residential	RM1501795	Maurice Early	7396563
12/8/2015 10:02	Create	MEARLY	15CAP-00000-35774	Building/Residential/Mechanical/Alteration	Frame	Pending						12/8/2015 10:02			RM1501795	Maurice Early	7396563

Log Date	Log Action	Operator	Record ID	Record Type	Inspection Type	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
12/14/2015 9:09	Update	AHARBAUGH	15CAP-00000-35772	Building/Residential/Plumbing/Alteration	Frame	Pass	12/11/2015 0:00		12/11/2015 12:30	Anthony Harbaugh	rough electrical ok	12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RP1502935	Maurice Early	7396562
12/11/2015 8:00	Update	AHARBAUGH	15CAP-00000-35772	Building/Residential/Plumbing/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RP1502935	Maurice Early	7396562
12/11/2015 7:35	Update	DMILES	15CAP-00000-35772	Building/Residential/Plumbing/Alteration	Frame	Scheduled	12/11/2015 0:00			Dave Velez		12/8/2015 10:01	12/8/2015 10:01	Permit Commercial	RP1502935	Maurice Early	7396562
12/11/2015 7:13	Update	DMILES	15CAP-00000-35772	Building/Residential/Plumbing/Alteration	Frame	Scheduled	12/11/2015 0:00			Joanneke F Verschuur		12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RP1502935	Maurice Early	7396562
12/8/2015 10:01	Update	MEARLY	15CAP-00000-35772	Building/Residential/Plumbing/Alteration	Frame	Scheduled	12/11/2015 0:00			Anthony Harbaugh		12/8/2015 10:01	12/8/2015 10:01	Permit Residential	RP1502935	Maurice Early	7396562
12/8/2015 10:01	Create	MEARLY	15CAP-00000-35772	Building/Residential/Plumbing/Alteration	Frame	Pending						12/8/2015 10:01			RP1502935	Maurice Early	7396562

Log Date	Log Action	Operator	Record ID	Record Type	Inspection	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
12/17/2015 9:10	Update	AHARBAUGH	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Pass	12/16/2015 0:00		12/16/2015 12:45	Anthony Harbaugh	s/r and tub walls ok	12/17/2015 9:09	12/17/2015 9:09	Permit Residential	RB1504824	Anthony Harbaugh	7425030
12/17/2015 9:09	Update	AHARBAUGH	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Scheduled	12/16/2015 0:00			Anthony Harbaugh		12/17/2015 9:09	12/17/2015 9:09	Permit Residential	RB1504824	Anthony Harbaugh	7425030
12/17/2015 9:09	Create	AHARBAUGH	15CAP-00000-35769	Building/Residential/Building/Alteration	Frame	Pending						12/17/2015 9:09			RB1504824	Anthony Harbaugh	7425030

Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 4163
STREET_NAME : Begins With rifle
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0307372

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: INOPERABLE VEHCILES; WEEDS; OVERGROWTH
Date Opened: 10/24/2003
Record Status: Abated
Record Status Date: 3/30/2004
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/30/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/30/2004		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Auto scheduled from 62 result on 09/30/03

Record ID: 1305510

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: CONSTRUCTION WITHOUT PERMITS, BUILDING A UNIT IN BACK YARD.
Date Opened: 11/14/2013
Record Status: Abated
Record Status Date: 2/10/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

11/14/2013	THOMAS A ESPINOSA	1st Inspection	Violation Verified	SWV
12/5/2013	ED LABAYOG	1st Inspection	Unable to Verify	
2/10/2016	Tom Espinosa	Follow-Up Inspection	Abated	

Record ID: *R1600152*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: RE ROOFING CERTIFICATION
Date Opened: 3/9/2016
Record Status: Completed Cert Received
Record Status Date: 4/5/2016
Job Value: $0.00
Requestor:
:
Business Name: PLANCHON ROOFING INC
License #: 421131

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *RB1600583*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Legalize unapproved addition at back of house
Date Opened: 2/9/2016
Record Status: Final
Record Status Date: 2/16/2016
Job Value: $10,000.00
Requestor: GARAY MELINDA & LUCERO ESTHER
: BILL(L.O.A.) CHAPMAN
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/10/2016	Anthony Harbaugh	Frame	Pass	rough ok
2/16/2016	Anthony Harbaugh	Final Building	Pass	Date: 2/16/2016 Final OK.

Record ID: *RE1600407*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Electrical to remodel existing bathroom.
Date Opened: 2/9/2016
Record Status: Final
Record Status Date: 2/16/2016
Job Value: $0.00
Requestor: GARAY MELINDA & LUCERO ESTHER
: BILL(L.O.A.) CHAPMAN
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/10/2016	Anthony Harbaugh	Frame	Pass	rough ok
2/16/2016	Anthony Harbaugh	Final Electrical	Pass	Date: 2/16/2016 Final OK.

Record ID: *RP1600322*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Plumbing to remodel existing bathroom.
Date Opened: 2/9/2016
Record Status: Final
Record Status Date: 2/16/2016
Job Value: $0.00

Requestor: GARAY MELINDA & LUCERO ESTHER
: BILL(L.O.A.) CHAPMAN
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/10/2016	Anthony Harbaugh	Frame	Pass	rough ok
2/16/2016	Anthony Harbaugh	Final Plumbing	Pass	Date: 2/16/2016 Final OK.

Record ID: *SL1201619*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/14/2012
Record Status: Final
Record Status Date: 8/16/2012
Job Value: $0.00
Requestor: EVENFLOW PLUMBING CO
:
Business Name:
License #: 735990

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *X1201614*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description:
Date Opened: 8/14/2012
Record Status: Permit Issued
Record Status Date: 8/14/2012
Job Value: $0.00
Requestor: EVENFLOW PLUMBING CO
:
Business Name:
License #: 735990

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 4163
STREET_NAME : Begins With rifle
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: 0307372

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: INOPERABLE VEHCILES; WEEDS; OVERGROWTH
Date Opened: 10/24/2003
Record Status: Abated
Record Status Date: 3/30/2004
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
10/24/2003	PTS	INOPERABLE VEHCILES; WEEDS; OVERGROWTH

Record ID: 1305510

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: CONSTRUCTION WITHOUT PERMITS, BUILDING A UNIT IN BACK YARD.
Date Opened: 11/14/2013
Record Status: Abated
Record Status Date: 2/10/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/10/2016	TESPINOSA	Owner obtained needed permit to abate. abated.
1/21/2014	PTS	|Verified violations, issued a stop work notice 2XFEES Field check|Building an addition onto the back of the house.|Sent Notice of violation reinspection date 12-05-13.|>>> 11/14/2013

		15:37:17 ESPIN#T 000B|Refer to EXL to assign|>>> 11/14/2013 15:45:26 ESPIN#T 000B|OWNERSHIP CHECK; NO CHANGE IN OWNER NAME & ADDRESS|NOV SENT REG & CERT W/APPEAL ON 11/15/13 - KXC|>>> 11/15/2013 11:45:28 CHENG#K 000M|Approved and forwarded billing request for processing.|>>> 01/16/2014 14:11:08 WILSO#IW 000G
12/23/2013	PTS	INVOICE COMMENT FOR INVOICE # I0077292: INPSECTOR TO FOLLOW UP WITH INSPECTION DLR
11/14/2013	PTS	CONSTRUCTION WITHOUT PERMITS, BUILDING A UNIT IN BACK YARD.

Record ID: *R1600152*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: RE ROOFING CERTIFICATION
Date Opened: 3/9/2016
Record Status: Completed Cert Received
Record Status Date: 4/5/2016
Job Value: $0.00
Requestor:
:
Business Name: PLANCHON ROOFING INC
License #: 421131

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RB1600583*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Legalize unapproved addition at back of house
Date Opened: 2/9/2016
Record Status: Final
Record Status Date: 2/16/2016
Job Value: $10,000.00
Requestor: GARAY MELINDA & LUCERO ESTHER
: BILL(L.O.A.) CHAPMAN
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RE1600407*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Electrical to remodel existing bathroom.
Date Opened: 2/9/2016
Record Status: Final
Record Status Date: 2/16/2016
Job Value: $0.00
Requestor: GARAY MELINDA & LUCERO ESTHER
: BILL(L.O.A.) CHAPMAN
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RP1600322*

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Plumbing to remodel existing bathroom.
Date Opened: 2/9/2016
Record Status: Final
Record Status Date: 2/16/2016
Job Value: $0.00
Requestor: GARAY MELINDA & LUCERO ESTHER

: BILL(L.O.A.) CHAPMAN
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: SL1201619

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/14/2012
Record Status: Final
Record Status Date: 8/16/2012
Job Value: $0.00
Requestor: EVENFLOW PLUMBING CO
:
Business Name:
License #: 735990

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X1201614

Address: 4163 RIFLE LN
APN: 040A384502500
Unit #:
Description:
Date Opened: 8/14/2012
Record Status: Permit Issued
Record Status Date: 8/14/2012
Job Value: $0.00
Requestor: EVENFLOW PLUMBING CO
:
Business Name:
License #: 735990

COMMENT DATE	COMMENTER	COMMENTS

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Help

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COUNTY OF ALAMEDA
Assessor's Office
Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**40A-3845-25** Inactive:**N** Lien Date:**01/01/2016** Owner:**THOREEN PEDER J & SIERRA**
Property Address: **4163 RIFLE LN, OAKLAND, CA 94605-3117**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
THOREEN PEDER J & SIERRA	List Owners	[redacted] OAKLAND,	03/25/2016	2016-72275	$675,000	1	1200
GARAY MELINDA & LUCERO ESTHER	List Owners	[redacted] OAKLAND,	08/02/2012	2012-253195	$240,000	1	1100
FOSTER HAZEL A	List Owners	[redacted]	09/30/2005	2005-422355		1	1100
FOSTER HAZEL A	List Owners	[redacted]	05/27/2005	2005-219526		1	1100
THOMPSON GIRARD & FOSTER HAZEL A	List Owners	[redacted]	12/09/2004	2004-545976		1	1100
THOMPSON GIRARD L JR	List Owners	[redacted]	03/22/1974	1974-33452		1	1100
GHULAM SAM Y	List Owners	[redacted]	05/28/1970	1970-55543		1	1100

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RB1600583 Residential Building - Alteration

Permit Issued: 2/9/2016

Job Site: 4163 RIFLE LN

Schedule Inspection by calling: 510-238-3444

Parcel No: 040A384502500

District:

Project Description: Legalize unapproved addition at back of house

Related Permits: RE1600407 RP1600322

	Name	Applicant	Address	Phone	License #
Owner:	GARAY MELINDA & LUCERO ESTHER		4163 RIFLE LN OAKLAND, CA		
Owner-Agent:	GARAY MELINDA & LUCERO ESTHER	X	4163 RIFLE LN OAKLAND, CA	(510)220-0776	

PERMIT DETAILS: Residential/Building/Alteration

General Information

Green Code Checklist:		Sets Of Plans:	0	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	0

Proposed Building Information

Building Use:	Single Family Dwelling	Number Of Stories:		Fire Sprinklers:	
Occupancy Group:	R-3 Residential 1 And 2 Units	Number Of Units:		Total Floor Area (sq ft):	0
Construction Type:	VB - Combustible Construction; No Fire Rating	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	

Work Information

Job Value: $10,000.00

TOTAL FEES TO BE PAID AT FILING: $0.00

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 02/09/16

Finalized By _____ Date _____

CITY COPY

4163 RIFLE LN

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RE1600407 Residential Electrical - Alteration

Filed Date: 2/9/2016

Job Site: 4163 RIFLE LN

Schedule Inspection by calling: 510-238-3444

Parcel No: 040A384502500

District:

Project Description: Electrical to remodel existing bathroom.

Related Permits: RB1600583 RP1600322

	Name	Applicant	Address	Phone	License #
Owner:	GARAY MELINDA & LUCERO ESTHER		4163 RIFLE LN OAKLAND, CA		
Owner-Agent:	GARAY MELINDA & LUCERO ESTHER	X	4163 RIFLE LN OAKLAND, CA	(510)220-0776	

PERMIT DETAILS: Building/Residential/Electrical/Alteration

General Information

PGE Application Number:
Occupancy Group:
Sets Of Plans:
Calculations:
Title 24 Energy Calc for Electrical Heater:
Title 24 Energy Calc for Lighting:

Description of Proposed Work

Incandes / LED Fixtures	Quantity:	4
SWITCHES	Quantity:	10
RECEPTACLES	Quantity:	5

TOTAL FEES TO BE PAID AT FILING: $206.55

Application Fee	$70.00	Inspection	$110.00	Records Management Fee	$17.10
Technology Enhancement Fee	$9.45				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 02/09/16

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RP1600322 Residential Plumbing - Alteration

Filed Date: 2/9/2016

Job Site: 4163 RIFLE LN

Schedule Inspection by calling: 510-238-3444

Parcel No: 040A384502500

District:

Project Description: Plumbing to remodel existing bathroom.

Related Permits: RB1600583 RE1600407

	Name	Applicant	Address	Phone	License #
Owner:	GARAY MELINDA & LUCERO ESTHER		4163 RIFLE LN OAKLAND, CA		
Owner-Agent:	GARAY MELINDA & LUCERO ESTHER	X	4163 RIFLE LN OAKLAND, CA	(510)220-0776	

PERMIT DETAILS: Building/Residential/Plumbing/Alteration

GENERAL INFORMATION

Occupancy Group:

Sets of Plans:

Calculations:

Description of Proposed Work

TOILETS	Quantity:	1
LAVATORY/ BASIN	Quantity:	1
SINKS	Quantity:	1

TOTAL FEES TO BE PAID AT FILING: $252.45

Application Fee	$70.00	Inspection	$150.00	Records Management Fee	$20.90
Technology Enhancement Fee	$11.55				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 02/09/16

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: RB1600583 **Parcel No:** 040A384502500 **Job Site:** 4163 RIFLE LN

OWNER-BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit http://www.achhd.org.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

X William Chapman
Name (Print)

[redacted]
Signature ☐ Owner ☒ Agent

2/9/16
Date

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Permit No: RB1600583 **Parcel No:** 040A384502500 **Job Site:** 4163 RIFLE LN

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

✓ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

✓ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

✓ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

✓ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

✓ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

___ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

✓ 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

✓ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

✓ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

✓ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

✓ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

___ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

William Cann
Name (Print)

[redacted]
Signature ☐ Owner ☒ Agent

2/9/16
Date

CITY OF OAKLAND
Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective Dec 7, 2015 | (510) 238-3444 Inspections

JOB ADDRESS: 4163 RIFLE LN.

CONTR. LIC. NO.:

BUILDING PERMIT #:

USE OF BUILDING:

Electrical, Plumbing, Mechanical Permit #'s:

Inspections are approved by the City every 6 months.

Date of building permit application determines applicable standards.

Optional Plan Check is only available with additional processing and overtime fees
I'm requesting the optional plancheck

Documentation needed for inspection:
- PGE application number
- Title 24 Energy Calc for Electric Heater
- Title 24 Energy Calc for Lighting
- AIC letter, Load calcs & 1 line diagrams

DESCRIPTION OF PROPOSED WORK:

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00	
1	TOILETS	50.00	
	URINALS	50.00	
	LAVATORY/ BASIN	50.00	
1	SHOWERS	50.00	
	TUBS	50.00	
1	SINKS	50.00	
	DISHWASHER Resid	18.75	
	GARBAGE DISP Resid	18.75	
	LAUNDRY TRAY	50.00	
	CLOTHES WASHER	50.00	
	DRINKING FOUNTAIN	50.00	
	FLOOR SINKS	50.00	
	FLOOR DRAIN	50.00	
	INDIRECT WASTE	50.00	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
	WATER ALTERATION	28.00	
	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE **Low**	53.00	
	ROMAN TUBS & BAPT	87.00	
	GAS DRYERS Resid	18.75	
	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	504.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE **Med**	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
INSPECTION SUBTOTAL ($110.00 min)			
	APPLICATION FEE		70.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
		GRAND TOTAL:	

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	101.00	
	A/C UNITS (>100 kbtu's)	168.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
	(ZONE) Low Pressure Duct	34.00	
	F.A.U. (forced air unit)	218.00	
	WALL FURNACE	218.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
	ENVIR AIR DUCT Resid	18.75	
	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
	GAS TEST / PIPE **Low**	53.00	
	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE **Med**	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
NSPECTION SUBTOTAL ($110.00 min			
	APPLICATION FEE		70.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
		GRAND TOTAL:	

Qnty.	ELECTRICAL	Cost/U	Insp Fee
	SERVICE ( ) AMPS	151.00	
	>100 AMP/100 INCR	50.00	
	>600 VOLTS/200 KVA	67.00	
	METER (EXTRA)	50.00	
	CIRCUIT / FEEDER	5.40	
	Apt.in-lieu next 7 ** (hr)	99.00	
4	Incandes./LED Fixttures	3.00	
	(Fluor balast) FIXTURES	3.00	
~~4~~	~~FIXT. (HighPresSod. HID)~~ *	3.00	
10	SWITCHES	3.00	
5	RECEPTACLES	3.00	
	RANGE/ TOP or OVEN *	50.00	
	DRYER *	50.00	
	FAN (Exhaust; Kitch/Bath)	34.00	
	DISPOSAL *	34.00	
	DISHWASHER *	34.00	
	AIR COND. (1st 5 hp) *	101.00	
	AIR COND (ea. add'l hp)	34.00	
	HEATERS (AIR) KW *	3.00	
	(WATER) KW ($403 max)	3.00	
	FURNACE *	50.00	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HIDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	202.00	
	METER RESET: SFD	67.00	
	: APT (Ea)	67.00	
	: COMM (per hour)	202.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	84.00	
	SIGN (EXISTING)	50.00	
	OUTLINE NEON KVA	50.00	
	MISC. APPARATUS kw	34.00	
	MOTORS HP ($403 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
NSPECTION SUBTOTAL ($110.00 min			
	APPLICATION FEE		70.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
		GRAND TOTAL:	

You must contact PG&E for all electric panel upgrades prior to City Inspections. Call PG&E at 1-877-743-7782 or www.pge.com

*Requires dedicated circuit. ** Apartment in-lieu is only for each [illegible] *** Commercial hood inspections are [illegible]

CITY OF OAKLAND

PERMIT APPLICATION WORKSHEET

Planning and Building Department
250 Frank H. Ogawa Plaza
2nd Floor, Suite 2114
Oakland, CA 94612
Tel (510) 238-3891
Fax (510) 238-2263
Hours:
8 am-4pm M,Tu,Th,F
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.

TYPE OF PERMIT: (circle one)
RIGHT OF WAY BUILDING SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$154.91
Residential	$3.20	$56.23
Change of Address for Any Occupancy		$403.92

TYPE OF WORK (circle one)

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION /T.I.

(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?

O YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION
4163 RIFLE LN OAKLAND

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK
Remodel interior remove forms for footing for unapproved addition

WORK IS VISIBLE FROM FREEWAY/BART ~~O~~ NO O YES

EXTERIOR WORK ON BUILDING ~~O~~ NO O YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK	EXISTING # OF RESIDENTIAL UNITS	# OF STORIES:	
$ 10,000	1	1	O SFD/DUPLEX
	PROPOSED # OF UNITS	FIRE SPRINKLER O YES O NO	O APARTMENTS O COMMERCIAL O INDUSTRIAL

PROPERTY OWNER'S NAME
ESTHER LUCERO + MELINDA GARAY

PROPERTY OWNER'S PHONE NUMBER

PROPERTY OWNER'S ADDRESS (street, city and zip code)
4163 RIFLE LN

PERSON SUBMITTING PLANS / CONTACT PERSON
BILL CHAPMAN

PHONE NUMBER
510-220-0776

FAX NUMBER
510-465-4846

ARCHITECT'S/DESIGNER'S NAME

PHONE NUMBER

FAX NUMBER

CONTRACTOR'S LICENSE NUMBER

SIGNATURE OF APPLICANT
[redacted]

DATE
2/9/16

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____ DATE

Last updated 10-15-15

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING
& NEIGHBORHOOD PRESERVATION

CEDA Building Services
250 Frank Ogawa Plaza, 2nd Floor
Oakland, Ca 94612

CE ROUTING SLIP

Property Address X 4163 RIFLE LN Date X 2/9/16

Complaint # _____ Applicant Name & Phone # X BILL CUMMINGS 510-220-0776

Spec. Combo Insp. Thomas Espino (print name) Counter Staff. _____ (print name)

Please direct all permit applicants with open Code Complaints to the Inspections Counter, to meet with the assigned Code enforcement Inspector (8-10 am M-F, except Wednesday 9:30-10:00 am), by scheduling an appointment with the Code Enforcement Inspector, or meet with their Supervisor. Must have the Permit Application worksheet completed prior to consultation. Please provide all plans and documentation. Inspection staff must complete and sign this form before related building permit applications may be processed.

Please Check boxes below:

YES	NO	
☑	☐	Is this work related to the complaint on this address/parcel? If "NO" please sign form.
☑	☐	Does permit description accurately describe work required to abate violation?
		If not, change description to: _____
☐	☑	Need Zoning information before plans are prepared? (eg: set backs, height, parking, # units, etc.)
☐	☑	Are plans required?
☐	☐	Has the work commenced?
☐	☑	Do I apply double (2x) fee? If no, Explain _____
☐	☑	Has the trade(s) work commenced? If yes circle which E, P, M.
☐	☑	Valuation Correct? If NO, provide estimate here $ _____
☐	☑	Is field check inspection required?
☑	☐	Could this be an OTC permit?
☐	☑	Is it ok to process application and route to Zoning, Plan Check, Etc.?
☐	☑	Are PHOTOS Required?
☐	☐	Permits must be finalled by _____

NOTE: C.E. Inspector must attach a list of violation to this form.

Other permits required: ☑Electrical ☑Plumbing ~~☐Mechanical~~ ☐Encroachment ☐Obstruction ☐ CGS
☐Other _____

Applicant signature _____ Date: _____

Spec. Combination Inspector: THOMAS ESPINO Date: 01-09-16

\\Ceda-server3\building\Permit Counter\COUNTER\FORMS\CE_routing_form.doc

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT AGENCY

LETTER OF AGENCY FOR PROPERTY OWNERS

VALID UP TO 180 DAYS ONLY

BUILDING SERVICES DIVISION
250 Frank Ogawa Plaza
2nd Fl., Suite 2114
Oakland, Ca 94612
VOICE: (510) 238-3443
FAX: (510) 238-2263

NAME OF PROPERTY OWNER: ESTHER LUCERO & MELINDA GARAY

PROPERTY ADDRESS: 4163 RIFLE LN., OAKLAND, CA 94605

By my signature below I authorize BILL CHARMAN to act as my agent/ representative in obtaining any permits related to the work described below from the CEDA/ Building Services Division for the above listed property address.

BRIEFLY DESCRIBE WORK TO BE PERFORMED:

As proof of ownership, I have attached either 1) a copy of my property deed, or 2) a current tax bill which identifies me as the owner of said property.

[redacted]
PROPERTY OWNER'S SIGNATURE (MUST BE SIGNED BEFORE A NOTARY PUBLIC)

2-8-2016
DATE

ESTHER LUCERO & MELINDA GARAY
PRINT NAME OF PROPERTY OWNER

[redacted]4242
PROPERTY OWNER'S PHONE NUMBER

USE SPACE BELOW FOR SIGNATURE NOTARIZATION

State of ~~California~~ Washington
County of King

Subscribed and sworn to (or affirmed) before me on this 2/8/16 (DATE), by

(1) Esther Lucero (NAME OF SIGNER),
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.)(.)

(2) Melinda Garay (NAME OF SIGNER),
proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature [redacted]
Signature of Notary Public

LAVERNE A. WISE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 9, 2018

Place Notary Seal Above

C:\Documents and Settings\lm9g\My Documents\Letter of Agency\180 Day Letter of Agency 2011 Notarized.original.doc 11/16/2011

CALIFORNIA
DRIVER LICENSE

CALIFORNIA
DRIVER LICENSE

3703

Gimme Shelter
[redacted]
OAKLAND, CA 94609
[redacted]590

Wells Fargo Bank, N.A.

11-4288-1210

2/9/16

PAY TO THE ORDER OF Thomas Espinoza $ 1500
Fifteen hundred + 00/100 DOLLARS

Security features. Details on back.

MEMO

[redacted]

[redacted] 70 20

[redacted]9719<
WESTERN FCU
2/9/2016
TELLER 710 BATCH 59426

[redacted]

Electronic Endorsements:
BOFD >[redacted]9719< 2/9/2016 [redacted]5396

[redacted]9719< 2/9/2016 [redacted]1314

Western FEDERAL CREDIT UNION
PO Box 10018
Manhattan Beach, CA 90267
877-254-9328
western.org

Period Ending: 02-29-2016
Member Number: [redacted]117

THOMAS ALTON ESPINOSA
[redacted]
OAKLAND CA 94612

CO-OP ATM
888-748-3266

CO-OP Shared Branch
888-748-3266

See reverse to learn more.

Please read your statement carefully. If you find any discrepancies in your account balances, please report them immediately to:
Western Federal Credit Union
Supervisory Committee
PO Box 3362
El Segundo, CA 90245 (Payments should not be mailed to this address. For payment address phone 877-254-9328.)

SAVINGS ACCOUNT #1

Posting Date	Description	Debit (-)	Credit (+)	Balance
02/01	BEGINNING BALANCE			64.69
02/04	Deposit ACH CITY OF OAKLAND TYPE: SALARY ID: 9226826501 CO: CITY OF OAKLAND		2,283.14	2,347.83
02/04	[redacted]			
02/05				
02/08				
02/09	Deposit by Check		1,500.00	2,797.83
02/09	[redacted]			
02/11				
02/11				
02/12				
02/13				
02/16				
02/17				
02/18				
02/18				
02/19				
02/19				
02/19				
02/19				
02/19				
02/19				
02/23				
02/24				
02/26				
02/29				
02/29	*** ANNUAL PERCENTAGE YIELD EARNED FROM 02-01-16 TO 02-29-16 WAS 0.150% ***			

YTD Dividend	Total Debits	Total Credits	Ending Balance
0.15	[redacted]		

FREE CHECKING ACCOUNT #2

Posting Date	Description	Debit (-)	Credit (+)	Balance
02/01	BEGINNING BALANCE			63.60

YTD Dividend	Total Debits	Total Credits	Endin
0.00	0.00	0.00	[redacted]

2008 HYUNDAI ELANTRA #350

Posting Date	Description	Debit (-)	Credit (+)	Fees	Finance Charge	Principal	Balance
02/01	BEGINNING BALANCE						[redacted]

- CONTINUED ON PAGE 2 -

Western FEDERAL CREDIT UNION

Period Ending: 02-29-2016
Member Number: [redacted]4117
Member Name: THOMAS ALTON ESPINOSA

- CONTINUED FROM PAGE 1 -

02/13	Payments Transfer From Share 0001 Next payment Amount Due $319.84 on 03/13/2016	319.84	16.25	303.59	8,238.86

Total Fees * YTD	YTD Finance Charge	Daily Periodic Rate	APR	Total Debits	Total Credits	Total Fees	Total Finance Charge	Total Principal	Ending Balance
0.00	33.08	.006136%	2.240%	0.00	319.84	0.00	16.25	303.59	8,238.86

* Total fees include credit, life and disability insurance, collateral protection insurance, debt cancellation protection, and late charges.

Log Date	Log Action	Operator	Record ID	Record Type	Inspection Type	Status	Scheduled Date	Request Comment	Inspection Date	Inspector	Result Comment	Request Date	Submit Date	Department	Alternate ID	Requestor	Inspection Sequence Number
2/11/2016 9:09	Update	AHARBAUGH	16CAP-00000-04034	Building/Residential/Building/Alteration	Frame	Pass	2/10/2016 0:00		2/10/2016 12:00	Anthony Harbaugh	rough ok	2/10/2016 9:41	2/10/2016 9:41	Permit Residential	RB1600583	Anthony Harbaugh	7900128
2/10/2016 9:41	Update	AHARBAUGH	16CAP-00000-04034	Building/Residential/Building/Alteration	Frame	Scheduled	2/10/2016 0:00			Anthony Harbaugh		2/10/2016 9:41	2/10/2016 9:41	Permit Residential	RB1600583	Anthony Harbaugh	7900128
2/10/2016 9:41	Create	AHARBAUGH	16CAP-00000-04034	Building/Residential/Building/Alteration	Frame	Pending						2/10/2016 9:41			RB1600583	Anthony Harbaugh	7900128

Audit Subtype	Alternate ID	Entity ID	Relationship	Log Action	Log Time	Field	Operator	Value		Product
Record	RB1600583	16CAP-00000-04034		Updated	2/16/2016 14:03	Status	Anthony Harbaugh	Final		EMSE
Record	RB1600583	16CAP-00000-04034		Updated	2/10/2016 9:41	Balance	Anthony Harbaugh		0	AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/10/2016 6:12	Detailed Description	Tom Espinosa	Legalize unapproved addition at back of house		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 16:07	Status	Robert Pili	Issued		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 16:05	Total Pay	Active Network		640.09	WS CLIENT
Record	RB1600583	16CAP-00000-04034	Parent	Associated	2/9/2016 15:57	Related Record	Robert Pili	OAKLAND-16CAP-00000-04038		AV360
Record	RB1600583	16CAP-00000-04034	Parent	Associated	2/9/2016 15:55	Related Record	Robert Pili	OAKLAND-16CAP-00000-04036		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:50	Status	Robert Pili	OTC		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:50	Total Fee Invoiced	Robert Pili		640.09	AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:50	Balance	Robert Pili		640.09	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Record ID	Robert Pili	16CAP-00000-04034		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Record Type	Robert Pili	Building/Residential/Building/Alteration		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Status	Robert Pili	Created		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Initiated by Product	Robert Pili	AV360		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Opened Date	Robert Pili		2/9/2016	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	ALT ID	Robert Pili	$$16CAP-00000-04034		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Tracking #	Robert Pili		274191170	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Created By ACA	Robert Pili	N		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Detailed Description	Robert Pili	Remodel existing bathroom. Remove unapproved forms for addition at the rear of the building.		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:49	Record ID	Robert Pili	16CAP-00000-04034		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:49	ALT ID	Robert Pili	RB1600583		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:49	Record ID	Robert Pili	16CAP-00000-04034		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:49	Status	Robert Pili	Created		AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:49	Opened Date	Robert Pili		2/9/2016	AV360
Record	RB1600583	16CAP-00000-04034		Updated	2/9/2016 15:49	Reported Date	Robert Pili		2/9/2016	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Channel Reported	Robert Pili	Call Center		AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Total Job Cost	Robert Pili		0	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Total Fee Invoiced	Robert Pili		0	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Total Pay	Robert Pili		0	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Balance	Robert Pili		0	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Est. Prod. Units	Robert Pili		0	AV360
Record	RB1600583	16CAP-00000-04034		Added	2/9/2016 15:49	Actual Prod. Units	Robert Pili		0	AV360

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

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New Query

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Parcel Number:**43A-4640-7** Inactive:**N** Lien Date:**01/01/2016** Owner:**TANG VIVIAN TR**
Property Address: **8925 LAWLOR ST, OAKLAND, CA 94605-4329**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
TANG VIVIAN TR	List Owners	[redacted]	07/27/2010	2010-206614		1	1100
TANG VIVIAN H	List Owners	[redacted]	06/06/2000	2000-170235	$110,000	1	1100
BROACH ELIZABETH	List Owners	[redacted]	06/06/2000	2000-170234		1	1100
BROACH HUGHES M & ELIZABETH	List Owners	[redacted]	04/09/1992	1992-109243		1	1100
BROACH HUGHES M & ELIZABETH	List Owners	[redacted]	11/01/1963	AU-181210		1	1100

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the
Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 8925
STREET_NAME : Begins With lawlor
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0000978

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: COLLAPSED DECKING; COLLAPSED PARKING PAD
Date Opened: 2/2/2000
Record Status: Closed
Record Status Date: 1/4/2001
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/28/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
2/25/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
5/8/2000	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 01/04/01 - complaint abated 01/04/01

Record ID: 0008681

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: TRASH, DEBRIS & RUBBISH IN FRONT YARD
Date Opened: 8/31/2000
Record Status: Abated
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor:
:
Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/24/2000	ISAAC WILSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
9/22/2000	ISAAC WILSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Auto scheduled from "62" result of insp 08/24/00
10/26/2000	ISAAC WILSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	PARTIAL COMPLIANCE DEBRIS DRIVEWAY CK FOR PERMIT
11/17/2000	ISAAC WILSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Auto scheduled from "62" result of insp 10/26/00

Record ID: *0208503*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: REMODELING WITHOUT PERMITS & POSSIBLE ADDITION ON 2ND FLOOR (PUT IN SIDE STEP ENTRANCE FOR 2ND FLR)
Date Opened: 10/9/2002
Record Status: Non-Actionable
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/10/2002		1st Inspection	No Violations	

Record ID: *0301460*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: MAJOR EXTERIOR & INTERIOR REMODEL WITHOUT PERMITS: FOUNDATION REPLACE-MENT PERMIT RB0201156 HAS BEEN SUSPENDED FOR EXCEEDING SCOPE OF WORK.
Date Opened: 3/5/2003
Record Status: Verified
Record Status Date: 9/22/2003
Job Value: $0.00
Requestor: INSPECTOR K.GUNARI
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/3/2003	KEN GUNARI	1st Inspection	Violation Verified	
3/13/2003	KEN GUNARI	1st Inspection	No Entry	Reinsp generated from insp result 87 on 03/03/03 CANCELLED 3/11/03
4/2/2003	KEN GUNARI	1st Inspection	Violation Verified	REFER TO F24 NOTES - NO SITE VISIT NEEDED
4/24/2003		1st Inspection	No Entry	Auto sched frm 62 rslt on 4/2/03 CHECK W/GEORGE E. BEFORE INSPECTION.
4/28/2003		1st Inspection	No Violations	PROVIDED INFO TO OWNER ON HOW TO PROCEED.
6/9/2003		1st Inspection	No Violations	CHECK PROGRESS RE PERMITS, CSLB COMPLAINT. CHECK W/GEORGE E. FIRST
7/7/2003		1st Inspection	No Violations	CHECK PROGRESS RE PERMITS, CSLB COMPLAINT. CHECK W/GEORGE E. FIRST
7/16/2003		1st Inspection	No Entry	Scheduled reinsp from 65 result on 06/09/03
8/4/2003		1st Inspection	No Violations	CHECK PROGRESS RE PERMITS; SEE F24 NOTES. CHECK W/GEORGE E. FIRST.

9/12/2003	ED LABAYOG	1st Inspection	No Entry	NO COMMENT
9/12/2003		1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 12/12/03
9/22/2003		1st Inspection	No Violations	Reinsp generated from insp result 82 on 09/12/03
10/2/2003		1st Inspection	No Violations	Reinsp generated from insp result 95 on 09/22/03
11/3/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	INSPECTION CANCELLED/PER RAY D
11/12/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp generated from insp result 81 on 11/03/03
12/12/2003		1st Inspection	Unable to Verify	Reinsp requested from insp result 81 on 11/12/03
12/12/2003		1st Inspection	No Entry	NO COMMENT
12/22/2003		1st Inspection	No Entry	Reinsp generated from insp result 81 on 12/12/03
12/30/2003		1st Inspection	Unable to Verify	Reinsp generated from insp result 81 on 12/22/03

Record ID: *1005063*

Address: 8925 LAWLOR ST
APN:
Unit #:
Description: TRAILER WITH TRUCK ON LOT ACROSS THE STREET FROM 8925 LAWLOR. ALSOSELLING PARTS OF TRUCK.
Date Opened: 7/23/2010
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/26/2010	ROBERT WALKER	1st Inspection	No Entry	Scheduled inspection voided by result code 97 on 07/27/10
7/27/2010	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Not Applicable	

Record ID: *1006104*

Address: 8925 LAWLOR ST
APN:
Unit #:
Description: BOAT ON TRAILER PARKED ON PROPERTY
Date Opened: 9/28/2010
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/29/2010	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Not Applicable	

Record ID: *1400310*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Excavating underneath single family dewelling and building additional unit without zoning approval or permits; view by walking down driveway.
Date Opened: 1/30/2014
Record Status: Abated
Record Status Date: 1/21/2015

Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/14/2014		1st Inspection	Violation Verified	issued a stop work notice
2/14/2014	Tom Espinosa	1st Inspection	Violation Verified	issued stop work notice
3/18/2014	David Miles	Follow-up Inspection	No Abated	Site visit , no work in progress observed , permits not issued ,billing request to I Wilson
		Follow-up Inspection	Scheduled	
		Follow-up Inspection	Scheduled	
		1st Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
		1st Inspection	Scheduled	
	Greg Clarke	Follow-up Inspection	Scheduled	
	Greg Clarke	Follow-up Inspection	Scheduled	

Record ID: *1401043*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: PLUMBING AND GAS LINE CONSTRUCTION W/OUT PERMITS AND PER INSPECTOR WORK WAS NOT PERFORMED CORRECTLY
Date Opened: 3/5/2014
Record Status: Abated
Record Status Date: 3/25/2014
Job Value:
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/6/2014	Robert Walker	1st Inspection	No Entry	no one Home I Left my CARD at Door
		Follow-up Inspection	Pending	
		1st Inspection	Pending	
		Monitoring Inspection	Pending	

Record ID: *DRC030217*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: SRDR to convert attic into a 554 SF secondary unit and finis h work in basement started under permit to repair foundation
Date Opened: 6/19/2003
Record Status: Approved
Record Status Date: 6/19/2003
Job Value: $0.00
Requestor: VIVAIN TANG
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *DRX140871*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: DRX spdr for 490 sf attic secondary unit (no increase in building size), with 3 parking spaces at end of existing driveway; as-built/c.e.
Date Opened: 6/23/2014
Record Status: Approved
Record Status Date: 6/23/2014

Job Value: $0.00
Requestor:
: elpidio ramos
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX150105

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: DRX spdr to convert basement (700 sf) to habitable, internal stairs, no 2nd kitchen, window changes but no increase in building volume
Date Opened: 1/22/2015
Record Status: Approved
Record Status Date: 1/22/2015
Job Value: $0.00
Requestor:
: vivian tang
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: RB0201156

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Residential SFD--Foundation Replacement.
Date Opened: 3/18/2002
Record Status: Expired
Record Status Date: 12/28/2004
Job Value: $26,000.00
Requestor: ASSOCIATED ENG. & CONSTRUCTION
:
Business Name:
License #: 676896

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/19/2002		Frame	No Status	FOUNDATION/LIM 469-8088
4/29/2002	KEN GUNARI	FTG/SLAB/EMBED 01P	PARTIAL APPROVAL	FOUNDATION BOLTS AT R.S. UPHILL FROM CHIMNEY T/C
5/16/2002	KEN GUNARI	ROUGH 03P	CORRECTION NOTICE	FOUNDATION NOT COMPLETE-MANY CORRECTIONS
5/16/2002	KEN GUNARI	FTG/SLAB/EMBED 01P	CORRECTION NOTICE	
7/25/2002	KEN GUNARI	FINAL 04M	INSP CANCELLED	CANCELLED IN OFFICE
7/29/2002	KEN GUNARI	FINAL 04M	INSP CANCELLED	CANCELLED IN OFFICE
2/27/2003		Frame	No Status	FINAL/CHARLIE 357-5729
3/3/2003	KEN GUNARI	ROUGH 03P	SUSPEND PERMIT	WORK EXCEEDED PERMIT -STOP WORK ORDER ISSUED
1/4/2005		FTG/SLAB/EMBED 01P	INSP CANCELLED	CANCELLED

Record ID: RB0400530

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Legalize work done to 1st flr to remodel kitchen and 2 baths incl windows, exterior stairs & porch and remove kitchen and barheoom from attic.
Date Opened: 2/3/2004
Record Status: Final
Record Status Date: 1/7/2005
Job Value: $25,000.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/10/2004		FIELD CHECK 00N	INSP CANCELLED	CANCELLED
2/20/2004		FIELD CHECK 00N	APPROVED	FIELD CHECK COMPLETED
11/17/2004		ROUGH 03P	CORRECTION NOTICE	FINAL/VIVIAN 408-845-1775
12/21/2004		FINAL 04M	NO PROGRESS	NOT TO PLAN
1/7/2005		FINAL BUILDING 04P	APPROVED	FINAL OK

Record ID: *RB0500147*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Residential SFD--Foundation Replacement. Complete work started under permit RB0201156.
Date Opened: 1/11/2005
Record Status: Expired
Record Status Date: 4/21/2006
Job Value: $1,000.00
Requestor: ASSOCIATED ENG. & CONSTRUCTION
:
Business Name:
License #: 676896

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/1/2005		Frame	No Status	

Record ID: *RB1403616*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Return attic to original use. CMPL#1400310.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 1/21/2015
Job Value: $1,000.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/21/2015	Tom Espinosa	Final Building	Pass	

Record ID: *RB1500326*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $25,000.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/19/2015	Tom Espinosa	Frame	Pass	
4/28/2015	David Carrillo	Final Building	Pass	S/R patches waived from previous rough final O.K. DCC

Record ID: *RE0204648*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: UPGRADE SERVICE TO 200AMP AND 12 CIR

Date Opened: 12/19/2002
Record Status: Final
Record Status Date: 3/4/2003
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/4/2003		UTILITY RELEASE 04N	APPROVED	UTILITY RELEASE
3/4/2003		FINAL ELECTRICAL 04P	APPROVED	FINAL OK 200A SFD

Record ID: *RE0401722*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Electrical for interior remodel
Date Opened: 5/3/2004
Record Status: Final
Record Status Date: 7/2/2004
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/2/2004		FINAL ELECTRICAL 04P	APPROVED	FINAL OK

Record ID: *RE1402738*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: ELECTRICAL: Remove unapproved electrical and return attic to original use. CMPL#1400310.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 1/21/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/21/2015	Tom Espinosa	Final Electrical	Pass	

Record ID: *RE1500270*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: ELECTRICAL to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/19/2015	Tom Espinosa	Frame	Pass	Ok to cover rough completed
4/28/2015	David Carrillo	Final Electrical	Pass	Final O.K. DCC

Record ID: RM0400922

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Mechanical - replace FAU
Date Opened: 5/3/2004
Record Status: Final
Record Status Date: 10/26/2004
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/2/2004		FINAL MECHANICAL 04P	CORRECTION NOTICE	C/N
10/15/2004		ROUGH 03P	INSP CANCELLED	CANCEL CALL (VIVIAN)
10/19/2004	JOSEPH DELAGRANGE	FINAL MECHANICAL 04P	CORRECTION NOTICE	FUSED SWITCH NOT INSTALLED CORRECTLY
10/26/2004	LDF TERMINATED!!!	FINAL MECHANICAL 04P	APPROVED	FINAL OK

Record ID: RM1500175

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: MECHANICAL to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/19/2015	Tom Espinosa	Frame	Pass	rough completed ok to cover
4/28/2015	David Carrillo	Final Mechanical	Pass	Final O.K. DCC

Record ID: RP0401321

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Plumbing for interior remodel
Date Opened: 5/3/2004
Record Status: Final
Record Status Date: 7/2/2004
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/2/2004		FINAL PLUMBING 04P	APPROVED	FINAL OK

Record ID: RP1402344

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: PLUMBING: Remove unapproved plumbing and return attic to original use. CMPL#1400310.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 1/21/2015

Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/21/2015	Tom Espinosa	Final Plumbing	Pass	

Record ID: *RP1500208*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: PLUMBING to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/19/2015	Tom Espinosa	Frame	Pass	Rough completed ok to cover.
4/28/2015	David Carrillo	Final Plumbing	Pass	Final O.K. DCC

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 8925
STREET_NAME : Begins With lawlor
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: 0000978

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: COLLAPSED DECKING; COLLAPSED PARKING PAD
Date Opened: 2/2/2000
Record Status: Closed
Record Status Date: 1/4/2001
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|2/11/00 Call from Mrs Broach-[redacted]4598. She would like to meet with|me and discuss the problems with her property.
2/2/2000	PTS	COLLAPSED DECKING; COLLAPSED PARKING PAD

Record ID: 0008681

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: TRASH, DEBRIS & RUBBISH IN FRONT YARD
Date Opened: 8/31/2000
Record Status: Abated
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	

		|9/1/00 - Verified owner info, released ltr - nrl.|10/26/00|Made the scheduled reinspection and found the a partical|attempt has after two notices to abate the blight. There is trash,|debris and rubblish in the driveway, therefore the owner will be|assesed a fee charge until he comply with the abatement of the|violation.|I. Wilson ext. 6163.|.|11/15/00|Received phone message from Ms. Broach, on 11/13/00, she|stated she is no longer the owner of this property. I order a new|ownership report from the title company on 11/14/00. The new report|indicates the property was transferred 6/06/00.|I will update the ownership record.|I Wilson ext. 6163.|.|>>> 11/15/2000 09:13:59 WILSO#IW 0041
8/31/2000	PTS	TRASH, DEBRIS & RUBBISH IN FRONT YARD
1/21/2014	PTS	|9/1/00 - Verified owner info, released ltr - nrl.

Record ID: *0208503*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: REMODELING WITHOUT PERMITS & POSSIBLE ADDITION ON 2ND FLOOR (PUT IN SIDE STEP ENTRANCE FOR 2ND FLR)
Date Opened: 10/9/2002
Record Status: Non-Actionable
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
10/9/2002	PTS	REMODELING WITHOUT PERMITS & POSSIBLE ADDITION ON 2ND FLOOR (PUT IN SI DE STEP ENTRANCE FOR 2ND FLR)
1/21/2014	PTS	|closed by inspector the complant had incorect address. there are open|permits on this address|>>> 10/11/2002 08:20:27 BERGS#W 0045

Record ID: *0301460*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: MAJOR EXTERIOR & INTERIOR REMODEL WITHOUT PERMITS: FOUNDATION REPLACE-MENT PERMIT RB0201156 HAS BEEN SUSPENDED FOR EXCEEDING SCOPE OF WORK.
Date Opened: 3/5/2003
Record Status: Verified
Record Status Date: 9/22/2003
Job Value: $0.00
Requestor: INSPECTOR K.GUNARI
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|03/05/03|The contractor was informed of the suspension of permit RB0201156.|Refer to the 03/05/03 F24 comment in the 100 menu.|George M. Eleopoulos|>>> 03/05/2003 13:19:45 ELEOP#GM 0074|03/07/03 Recieved call from Owner Viviian Tang.She stated her parents|moved here from China and needed a place to live so her and her boy|friend with her parents help have created a 2nd unit in the attic.They|,she stated,have run a gas line to the attic and installed a stove for|them to cook with.They have built exterior stairs to creat an entrance|She has acknowledged that the kitchen,bathroom,and balcony has been|remodeled along with other improvements such as new windows and new|front porch,ect.I explained all that work requires permits including|plans & zoning apprvl.I explained deadline of3/13/03 for full applying|>>> 03/07/2003 14:45:54 GUNAR#KA 0092|04/02/03 Re-inspection performed.Owner has not submitted appl.for|approvals and permits that are required.I spoke to owner today and|informed her that permits are required for the alterations and improve|ments.This is the same information that I had given her in my conver-|sation with her on 03/05/03.I explained that if permits are not appl.|for and obtained and corrections are not performed there would be|additional penalties and fees for non-comliance.|K.Gunari|>>> 04/03/2003 09:12:14 GUNAR#KA 0047|10/7/02 - Verified owner info, released ltr - nrl|>>> 04/04/2003 15:11:40 LITTL#NR 0143|04/07/03|The primary inspector was changed from KG to LXF due to a|special assignment for KG.|George M. Eleopoulos|>>> 04/07/2003 12:05:46 ELEOP#GM 0012|Applicant came to zoning counter. We asked for photos for windows|on front of building. Also asked for confirmation in PTS that|second unit is considered legal. ng 3878.|>>> 04/09/2003 14:18:45 BRYAN#CS 0033|04/29/03|Site visit on 04/28/03. Inspected basement, first floor, and|attic areas and

		provided owner with a correction notice on how to|begin to correct the violations and how to file a complaint with the|CSLB. Information brochures and handouts were mailed to the owner|today, and an inspection was scheduled for 06/09/03.|George M. Eleopoulos|>>> 04/29/2003 13:47:22 ELEOP#GM 0083|06/05/03 - Spoke with property owner at Zoning Counter. She brought|county assessor records which indicate that the original|second unit had been removed at some time in the past. So|we now have to consider this as a new unit. The R-30 zone|does not allow for a duplex, however this unit should|qualify as a Secondary Unit and I advised the owner to wait|until after 06/17/03 when the new regulations should be|approved by the City Council. If the regulations are|adopted in their current form, a Minor Conditional Use|Permit will be required because the size of the unit is|greater than 650 sq. ft. I advised the owner to call me|after 06/17/03 and I would provide her with the neccessary|application materials at that time. -AMS x6414|>>> 06/05/2003 11:56:20 SMITH#AM 0146|06/09/03|The owner called to inform us that she had contacted the|contractor and was in the process of negotiating correction of both|sets of the violations. The work done by the owner was described in|these notes on 03/07/03. However, the contractor that was hired to|replace the foundation removed all of the interior partitions in the|lower (now basement) area resulting in the loss of a habitable area|of three rooms and a bathroom. The contractor also replaced the front|porch (beyond the plans and scope of work)without inspections, and|appears to have been involved somehow in some of the work now being|attributed to the owner. A progress check was scheduled for 07/07/03.|George M. Eleopoulos|>>> 06/13/2003 15:40:38 ELEOP#GM 0142|07/08/03|The contractor, Mike Wu of Associated Engineering & Construc-|tion, came to the office to discuss a resolution accompanied by|structural engineering consultant Bob Cardinal. He stated that his|employees and/or subcontractor removed the basement partitions after|the extensive termite and dryrot damage they found was discussed with|the owner, and was not aware of the requirements for revising the|permit scope of work. He agreed to meet and work with the owner to|devise a solution; I told him that the permit would be reinstated|when he is ready to begin work again.|On 07/07/03, the day of a scheduled progress check, owner|Vivian Tang called to inform us that she is working on her structural|calculations and list of abatement items, and that her electrical|plans are almost done. She also filed zoning application DRC030217 on|06/19/03 and would be meeting with the contractor that day.|The inspection result will be entered as "95", substantial|progress; the inspection that was auto scheduled for 07/16/03 will be|canceled and rescheduled for 08/04/03.|George M. Eleopoulos|>>> 07/08/2003 13:40:28 ELEOP#GM 0113|10/31/03: Received Code Enforcement Billing Appeal form from Vivian|Tang, owner of this property. jmv|>>> 10/31/2003 16:11:44 MARQU#JJ 0151|7-19-04 Billing Appeal Denied. Owner has been working with staff, but|failed to obtain the required permits before commencing the work. For|warded billing appeal for processing to Traci Campbell.|>>> 07/19/2004 17:14:18 BRADD#J 0123|Denial Letter mailed on 07-26-04/Traci|>>> 07/26/2004 09:29:24 CAMPB#TE 0141
3/5/2003	PTS	MAJOR EXTERIOR & INTERIOR REMODEL WITHOUT PERMITS: FOUNDATION REPLACE- MENT PERMIT RB0201156 HAS BEEN SUSPENDED FOR EXCEEDING SCOPE OF WORK.

Record ID: *1005063*

Address: 8925 LAWLOR ST
APN:
Unit #:
Description: TRAILER WITH TRUCK ON LOT ACROSS THE STREET FROM 8925 LAWLOR. ALSOSELLING PARTS OF TRUCK.
Date Opened: 7/23/2010
Record Status: No Violation Found
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|07/27/10 Called left message for OPD to tag trailer.|which is on public street. Case has been referred to OPD.|>>> 08/02/2010 09:52:06 WALKE#R 000T
7/23/2010	PTS	TRAILER WITH TRUCK ON LOT ACROSS THE STREET FROM 8925 LAWLOR. ALSO SELLING PARTS OF TRUCK.

Record ID: *1006104*

Address: 8925 LAWLOR ST
APN:
Unit #:
Description: BOAT ON TRAILER PARKED ON PROPERTY
Date Opened: 9/28/2010
Record Status: No Violation Found
Record Status Date:

Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
9/28/2010	PTS	BOAT ON TRAILER PARKED ON PROPERTY
1/21/2014	PTS	|09/28/10 Boat Trailer is parked on City streets. Non actionable.|Closing case.|>>> 09/29/2010 14:46:39 WALKE#R 002W

Record ID: *1400310*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Excavating underneath single family dewelling and building additional unit without zoning approval or permits; view by walking down driveway.
Date Opened: 1/30/2014
Record Status: Abated
Record Status Date: 1/21/2015
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/20/2014	KCHENG	Ownership checked; no change in owner name & address; NOV sent reg & cert w/ appeal form on 2/20/14; Cert mail # is 7012 3460 0000 5824 2332
3/6/2014	TESPINOSA	Verified violations, the upstairs attic has been converted into a secondary unit without approvals, permits or inspections. obtain needed approvals, permits and inspections, and convert unit or return to original use. Also the basement is being converted into a workout area without needed approvals , permits or inspections, 2xfees, required field check, zoning approval.
3/26/2014	IWILSON	Approved and forwarded the billing request for processing.

Record ID: *1401043*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: PLUMBING AND GAS LINE CONSTRUCTION W/OUT PERMITS AND PER INSPECTOR WORK WAS NOT PERFORMED CORRECTLY
Date Opened: 3/5/2014
Record Status: Abated
Record Status Date: 3/25/2014
Job Value:
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
3/10/2014	RWALKER	3/10/14 Talked with Inspector Espinoza He has a case already open. Closing this case and refer to his case 1400310

Record ID: *DRC030217*

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: SRDR to convert attic into a 554 SF secondary unit and finis h work in basement started under permit to repair foundation
Date Opened: 6/19/2003
Record Status: Approved
Record Status Date: 6/19/2003
Job Value: $0.00
Requestor: VIVAIN TANG
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *DRX140871*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: DRX spdr for 490 sf attic secondary unit (no increase in building size), with 3 parking spaces at end of existing driveway; as-built/c.e.
Date Opened: 6/23/2014
Record Status: Approved
Record Status Date: 6/23/2014
Job Value: $0.00
Requestor:
: elpidio ramos
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *DRX150105*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: DRX spdr to convert basement (700 sf) to habitable, internal stairs, no 2nd kitchen, window changes but no increase in building volume
Date Opened: 1/22/2015
Record Status: Approved
Record Status Date: 1/22/2015
Job Value: $0.00
Requestor:
: vivian tang
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *L012014*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: LIEN VOIDED DURING TRANSFER PROCESSING
Date Opened: 12/20/2000
Record Status: Lien Release Recorded
Record Status Date: 10/4/2001
Job Value: $0.00
Requestor: BROACH HUGHES M & ELIZABETH
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *L019523*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description:
Date Opened: 5/28/2003
Record Status: Lien Created
Record Status Date: 5/28/2003
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/20/2014	PTS	|10/31/03: Billing Appeal. jmv|>>> 10/31/2003 16:14:05 MARQU#JJ 0151

1/20/2014	PTS	|10/31/03: Billing Appeal. jmv|>>> 10/31/2003 16:13:44 MARQU#JJ 0151

Record ID: *L16000277*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description:
Date Opened: 7/5/2016
Record Status: Lien Created
Record Status Date: 7/5/2016
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RB0201156*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Residential SFD--Foundation Replacement.
Date Opened: 3/18/2002
Record Status: Expired
Record Status Date: 12/28/2004
Job Value: $26,000.00
Requestor: ASSOCIATED ENG. & CONSTRUCTION
:
Business Name:
License #: 676896

COMMENT DATE	COMMENTER	COMMENTS
1/19/2014	PTS	|03/05/03|There has been no response to the Stop Work Order issued on|03/03/03. The contractor, Associated Engineering & Construction, was|called and verbally informed of the Stop Work Order and subsequent|suspension of the permit. Mr. Barry Lee was told of the requirement|for plans and a field-check inspection, and of the investigation fee|that will be assessed against the new permits.|George M. Eleopoulos|>>> 03/05/2003 13:09:05 ELEOP#GM 0074

Record ID: *RB0400530*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Legalize work done to 1st flr to remodel kitchen and 2 baths incl windows, exterior stairs & porch and remove kitchen and barheoom from attic.
Date Opened: 2/3/2004
Record Status: Final
Record Status Date: 1/7/2005
Job Value: $25,000.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RB0500147*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Residential SFD--Foundation Replacement. Complete work started under permit RB0201156.
Date Opened: 1/11/2005
Record Status: Expired
Record Status Date: 4/21/2006
Job Value: $1,000.00
Requestor: ASSOCIATED ENG. & CONSTRUCTION

:
Business Name:
License #: 676896

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB1403616
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Return attic to original use. CMPL#1400310.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 1/21/2015
Job Value: $1,000.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB1500326
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $25,000.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/19/2015	TESPINOSA	Rough completed. Ok to cover.

Record ID: RE0204648
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: UPGRADE SERVICE TO 200AMP AND 12 CIR
Date Opened: 12/19/2002
Record Status: Final
Record Status Date: 3/4/2003
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RE0401722
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Electrical for interior remodel
Date Opened: 5/3/2004
Record Status: Final
Record Status Date: 7/2/2004
Job Value: $0.00
Requestor: TANG VIVIAN H

:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RE1402738

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: ELECTRICAL: Remove unapproved electrical and return attic to original use. CMPL#1400310.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 1/21/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RE1500270

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: ELECTRICAL to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RM0400922

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Mechanical - replace FAU
Date Opened: 5/3/2004
Record Status: Final
Record Status Date: 10/26/2004
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RM1500175

Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: MECHANICAL to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:

Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RP0401321*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: Plumbing for interior remodel
Date Opened: 5/3/2004
Record Status: Final
Record Status Date: 7/2/2004
Job Value: $0.00
Requestor: TANG VIVIAN H
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RP1402344*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: PLUMBING: Remove unapproved plumbing and return attic to original use. CMPL#1400310.
Date Opened: 12/10/2014
Record Status: Final
Record Status Date: 1/21/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: *RP1500208*
Address: 8925 LAWLOR ST
APN: 043A464000700
Unit #:
Description: PLUMBING to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .
Date Opened: 1/22/2015
Record Status: Final
Record Status Date: 5/4/2015
Job Value: $0.00
Requestor: TANG VIVIAN TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031
Department of Planning and Building
www.oaklandnet.com

(510) 238-6402
FAX:(510) 238-2959
TDD:(510) 238-3254

NOTICE OF VIOLATION

02-19-2014

Certified and Regular mail

To: Tang Vivian Tr
[redacted]
95132

Code Enforcement Case No.: **1400310**
Property:**8925 Lawlor St**
Parcel Number: **043 -A-4640-007-00**
Re-inspection Date:**03-18-14**

The Code Enforcement Division inspected your property on **02-14-14** and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	Converting Basement to habitable without approvals, permits, or inspections, obtain needed approvals and permits.	interior	15-08-120 15-08-050

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations ~~and either mail or fax the enclosed Owner Certification form with photographs or~~ contact Inspector **Espinosa**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-**2949** and by email at **Tespinosa**@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total $2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over $1,000.00. In addition, Priority Lien fees in the amount of $1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,

Thomas Espinosa
Building Inspector
Department of Planning and Building

Encl: Blight Brochure
Violation Appeal Form

☐ **Surface mold present on** _____. **See enclosed brochure for remediation guidelines.**
(Description required, e.g. bedroom walls)

City of Oakland

* Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RB1403616 Residential Building - Alteration **Filed Date:** 12/10/2014
Job Site: 8925 LAWLOR ST **Schedule Inspection by calling:** 510-238-3444
Parcel No: 043A464000700
District:
Project Description: Return attic to original use. CMPL#1400310.
Related Permits: RE1402738 RP1402344

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted] SAN JOSE, CA		

PERMIT DETAILS: Residential/Building/Alteration

General Information

Green Code Checklist:		Sets Of Plans:	0	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	

Proposed Building Information

Building Use:	Single Family Dwelling	Number Of Stories:		Fire Sprinklers:	
Occupancy Group:	R-3 Residential 1 And 2 Units	Number Of Units:		Total Floor Area (sq ft):	0
Construction Type:	VB - Combustible Construction; No Fire Rating	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	

Work Information

Job Value: $1,000.00

TOTAL FEES TO BE PAID AT FILING: $354.54

Application Fee	$63.00	CBSC	$0.90	City CBSC	$0.10
City SMIP	$0.03	General Plan Surcharge	$1.00	Inspection Fee	$62.00
Records Management Fee	$29.35	SMIP	$0.48	State Regs	$20.46
Technology Enhancement Fee	$16.22	Work Commenced Without Permit	$161.00		

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 12/10/14

Finalized By _____ Date _____

8925 LAWLOR St

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RE1402738 Residential Electrical - Alteration

Filed Date: 12/10/2014

Job Site: 8925 LAWLOR ST

Schedule Inspection by calling: 510-238-3444

Parcel No: 043A464000700

District:

Project Description: ELECTRICAL: Remove unapproved electrical and return attic to original use. CMPL#1400310.

Related Permits: RB1403616 RP1402344

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted]AN JOSE, CA		

PERMIT DETAILS: Building/Residential/Electrical/Alteration

General Information

PGE Application Number:
Occupancy Group:
Sets Of Plans:
Calculations:
Title 24 Energy Calc for Electrical Heater:
Title 24 Energy Calc for Lighting:

Description of Proposed Work

SWITCHES	Quantity:	6
RECEPTACLES	Quantity:	8
RANGE/ TOP or OVEN *	Quantity:	1
FAN (Exhaust; Kitch/Bath)	Quantity:	1

TOTAL FEES TO BE PAID AT FILING: $162.95

Application Fee	$71.00	Inspection	$71.00	Records Management Fee	$13.49
Technology Enhancement Fee	$7.46				

Plans Checked By _____ Date _____

Permit Issued By [redacted] Date 12/16/17

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RP1402344 Residential Plumbing - Alteration **Filed Date:** 12/10/2014

Job Site: 8925 LAWLOR ST **Schedule Inspection by calling:** 510-238-3444

Parcel No: 043A464000700

District:

Project Description: PLUMBING: Remove unapproved plumbing and return attic to original use. CMPL#1400310.

Related Permits: RB1403616 RE1402738

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted]AN JOSE, CA		

PERMIT DETAILS: Building/Residential/Plumbing/Alteration

GENERAL INFORMATION

Occupancy Group:

Sets of Plans:

Calculations:

Description of Proposed Work

TOILETS	Quantity:	1
LAVATORY/ BASIN	Quantity:	1
SHOWERS	Quantity:	1

TOTAL FEES TO BE PAID AT FILING: $162.95

Application Fee	$71.00	Inspection	$71.00	Records Management Fee	$13.49
Technology Enhancement Fee	$7.46				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 12/10/14

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

Permit No: RB1403616 **Parcel No:** 043A464000700 **Job Site:** 8925 LAWLOR ST

OWNER-BUILDER DECLARATION

☑ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name _____ Branch Designation _____

Lender's Address _____

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

X Vivian Tang — Name (Print) | [redacted] — Signature ☑ Owner ☐ Agent | 12/10/2014 — Date

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

Permit No: RB1403616 **Parcel No:** 043A464000700 **Job Site:** 8925 LAWLOR ST

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

____1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

____2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

____3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

____4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

____5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

____6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

____7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

____8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

____9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

____10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

____11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

____12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

X Vivian Tang
Name (Print)

[redacted]
Signature ☒ Owner ☐ Agent

12/10/2014
Date

City of OAKLAND California
DEPARTMENT OF PLANNING, BUILDING, AND NEIGHBORHOOD PRESERVATION

PERMIT APPLICATION WORKSHEET

250 Frank H. Ogawa Pl.
2nd Floor, Suite 2114
Oakland, Ca 94612
(510) 238-3891
Hours:
8 am-4 pm Mo,Tu,Th,Fr
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, *i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.*

TYPE OF PERMIT: (circle one)
RIGHT OF WAY BUILDING SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$98.00*
Residential	$3.20	$36.00*
Change of Address for Any Occupancy		$393.00*

*record & tech fee (14.75%) not included

TYPE OF WORK (circle one)

Site Plan Review 1-4 cars $1337.00 5-20 cars $1590.00 21-40 cars $1706.00 41-120 cars $1830.00 121-300 cars $1952.00 >300 cars $2076.00

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION /T.I.

(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?
O YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION
x 8925 Lawlor St. Oakland, CA 94605

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK
Return to original

WORK IS VISIBLE FROM FREEWAY/BART O NO O YES
EXTERIOR WORK ON BUILDING O NO O YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK
$ 1,000

EXISTING # OF RESIDENTIAL UNITS

PROPOSED # OF UNITS

OF STORIES:

FIRE SPRINKLER
O YES O NO

O SFD/DUPLEX
O APARTMENTS
O COMMERCIAL
O INDUSTRIAL

PROPERTY OWNER'S NAME
x Vivian Tang

PROPERTY OWNER'S PHONE NUMBER

PROPERTY OWNER'S ADDRESS (street, city and zip code)
x [redacted] an Jose, CA 95132,

PERSON SUBMITTING PLANS / CONTACT PERSON PHONE NUMBER email address
[redacted] 3506

ARCHITECT'S/DESIGNER'S NAME PHONE NUMBER email address

CONTRACTOR'S LICENSE NUMBER

S[redacted]

DATE
12/10/2014

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____ DATE

http://www2.oaklandnet.com/oakcal/groups/ceda/documents/webcontent/oak035795.doc Created on 8/8/2008 4:49:00 PM

CITY OF OAKLAND

CEDA - Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective 10-30-14 | (510) 238-3444 Inspections

Permits expire unless major inspections are approved by the City every 6 months.

Date of building permit application determines applicable standards.

Optional Plan Check is only available with additional processing and overtime fees

I'm requesting the optional plancheck

Documentation needed for inspection:

- PGE application number
- Title 24 Energy Calc for Electric Heater
- Title 24 Energy Calc for Lighting
- AIC letter, Load calcs & 1 line diagrams

JOB ADDRESS:

CONTR. LIC. NO.:

BUILDING PERMIT #:

USE OF BUILDING:

Electrical, Plumbing, Mechanical Permit #'s:

DESCRIPTION OF PROPOSED WORK:

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00	
1	TOILETS	18.75	
	URINALS	18.75	
1	LAVATORY/ BASIN	18.75	
1	SHOWERS	18.75	
	TUBS	18.75	
	SINKS	18.75	
	DISHWASHER Resid	18.75	
	GARBAGE DISP Resid	18.75	
	CLOTHES WASHER	18.75	
	DRINKING FOUNTAIN	18.75	
	FLOOR SINKS	18.75	
	FLOOR DRAIN	18.75	
	INDIRECT WASTE	18.75	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
	WATER ALTERATION	28.00	
	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE Low	53.00	
	ROMAN TUBS & BAPT	87.00	
	GAS DRYERS Resid	18.75	
	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	173.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE Med	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	43.00	
	A/C UNITS (>100 kbtu's)	69.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
	(ZONE) Low Pressure Duct	34.00	
	F.A.U. (forced air unit)	43.00	
	WALL FURNACE	43.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
	ENVIR AIR DUCT Resid	18.75	
	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
	GAS TEST / PIPE Low	53.00	
	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE Med	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	ELECTRICAL	Cost/U	Insp Fee
	SERVICE ( ) AMPS	69.00	
	>100 AMP/100 INCR	53.00	
	>600 VOLTS/200 KVA	263.00	
	METER (EXTRA)	12.00	
	CIRCUIT / FEEDER	5.40	
	Apt.in-lieu next 7 ** (hr)	99.00	
	Incandes./LED Fixttures	1.80	
6	(Fluor balast) Fixtures	3.60	
	FIXT. (HighPresSod. HID)	5.40	
	SWITCHES 6	1.80	
8	RECEPTACLES	1.80	
1	RANGE/ TOP or OVEN *	18.75	
	DRYER *	18.75	
1	FAN (Exhaust; Kitch/Bath)	1.80	
	DISPOSAL *	7.15	
	DISHWASHER *	7.15	
	AIR COND. (1st 5 hp) *	34.00	
	AIR COND (ea. add'l hp)	3.60	
	HEATER-AIR kw *$262 max	3.60	
	HEATER-H2O kw*$262 max	3.60	
	FURNACE *	18.75	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	131.00	
	METER RESET: SFD	34.00	
	: APT (Ea)	28.00	
	: COMM (per hour)	69.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	43.00	
	SIGN (EXISTING)	34.00	
	OUTLINE NEON KVA	12.65	
	MISC. APPARATUS kw	3.60	
	MOTORS HP ($263 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

You must contact PG&E for all electric panel upgrades prior to City Inspections. Call PG&E at 1-877-743-7782 or www.pge.com

*Requires dedicated circuit. ** Apartment In-lieu is only for each unit within new apartment buildings larger than 4 units. *** Need hood cut sheet for inspection approval before install

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING
& NEIGHBORHOOD PRESERVATION

CEDA Building Services
250 Frank Ogawa Plaza, 2nd Floor
Oakland, Ca 94612

CE ROUTING SLIP

Property Address 8925 Lawton Date 12-10-14

Complaint # 1400310 Applicant Name & Phone # _____

Spec. Combo Insp. [signature] (print name) Counter Staff. Vivian Tang (print name)

Please direct all permit applicants with open Code Complaints to the Inspections Counter, to meet with the assigned Code enforcement Inspector (8-10 am M-F, except Wednesday 9:30-10:00 am), by scheduling an appointment with the Code Enforcement Inspector, or meet with their Supervisor. Must have the Permit Application worksheet completed prior to consultation. Please provide all plans and documentation. Inspection staff must complete and sign this form before related building permit applications may be processed.

Please Check boxes below:

YES	NO	
☑	☐	Is this work related to the complaint on this address/parcel? If "NO" please sign form.
☑	☐	Does permit description accurately describe work required to abate violation?
		If not, change description to: _____
☐	☑	Need Zoning information before plans are prepared? (eg: set backs, height, parking, # units, etc.)
☐	☑	Are plans required?
☑	☐	Has the work commenced?
☑	☐	Do I apply double (2x) fee? If no, Explain _____
☑	☐	Has the trade(s) work commenced? If yes circle which (E) (P) M. minimum
☑	☐	Valuation Correct? If NO, provide estimate here $ _____
☐	☑	Is field check inspection required?
☑	☐	Could this be an OTC permit?
☑	☐	Is it ok to process application and route to Zoning, Plan Check, Etc.?
☐	☑	Are PHOTOS Required?
☐	☑	Permits must be finalled by _____

NOTE: C.E. Inspector must attach a list of violation to this form.

Other permits required: ☐Electrical ☐Plumbing ☐Mechanical ☐Encroachment ☐Obstruction ☐ CGS ☐Other _____

Applicant signature _____ Date: 12-10-14

Spec. Combination Inspector: [signature] Date: 12-10-14

\\Ceda-server3\building\Permit Counter\COUNTER\FORMS\CE_routing_form.doc

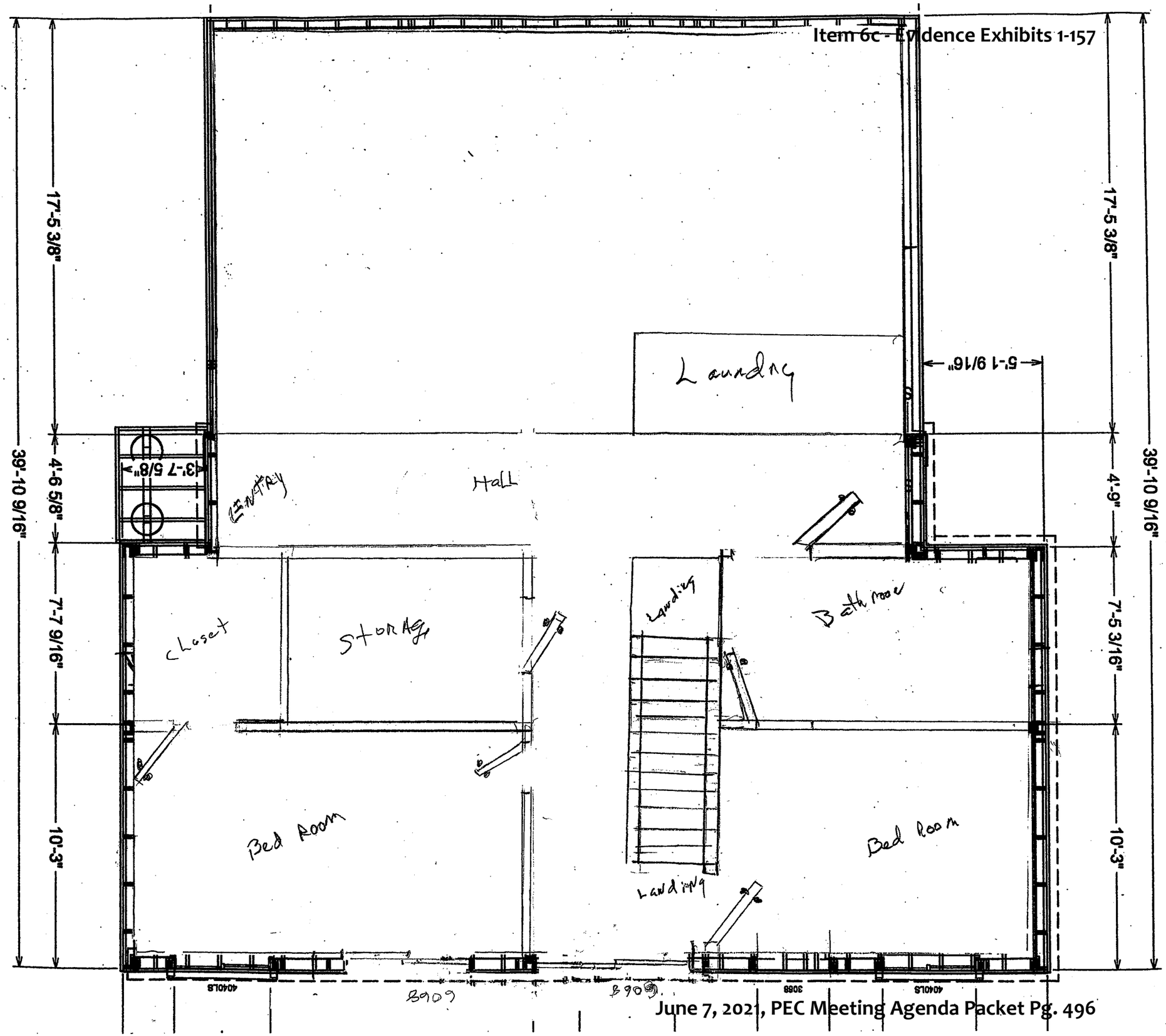
From: Espinosa, Thomas
To: [redacted]
Subject: FW: Send data from MFP11219019 01/15/2015 16:15
Date: Thursday, January 15, 2015 4:39:00 PM
Attachments: DOC011515.pdf

-----Original Message-----
From: Building Services [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
Sent: Thursday, January 15, 2015 4:16 PM
To: Espinosa, Thomas
Subject: Send data from MFP11219019 01/15/2015 16:15

Scanned from MFP11219019
Date:01/15/2015 16:15
Pages:1
Resolution:300x300 DPI

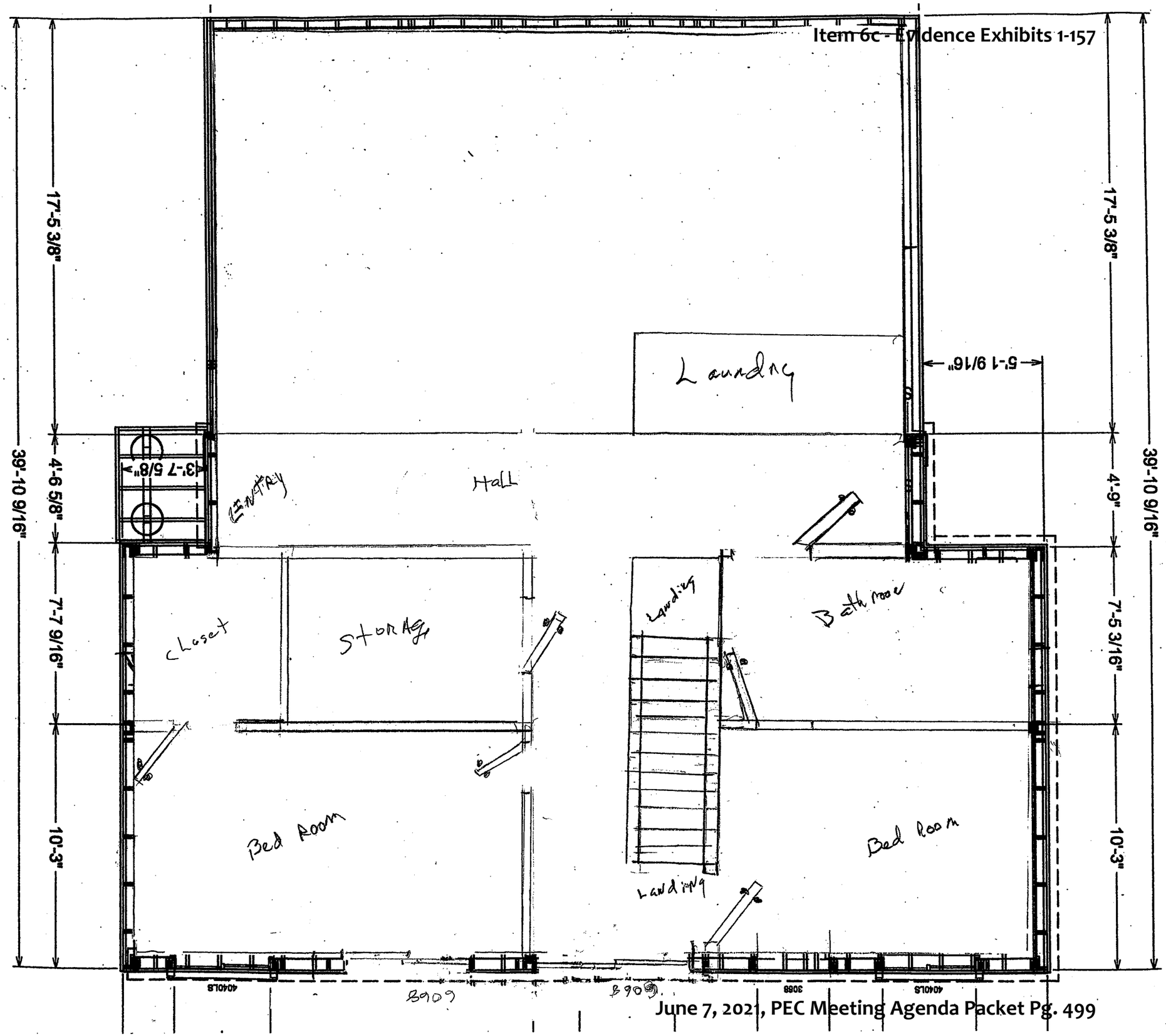
Document sent from Toshiba copier. Please do not reply to this message

[DOC011515.pdf]


39'-10 9/16"
17'-5 3/8"
4'-6 5/8"
7'-7 9/16"
10'-3"
3'-7 5/8"
Laundry
Hall
Closet
Storage
Bed Room
Landing
Landing
Bathroom
Bed Room
5'-1 9/16"
17'-5 3/8"
4'-9"
7'-5 3/16"
10'-3"
39'-10 9/16"
4040LS
3068
4040LS
8909
8909

From: Espinosa, Thomas
To: [redacted]
Subject: 8925 Lawlor
Date: Friday, January 16, 2015 7:58:00 AM
Attachments: DOC011515.pdf

[DOC011515.pdf]


17'-5 3/8"
4'-6 5/8"
39'-10 9/16"
7'-7 9/16"
10'-3"
3'-7 5/8"
Laundry
Hall
Closet
Storage
Bed Room
Landing
Bathroom
Bed Room
Landing
5'-1 9/16"
17'-5 3/8"
4'-9"
7'-5 3/16"
10'-3"
39'-10 9/16"
4040LS
3068
4040LS
8909
8909

From: Espinosa, Thomas
To: [redacted]
Subject: FW: Send data from MFP11219019 01/16/2015 10:08
Date: Friday, January 16, 2015 10:13:00 AM
Attachments: DOC011615.pdf

-----Original Message-----
From: Building Services [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
Sent: Friday, January 16, 2015 10:08 AM
To: Espinosa, Thomas
Subject: Send data from MFP11219019 01/16/2015 10:08

Scanned from MFP11219019
Date:01/16/2015 10:08
Pages:1
Resolution:300x300 DPI

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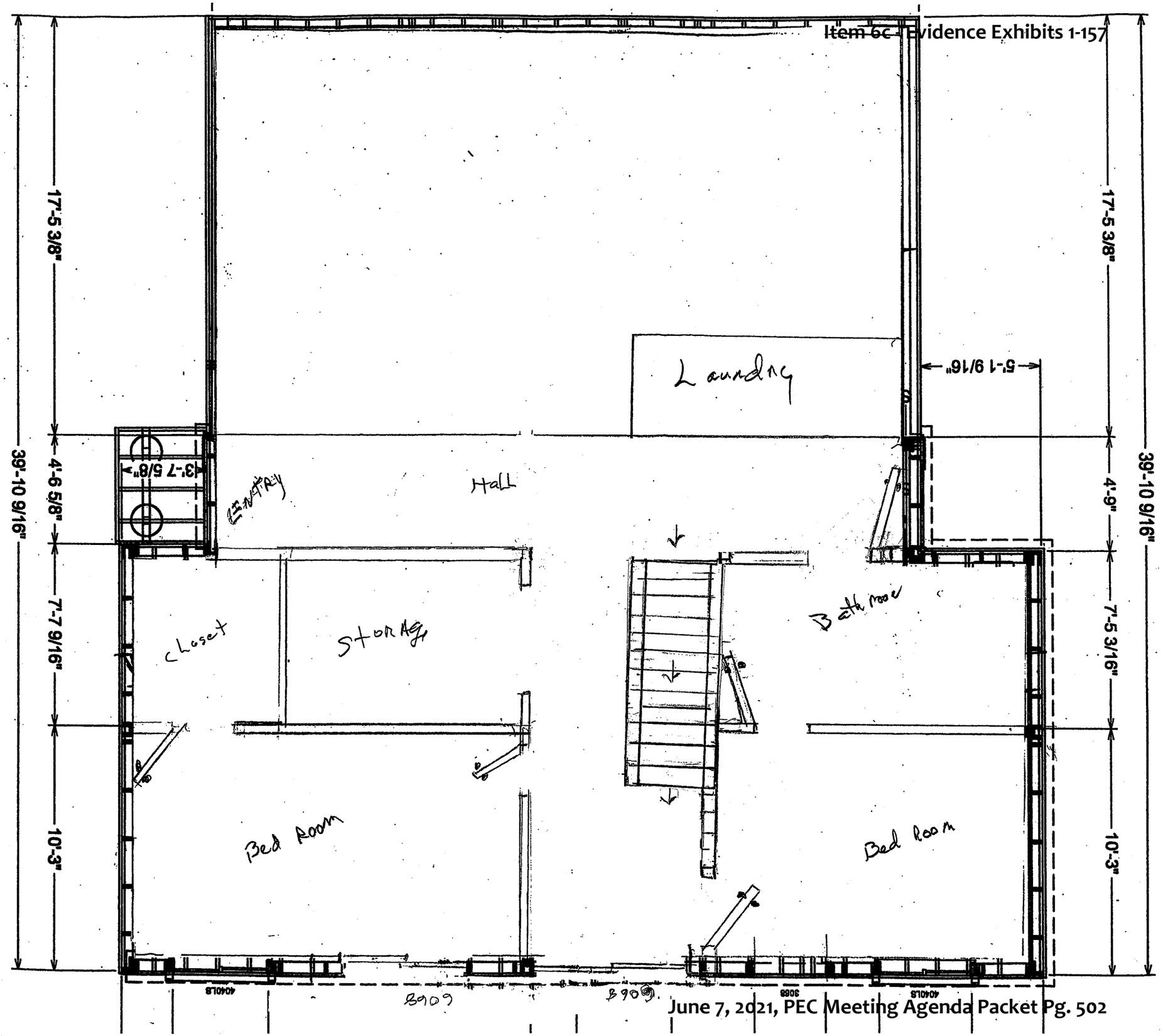
[DOC011615.pdf]


17'-5 3/8"
4'-6 5/8"
7'-7 9/16"
10'-3"
39'-10 9/16"
3'-7 5/8"
Laundry
Hall
Closet
Storage
Bed Room
Bathroom
Bed Room
5'-1 9/16"
17'-5 3/8"
4'-9"
7'-5 3/16"
10'-3"
39'-10 9/16"
4040LS
3068
4040LS

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RB1500326 Residential Building - Alteration **Filed Date:** 1/22/2015

Job Site: 8925 LAWLOR ST **Schedule Inspection by calling:** 510-238-3444

Parcel No: 043A464000700

District:

Project Description: Convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .

Related Permits: RP1500208 RE1500270 RM1500175

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted] SAN JOSE, CA		

PERMIT DETAILS: Residential/Building/Alteration

General Information

Green Code Checklist:		Sets Of Plans:	3	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	

Proposed Building Information

Building Use:	Single Family Dwelling	Number Of Stories:		Fire Sprinklers:	
Occupancy Group:	R-3 Residential 1 And 2 Units	Number Of Units:		Total Floor Area (sq ft):	2404
Construction Type:	VB - Combustible Construction; No Fire Rating	No. of Additional Bedrooms:	2	Additional Floor Area (sq ft):	702

Work Information

Job Value: $25,000.00

TOTAL FEES TO BE PAID AT FILING: $4,851.91

Application Fee	$71.00	Bedroom Tax	$200.00	CBSC	$0.90
City CBSC	$0.10	City SMIP	$0.13	General Plan Surcharge	$25.00
Inspection Fee	$600.00	Plan Check and Processing Fee	$540.00	Records Management Fee	$396.10
SMIP	$2.38	School Tax	$2,179.01	School Tax - City	$67.39
State Regs	$198.00	Technology Enhancement Fee	$218.90	Zoning Conditions of Approval	$180.00
Zoning Inspection	$173.00				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 1/22/15

Finalized By _____ Date _____

CITY COPY

RB1500326 8925 LAWLOR St

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RE1500270 Residential Electrical - Alteration **Filed Date:** 1/22/2015

Job Site: 8925 LAWLOR ST **Schedule Inspection by calling:** 510-238-3444

Parcel No: 043A464000700

District:

Project Description: ELECTRICAL to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .

Related Permits: RB1500326 RP1500208 RM1500175

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted]AN JOSE, CA		

PERMIT DETAILS: Building/Residential/Electrical/Alteration

General Information

PGE Application Number: Sets Of Plans: Title 24 Energy Calc for Electrical Heater:
Occupancy Group: Calculations: Title 24 Energy Calc for Lighting:

Description of Proposed Work

CIRCUIT / FEEDER	Quantity: 2
Incandes / LED Fixtures	Quantity: 9
(Fluor balast) FIXTURES	Quantity: 3
SWITCHES	Quantity: 7
RECEPTACLES	Quantity: 15

TOTAL FEES TO BE PAID AT FILING: $170.29

Application Fee	$71.00	Inspection	$77.40	Records Management Fee	$14.10
Technology Enhancement Fee	$7.79				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 1/22/15

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RP1500208 Residential Plumbing - Alteration **Filed Date:** 1/22/2015

Job Site: 8925 LAWLOR ST **Schedule Inspection by calling:** 510-238-3444

Parcel No: 043A464000700

District:

Project Description: PLUMBING to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .

Related Permits: RB1500326 RE1500270 RM1500175

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted]AN JOSE, CA		

PERMIT DETAILS: Building/Residential/Plumbing/Alteration

GENERAL INFORMATION

Occupancy Group:

Sets of Plans:

Calculations:

Description of Proposed Work

TOILETS	Quantity: 1
LAVATORY/ BASIN	Quantity: 1
TUBS	Quantity: 1
CLOTHES WASHER	Quantity: 1
WATER ALTERATION	Quantity: 1
GAS DRYERS RESID	Quantity: 1

TOTAL FEES TO BE PAID AT FILING: $221.18

Application Fee	$71.00	Inspection	$121.75	Records Management Fee	$18.31
Technology Enhancement Fee	$10.12				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 1/22/15

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: RM1500175 Residential Mechanical - Alteration

Filed Date: 1/22/2015

Job Site: 8925 LAWLOR ST

Schedule Inspection by calling: 510-238-3444

Parcel No: 043A464000700

District:

Project Description: MECHANICAL to convert 702 sf of basement area to habitable space for 2 new bedroom and full bathroom. Install 1-8' patio door and 1 6' patio door. Build stairs basement level and 1st floor .

Related Permits: RB1500326 RP1500208 RE1500270

	Name	Applicant	Address	Phone	License #
Owner-Builder:	TANG VIVIAN TR	X	[redacted]AN JOSE, CA		

PERMIT DETAILS: Building/Residential/Mechanical/Alteration

GENERAL INFORMATION

Occupancy Group:
Sets of Plans:
Calculations:
Title 24 Energy Calculations:

Description of Proposed Work

(ZONE) Low Pressure Duct	Quantity:	1
ENVIR AIR DUCT RESID	Quantity:	1
GAS TEST / PIPE Low	Quantity:	1

TOTAL FEES TO BE PAID AT FILING: $202.82

Application Fee	$71.00	Inspection	$105.75	Records Management Fee	$16.79
Technology Enhancement Fee	$9.28				

Plans Checked By _____ Date _____ Permit Issued By [redacted] Date 1/22/15

Finalized By _____ Date _____

CITY COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

Permit No: RB1500326 **Parcel No:** 043A464000700 **Job Site:** 8925 LAWLOR ST

OWNER-BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☑ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name _____ Branch Designation _____

Lender's Address _____

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

X Vivian Tang
Name (Print)

[redacted]
Signature ☐ Owner ☐ Agent

1/22/2015
Date

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration of final.

Permit No: RB1500326 **Parcel No:** 043A464000700 **Job Site:** 8925 LAWLOR ST

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

/ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

/ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

/ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

/ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

/ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

/ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

/ 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

/ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

/ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

/ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

/ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

/ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

X Vivian Tang
Name (Print)

[redacted]

1/22/2015
Date

City of OAKLAND California
DEPARTMENT OF PLANNING, BUILDING, AND NEIGHBORHOOD PRESERVATION

PERMIT APPLICATION WORKSHEET

250 Frank H. Ogawa Pl.
2nd Floor, Suite 2114
Oakland, Ca 94612
(510) 238-3891
Hours:
8 am-4 pm Mo,Tu,Th,Fr
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, *i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.*

TYPE OF PERMIT: (circle one)
RIGHT OF WAY BUILDING SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$98.00*
Residential	$3.20	$36.00*
Change of Address for Any Occupancy		$393.00*

*record & tech fee (14.75%) not included

TYPE OF WORK (circle one)
Site Plan Review 1-4 cars $1337.00 5-20 cars $1590.00 21-40 cars $1706.00 41-120 cars $1830.00 121-300 cars $1952.00 >300 cars $2076.00

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION /T.I.

(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?
O YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION
8925 Lawlor St. Oakland CA 94605

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK
Convert 702 sf Basement to Rabitat
adding 2 Bed 1 Bath 2 glass slide

WORK IS VISIBLE FROM FREEWAY/BART O NO O YES
EXTERIOR WORK ON BUILDING O NO O YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK
$25,000.00

EXISTING # OF RESIDENTIAL UNITS

PROPOSED # OF UNITS

OF STORIES:

FIRE SPRINKLER
O YES O NO

O SFD/DUPLEX
O APARTMENTS
O COMMERCIAL
O INDUSTRIAL

PROPERTY OWNER'S NAME
Vivian Tang

PROPERTY OWNER'S PHONE NUMBER

PROPERTY OWNER'S ADDRESS (street, city and zip code)
[redacted] Jose. CA 95132

PERSON SUBMITTING PLANS / CONTACT PERSON PHONE NUMBER email address
[redacted]3506 vtisus@yahoo.com

ARCHITECT'S/DESIGNER'S NAME PHONE NUMBER email address

CONTRACTOR'S LICENSE NUMBER

S[redacted] DATE 1/22/2015

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____ DATE

http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak035795.doc Created on 8/8/2008 4:49:00 PM

County Assessor Display

Assessor Parcel Record for APN 043-A-4640-007-00

Parcel Number:	43A-4640-7
Property Address:	8925 LAWLOR ST, OAKLAND 94605
Owner Name:	TANG VIVIAN TR
Care of:	
Attention:	
Mailing Address:	[redacted] SAN JOSE CA 95132-
Use Code:	SINGLE FAMILY RESIDENTIAL HOMES USED AS SUCH
Recorder Number:	2010-206614
Recorder Date:	7/27/2010
Mailing Address Effective Date:	7/27/2010
Last Document Input Date:	8/24/2010
Deactivation Date:	
Exemption Code:	

Home | Enter Assessor Parcel Number | Property List | Assessments | Property Details | GIS Parcel Map | Alameda County Web Site | Use Codes

CITY OF OAKLAND

CEDA - Building Services
250 Frank H. Ogawa Plaza,
Suite 2114
Oakland, California 94612
(510) 238-3444 Inspections
(510) 238-2263 fax

Effective 10-30-14 | (510) 238-3444 Inspections

Permits expire unless major inspections are completed within every 180 days. Date of building permit application determines applicable standards.

X JOB ADDRESS: 8925 Lawlor St. Oakland

CONTR. LIC. NO.:

BUILDING PERMIT #:

USE OF BUILDING:

Electrical, Plumbing, Mechanical Permit #'s:

Optional Plan Check is only available with additional processing and overtime fees

☐ I'm requesting the optional plancheck

Documentation needed for inspection:

- ☐ PGE application number
- ☐ Title 24 Energy Calc for Electric Heater
- ☐ Title 24 Energy Calc for Lighting
- ☐ AIC letter, Load calcs & 1 line diagrams

DESCRIPTION OF PROPOSED WORK:

Qnty.	PLUMBING	Cost/U	Insp Fee
	Apt.in-lieu next 7 ** (hr)	99.00	
1	TOILETS	18.75	
	URINALS	18.75	
1	LAVATORY/ BASIN	18.75	
~~1~~	~~SHOWERS~~	18.75	18.75
1	TUBS	18.75	18.75
	SINKS	18.75	
	DISHWASHER Resid	18.75	
	GARBAGE DISP Resid	18.75	
1	CLOTHES WASHER	18.75	18.75
	DRINKING FOUNTAIN	18.75	
	FLOOR SINKS	18.75	
	FLOOR DRAIN	18.75	
	INDIRECT WASTE	18.75	
	WASTE/VENT ALT Res	28.00	
	RAIN WATER LEADER	28.00	
	BACK WATER VALVE	28.00	
	EJECTOR/SUMP	87.00	
	WATER SERVICE	28.00	
1	WATER ALTERATION	28.00	28.00
	WATER HEATERS	28.00	
	BACK FLOW DEVICE	28.00	
	GAS TEST / PIPE Low	53.00	
	ROMAN TUBS & BAPT	87.00	
1	GAS DRYERS Resid	18.75	
1	GAS RANGES Resid	18.75	
	FLUES (water heater only)	18.75	
	SWIM. POOL / SPA	173.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	GREY WATER	84.00	
	CATCH BASIN	88.00	
	DRAIN TO STREET	43.00	
	On-Site Storm Drain Piping	173.00	
	COMMERCIAL ONLY		
	GAS TEST / PIPE Med	87.00	
	GARBAGE DISP Com	28.00	
	DISHWASHER Com	28.00	
	GREASE TRAP	87.00	
	GREASE INTERCEPTOR	174.00	
	WASTE/VENT ALT Com	28.00	
	GAS DRYERS Com	28.00	
	GAS RANGES Com	28.00	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	MECHANICAL	Cost/U	Insp Fee
	A/C UNITS (<100 kbtu's)	43.00	
	A/C UNITS (>100 kbtu's)	69.00	
	EVAP COOLER	43.00	
	CONDEN / COMPRESS	28.00	
	(ZONE) COIL / RADIANT	28.00	
	CONDENSATE DRAIN	18.75	
1	(ZONE) Low Pressure Duct	34.00	
	F.A.U. (forced air unit)	43.00	
	WALL FURNACE	43.00	
	FLOOR FURNACE	43.00	
	DUAL UNIT Heat / Cool	79.00	
	GAS APPLIANCE Misc	18.75	
	GAS LIGHT/ LOG	18.75	
	INCINERATOR / KILN	87.00	
	BOILERS (TO 30 HP)	87.00	
	BOILERS (> 30 HP)	140.00	
	FIREPLACE / BURNER	87.00	
	HEAT EXCH/ PUMP	43.00	
	Gas Torch Bunsen Burner	18.75	
1	ENVIR AIR DUCT Resid	18.75	
	FLUES	18.75	
	FAN BLWER to 10k cfm	34.00	
	FAN BLWER >10K cfm	69.00	
	VAR. AIR VOL. DAMPER	18.75	
	FIRE / SMOKE DAMP	18.75	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	RADIATOR	28.00	
1	GAS TEST / PIPE Low	53.00	
	DRYER VENT Resid	18.75	
	RANGE VENT Resid	18.75	
	COMMERCIAL ONLY		
	GAS TEST/ PIPE Med	87.00	
	ENVIR AIR DUCT Com	43.00	
	DRYER VENT Com	28.00	
	RANGE VENT Com	28.00	
	COMMERCIAL HOOD ***	173.00	
	MISC. INDUST. EQUIP.	140.00	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

Qnty.	ELECTRICAL	Cost/U	Insp Fee
	SERVICE ( ) AMPS	69.00	
	>100 AMP/100 INCR	53.00	
	>600 VOLTS/200 KVA	263.00	
	METER (EXTRA)	12.00	
2	CIRCUIT / FEEDER	5.40	
	Apt.in-lieu next 7 ** (hr)	99.00	
9	Incandes./LED Fixttures	1.80	
	(Fluor balast) Fixtures	3.60	
	FIXT. (HighPresSod. HID)	5.40	
7	SWITCHES	1.80	
15	RECEPTACLES	1.80	
	RANGE/ TOP or OVEN *	18.75	
	DRYER *	18.75	
	FAN (Exhaust; Kitch/Bath)	1.80	
	DISPOSAL *	7.15	
	DISHWASHER *	7.15	
	AIR COND. (1st 5 hp) *	34.00	
	AIR COND (ea. add'l hp)	3.60	
	HEATER-AIR kw *$262 max	3.60	
	HEATER-H2O kw*$262 max	3.60	
	FURNACE *	18.75	
	SWIMMING POOL *	140.00	
	OUTDOOR SPA Hot Tub *	87.00	
	INDOOR SPA HIDR. *	62.00	
	FOUNTAIN	53.00	
	MFG. BLDG 1ST SECT.	131.00	
	MFG. BLDG. + SECT.	43.00	
	SERVICE (TEMP.)	79.00	
	MOVED BLDG. (per hour)	62.00	
	LOW VOLTAGE SYSTEM	168.00	
	SURVEY (per hour)	131.00	
	METER RESET: SFD	34.00	
	: APT (Ea)	28.00	
	: COMM (per hour)	69.00	
	COMMERCIAL ONLY		
	Motion Picture Machine	18.75	
	CASE BEV / FR / VEG	18.75	
	GASOLINE DISP.	18.75	
	SIGN (NEW)	43.00	
	SIGN (EXISTING)	34.00	
	OUTLINE NEON KVA	12.65	
	MISC. APPARATUS kw	3.60	
	MOTORS HP ($263 max)	3.60	
	X-RAY / DENTAL UNIT	18.75	
	INSPECTION SUBTOTAL ($71.00 min)		
	PLAN CHK(20%res/ 64%com)		
	APPLICATION FEE		71.00
	TOTAL		
	Records Mgmt	9.50%	
	Tech Enhancement	5.25%	
	GRAND TOTAL:		

You must contact PG&E for all electric panel upgrades prior to City Inspections. Call PG&E at 1-877-743-7782 or www.pge.com

*Requires dedicated circuit. ** Apartment in-lieu is only for each unit within new apartment buildings containing 4 units. ***Need Hood Cut Sheet for inspection approval before install

CITY COPY

RR 1500326

Reviewed By: RZP

Date 1/22/15

STATE OF CALIFORNIA

Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification

CEC-CF1R-ADD-05-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification

CF1R-ADD-02-E

(Page 1 of 9)

Project Name: TANG RESIDENCE-ADDITION

Date Prepared: 01/21/15

This compliance document is only applicable to additions 300 ft^2 or less, or additions that do not require HERS field verification for compliance. When HERS verification is required, a CF1R-ADD-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ADD-02 and CF2R- ADD-02 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 must be completed and registered with a HERS Provider Data Registry.

Additions or alterations that utilize close Cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value other than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less thon 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R ADD-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. GENERAL INFORMATION

01	Project Name:	TANG RESIDENCE-ADDITION	02	Date Prepared:	01/21/15
03	Project Location:	8925 LAWLOR STREET	04	Building Front Orientation (deg):	60
05	CA City:	OAKLAND	06	Number of Dwelling Units with Additions:	1
07	Zip Code:	94605	08	Fuel Type:	GAS
09	Climate Zone:	04	10	Total Conditioned Floor Area (ft^2) (Addition):	702 ADD
11	Building Type	SINGLE FAMILY	12	Slab Area (ft^2):	NA
13	Project Scope:	ADD<1000			

Project Name: TANG RESIDENCE-ADDITION
Date Prepared: 01/21/15

B. OPAQUE SURFACE DETAILS – Framed (Section 150.2(a))

01	02	03	04	05	06		07	08	09	10	11
					Proposed					Required	
								Appendix JA4 Reference			
Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Cavity R-value	Continuous Insulation R-value	U-Factor	Table	Cell	U-Factor	Comments
	WALLS	WOOD	3.5	16	R-13	NA	0.102	4.3.1	A3	0.102	

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification	(Page 3 of 9)
Project Name: TANG RESIDENCE-ADDITION	Date Prepared: 01/21/15

C. OPAQUE SURFACE DETAILS – Non-framed (Section 150.1(c)1)

01	02	03	04	05	06	07	08	09	10	11
				Proposed					Required	
							Appendix JA4 Reference			
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Core Insulation R-value	Continuous Insulation R-value	U-Factor	Table	Cell	U-Factor from Package A	Comments
	NA									

D. OPAQUE SURFACE DETAILS – Mass Walls (Section 150.1(c)1)

01	02	03	04	05	06		07		08	09	10		11	
					Proposed						Required			
					Interior Insulation		Exterior Insulation		Appendix JA4 Reference		Interior Insulation		Exterior Insulation	
Tag/ID	Walls Above Grade	Mass Type	Mass Thickness (inches)	Furring Strip Thickness (inches)	R-value	U-factor	R-value	U-factor	Table	Cell	R-value	U-factor	R-value	U-factor
		NA												

Project Name: TANG RESIDENCE-ADDITION | Date Prepared: 01/21/15

E. SLAB INSULATION (Table 150.1-A)

01	02	03	04	05	06
	Proposed		Required		
Floor Type	Insulation R-value	Insulation U-factor	Insulation R-value	Insulation U-factor	Comments
SLAB	0	NA	NA	NA	

- Heated slab floors require mandatory slab insulation (see Table 110.8-A).

F. RADIANT BARRIER (Section 150.1(c)2

01	02
Radiant Barrier installed below the roof deck and on all gable end walls	Comments
NA	

A radiant barrier is required (for Climate Zones 2-15)

- Radiant barriers shall meet specific eligibility and installation criteria to receive energy credit for compliance with the Building Energy Efficiency Standards for low-rise residential buildings. Refer to RA4.2.1
- The emittance of the radiant barrier shall be less than or equal to 0.05 as tested in accordance with ASTM C1371 or ASTM E408.

For Prescriptive Compliance the attic shall be ventilated to provide a minimum free ventilation area of not less than one square foot of vent area for each 300 ft2 of attic floor area with no less than 30 percent upper vents. Ridge vents or gable end vents are recommended to achieve the best performance. The material should be cut to allow for full airflow to the venting.

G. ROOFING PRODUCTS (COOL ROOF) (Section 150.1(c)11)

01	02	03	04	05	06	07	08	09	10	11	12
					Proposed				Required		
Mass Roof 25lb/ft^2 or Greater	Roof Pitch	Method of Compliance	Product Type	CRRC Product ID Number	Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)
NA											

NOTES:
- Any roof area covered by building integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
- Liquid field applied coatings must comply with installation criteria from section 110.8(i)4.

H. FENESTRATION/GLAZING AREAS ALLOWED (Section 150.2(a)1)

01	02	03	04	05	06	07	08
	Maximum Allowed Fenestration Area For All Orientations ft^2		Maximum Allowed West-Facing Fenestration Area Only ft^2				
	The Greater		The Greater				
Addition Type ft^2	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft^2	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft^2	Maximum Allowed U-factor	Maximum Allowed SHGC	Comments
	140.4	175	NA	NA	0.032	NA	

STATE OF CALIFORNIA

Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification

CEC-CF1R-ADD-05-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification	(Page 6 of 9)
Project Name: TANG RESIDENCE-ADDITION	Date Prepared: 01/21/15

I. FENESTRATION PROPOSED AREAS AND EFFICIENCIES

01	02	03	04	05	06	07	08	09	10	11	12	13
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E or Roof	Number of Panes	Proposed Fenestration Area ft^2	Proposed West Facing Fenestration Area ft^2	Proposed U-factor	Proposed SHGC	Source	Exterior Shading Device	Combined SHGC from CF1R-ENV-03
	WINDOW	VINYL	NA	SW	2	32	0	0.32	NR	NFRC	NA	
	PATIO DOORS	VINYL	NA	SW	2	80	0	0.32	NR	NFRC	NA	
						(2) 6'6"						

14	Total Proposed Fenestration Area	112	
15	Maximum Allowed Fenestration Area	175	
16	Compliance Statement	Total Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area	☑ Yes ☐ No
17	Total Proposed West-Facing Fenestration Area	NR	
18	Maximum Allowed West-Facing Fenestration Area	NR	
19	Compliance Statement	Total Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area	☑ Yes ☐ No
20	Proposed Fenestration U-factor	0.32	
21	Required Fenestration U-factor	0.32	
22	Compliance Statement	Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☑ Yes ☐ No
23	Proposed Fenestration SHGC	NA	
24	Required Fenestration SHGC	NA	
25	Compliance Statement	Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☑ Yes ☐ No

J. SPACE CONDITIONING(SC) SYSTEMS - HEATING/COOLING (Prescriptive section 150.2(b).

Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CF1R-ADD-02 and CF2R-ADD-02 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CF1R-ADD-01 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:

- ☐ a: space conditioning system was not altered;
- ☐ b: less than 40 ft of ducts were added or replaced;
- ☐ c: (exempt from duct leakage testing) if: the existing duct system was insulated with asbestos;
- ☐ d: (exempt from duct leakage testing) if: the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification
ADDITION	EXISTING	EXISTING	☐ a ☑ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d
			☐ a ☐ b ☐ c ☐ d

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification	(Page 8 of 9)
Project Name: TANG RESIDENCE-ADDITION	Date Prepared: 01/21/15

K. WATER HEATING SYSTEMS (Section 150.1(c)8)

List water heaters and boilers for both domestic hot water (DHW) heaters and hydronic space heating.

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Dwelling Unit Name	Water Heating System Identification or Name	Water Heating System Location or Area Served	Water Heating System Type	Water Heater Type	# of Water Heaters in System	Water Heater Storage Volume (gal)	Fuel Type	Rated Input Type	Rated Input Value	Heating Efficiency Type	Heating Efficiency Value	Standby Loss (%)	Exterior Insulation R-Value	Back-Up Solar Savings Fraction
EXISTING	EXISTING													

NEW JULY 1, 2014

STATE OF CALIFORNIA

Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification

CEC-CF1R-ADD-05-E (Revised 06/14) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	CF1R-ADD-02-E
Prescriptive Residential Additions 300 Ft^2 or Less, or Additions That Do Not Require HERS Field Verification	(Page 9 of 9)
Project Name: TANG RESIDENCE-ADDITION	Date Prepared: 01/21/15

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: MAXWELL BEAUMONT	Documentation Autho[redacted]
Company: ENERGYWEST	Signature Date: 01/21/15
[redacted]	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: EMERYVILLE	[redacted]-4433

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: VIVIAN TANG	Responsible Designer Sig[redacted]
Company :	Date Signed: 1/21/15
Address: [redacted]	License:
City/State/Zip: SAN JOSE CALIFORNIA 95132	Phone: [redacted]3506

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

15-Jan-18

12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number Posting date Amount

CHASE

January 13, 2015 through February 10, 2015
Account Number: [redacted]6308

CHECKS PAID

[redacted]					
				Total Checks Paid	$22,461.65

If you see a check description in the Transaction Detail section, it means your check has already been converted for electronic payment. Because of this, we're not able to return the check to you or show you an image on Chase.com.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		$1,621.81
01/13	[redacted]		
01/14			
01/15			
01/20			
01/20			
01/22			
01/22			
01/22			
01/27			
01/27			
01/27			
01/28	[redacted]		
01/29	Deposit 688767964	10,000.00	10,409.89
01/29	[redacted]		
01/29			
02/02			
02/02			
02/04			
02/04			
02/04			
02/05			
02/05			

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004270907292 Posting date 29-Jan-15 Amount 10000.00

DEPOSIT/DEPÓSITO

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date/Fecha
1/29/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde)
THOMAS ESPINOSA

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 40440211 10/14

Start your account number here/
▼ Emplee su número de cuenta aquí

[redacted] 6308

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	10000.—
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	10000.—

[redacted] 10 20

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004270907293 Posting date 29-Jan-15 Amount 10000.00

VIVIAN TANG
[redacted]
SAN JOSE, CA 95132

90-7162/3222
EZShield Fraud Protection

2196

Date 1/29/2015

Pay To The Order of Thomas Espinosa $ 10,000.00

Ten Thousands even Dollars

Security Features Included. Details on Back.

WASHINGTON MUTUAL BANK, FA
400 NORTH SANTA CRUZ AVENUE
LOS GATOS, CA 95030

Total: $21,500 paid 10,000.

For 8925 Lanlor St Oakland Basement [redacted]

[redacted] 8217 2196

Balance $11,000

© ARTISTIC CHECKS, INC 1/800 224 7521 www.artisticchecks.com SERENITY 157

[redacted]

15-Jan-18

12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number Posting date Amount

CHASE

January 13, 2015 through February 10, 2015
Account Number: [redacted]6308

TRANSACTION DETAIL (continued)

DATE	DESCRIPTION	AMOUNT	BALANCE
[redacted]			
02/06	Deposit 688767257	11,500.00	14,172.74
[redacted]			

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 003090884090 Posting date 06-Feb-15 Amount 11500.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 2/6/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

Sign Here *(If cash is received from this deposit)*/
Firme aquí *(si recibe efectivo de este depósito)*
X

N13062-CH (Rev. 07/12) 40440211 10/14

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6300

[redacted] 0 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	11,500.—
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	11,500.—

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 003090884091 Posting date 06-Feb-15 Amount 11500.00

CHASE PRIVATE CLIENT

VIVIAN TANG
[redacted]
SAN JOSE, CA 95132

90-7182 / 3222 40755

3002

DATE 2/6/2015

PAY TO THE ORDER OF Thomas Espinosa $ 11,500 00/xx

Eleven Thousand & Five Hundred even DOLLARS

JPMorgan Chase Bank, N.A.

For: 8925 Lawlor St

MEMO Basement Conversion

[redacted]

[redacted]

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

[redacted]

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: FW: Send data from MFP11219019 01/16/2015 10:08
Date: Wednesday, February 11, 2015 6:04:00 AM

Good Morning my love , I Miss you. I pray every day for you, your father and mother and the world. I have figured out how to call, I will visit a Chinese friend and he will help me, I understand the time change difference. Your house looks beautiful, almost finished except for stairs. Call me anytime day or night. I think about you every second of every day. LOVE LOVE LOVE MY GIRL VIVIAN

-----Original Message-----
From: Sunshine T [redacted]]
Sent: Monday, February 09, 2015 2:12 PM
To: Espinosa, Thomas
Subject: Re: FW: Send data from MFP11219019 01/16/2015 10:08

Hi, Thomas,

my number in china is [redacted] 5317. please pray for my dad.
thanks so much!
Vivian

111Happy

2015年1月16日 上午10:13于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道:
>
>
>
> -----Original Message-----
> From: Building Services
> [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
> Sent: Friday, January 16, 2015 10:08 AM
> To: Espinosa, Thomas
> Subject: Send data from MFP11219019 01/16/2015 10:08
>
> Scanned from MFP11219019
> Date:01/16/2015 10:08
> Pages:1
> Resolution:300x300 DPI
> ----------
> Document sent from Toshiba copier. Please do not reply to this message

From: Espinosa, Thomas
To: Vivian [redacted]
Subject: LOVE
Date: Tuesday, February 10, 2015 6:38:00 AM

Good morning my love, I am so glad that I have these beautiful pictures to enjoy. You are so very beautiful. Love you my dear. How are your parents? How are you? Do you have an address that I can write you at. The job is going great. Valentines day is Saturday. Think of me. LOVE LOVE LOVE

Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: FW: Send data from MFP11219019 01/16/2015 10:08
Date: Wednesday, February 11, 2015 6:04:00 AM

Good Morning my love , I Miss you. I pray every day for you, your father and mother and the world. I have figured out how to call, I will visit a Chinese friend and he will help me, I understand the time change difference. Your house looks beautiful, almost finished except for stairs. Call me anytime day or night. I think about you every second of every day. LOVE LOVE LOVE MY GIRL VIVIAN

-----Original Message-----
From: Sunshine T [[redacted]
Sent: Monday, February 09, 2015 2:12 PM
To: Espinosa, Thomas
Subject: Re: FW: Send data from MFP11219019 01/16/2015 10:08

Hi, Thomas,

my number in china is [redacted]. please pray for my dad.
thanks so much!
Vivian

111Happy

2015年1月16日 上午10:13于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道:
>
>
>
> -----Original Message-----
> From: Building Services
> [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
> Sent: Friday, January 16, 2015 10:08 AM
> To: Espinosa, Thomas
> Subject: Send data from MFP11219019 01/16/2015 10:08
>
> Scanned from MFP11219019
> Date:01/16/2015 10:08
> Pages:1
> Resolution:300x300 DPI
> ----------
> Document sent from Toshiba copier. Please do not reply to this message

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: FW: Send data from MFP11219019 01/16/2015 10:08
Date: Tuesday, February 17, 2015 6:26:00 AM

Good morning my Love. I dream of you, I pray for you and your parents.
My heavenly Father, as I enter this work place I bring
Your presence with me I speck Your peace, Your grace Your mercy, and Your perfect order into this office. I acknowledge Your Power all that will be spoken, though, decided and done within their walls. Lord I thank You for the gifts You bless me with. I commit to using them responsibly in Your honor. Give me a fresh supply of strength to do my job. Anoint my projects, ideas and energize me so that even my smallest accomplishment may bring You glory. Lord when I don't understand, guide me. When I am weary energize me. When I am burnt out infuse me with the light of the Holy Spirit. May the work that I do and he way that I do it bring the faith, joy and a smile to all that I come in contact with today, and oh Lord when I leave this place, oh Lord give me the traveling mercy. Bless my family and friends, My precious Vivian and her parents. Lord I thank you everything You've done, everything You are going to do. In the name of Jesus I pray, with much love and thanksgiving.
I will be inspecting your house today and will send you photos and LOVE. Tommy

-----Original Message-----
From: Sunshine T [redacted]
Sent: Monday, February 09, 2015 2:12 PM
To: Espinosa, Thomas
Subject: Re: FW: Send data from MFP11219019 01/16/2015 10:08

Hi, Thomas,

my number in china is [redacted]. please pray for my dad.
thanks so much!
Vivian

111Happy

2015年1月16日 上午10:13于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道:
>
>
>
> -----Original Message-----
> From: Building Services
> [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
> Sent: Friday, January 16, 2015 10:08 AM
> To: Espinosa, Thomas
> Subject: Send data from MFP11219019 01/16/2015 10:08
>
> Scanned from MFP11219019
> Date:01/16/2015 10:08
> Pages:1
> Resolution:300x300 DPI
> ----------
> Document sent from Toshiba copier. Please do not reply to this message

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: FW: Send data from MFP11219019 01/16/2015 10:08
Date: Wednesday, February 25, 2015 10:46:00 AM

Sorry I have not called I have been sick with my diabetes, I am under a doctors care I am getting Better But a ad in craigs list to rent property. I LOVE VIVIAN

-----Original Message-----
From: Sunshine T [[redacted]
Sent: Monday, February 09, 2015 2:12 PM
To: Espinosa, Thomas
Subject: Re: FW: Send data from MFP11219019 01/16/2015 10:08

Hi, Thomas,

my number in china is [redacted]. please pray for my dad.
thanks so much!
Vivian

111Happy

2015年1月16日 上午10:13于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道:
>
>
>
> -----Original Message-----
> From: Building Services
> [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
> Sent: Friday, January 16, 2015 10:08 AM
> To: Espinosa, Thomas
> Subject: Send data from MFP11219019 01/16/2015 10:08
>
> Scanned from MFP11219019
> Date:01/16/2015 10:08
> Pages:1
> Resolution:300x300 DPI
> ----------
> Document sent from Toshiba copier. Please do not reply to this message

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: FW: Send data from MFP11219019 01/16/2015 10:08
Date: Thursday, March 05, 2015 4:00:00 PM

I am so sorry you are so tired I am so glad to hear from you everything looks so beautiful. I just listed the house today on Craig's List. $3,500. A month with 1st and last with deposit, the stairway is so cool. There are a few things that I had to do to get it ready to rent, we will deal with those when I see you next. Your phone # does not work anymore. I MIIIIISS You so muck, ILUVU

-----Original Message-----
From: Sunshine T [redacted]
Sent: Wednesday, March 04, 2015 1:00 AM
To: Espinosa, Thomas
Subject: RE: FW: Send data from MFP11219019 01/16/2015 10:08

Hi, Tom,

I am so tired, no time to do anything. sorry, still alive is more important now. sorry.

V

111Happy

2015年3月2日 上午7:12于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道:
>
> Still no return emails, no phone. Email back if you are getting my emails love tom
>
> -----Original Message-----
> From: Sunshine T [redacted]
> Sent: Monday, February 09, 2015 2:12 PM
> To: Espinosa, Thomas
> Subject: Re: FW: Send data from MFP11219019 01/16/2015 10:08
>
> Hi, Thomas,
>
> my number in china is 00186 [redacted] 5317. please pray for my dad.
> thanks so much!
> Vivian
>
> 111Happy
>
> 2015年1月16日 上午10:13于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道:
> >
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> > Document sent from Toshiba copier. Please do not reply to this message

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: LOVE
Date: Tuesday, March 17, 2015 2:36:00 PM
Attachments: 3-17-15 019.JPG
3-17-15 020.JPG

I really miss you. I am having trouble with the phone #. Maybe you could sent me an address that I can write to you with, to keep me occupied, so I do not miss you that much. Here are some pictures, I still have not been able to rent house

From: Sunshine T [redacted]
Sent: Tuesday, February 10, 2015 4:36 PM
To: Espinosa, Thomas
Subject: Re: LOVE

Thanks so much!
Pray for my dad!

111Happy

2015年2月10日 上午6:38于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Good morning my love, I am so glad that I have these beautiful pictures to enjoy. You are so very beautiful. Love you my dear. How are your parents? How are you? Do you have an address that I can write you at. The job is going great. Valentines day is Saturday. Think of me. LOVE LOVE LOVE

Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

[3-17-15 019.jpg]

[3-17-15 020.jpg]

Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, March 24, 2015 9:40 AM
To: Sunshine T
Subject: RE: LOVE

I truly think of you always, still no tenant. Should we lower the $3,500.00 a month, or give it another month. Most of all I think about the fun times we have had together and long for them. How is your mother? Fine I pray. How are you my precious. Waiting patience for your safe return. Love always Tom XOXO

From: Sunshine T [redacted]
Sent: Tuesday, March 17, 2015 4:56 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks so much for your prayer and help.
I am so sad now, don't know what to do, and sorry to tell you, my dad all suddenly just pass way. so mu to do, and need strength and help, please pray for me.

111Happy

2015年3月17日 下午2:36于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
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From: Sunshine T [redacted]
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Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

Russell, Simon

From: Espinosa, Thomas
Sent: Wednesday, March 25, 2015 8:08 AM
To: Sunshine T
Subject: RE: LOVE

You sound great will go out to site today.LOVE AND MISS YOU> LOVE TOM

From: Sunshine T [redacted]
Sent: Tuesday, March 24, 2015 9:20 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Can you send more photo of the house to me? especially the work had done on the living room and the doors facing the back yard?
Thanks so much!
I am ok, still, waiting for God's mercy on me and my mom.
Take care and God bless!
Vivian

111Happy

2015年3月24日 上午9:40于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
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From: Sunshine T [redacted]
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City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, March 31, 2015 3:24 PM
To: Vivian
Subject: RE: LOVE

I pray and dream of you every day, my business is skyrocketing. Everything is making money. I am so glad that you have emailed me. I miss hearing and seeing you each and every minute, absence makes the heart grow founder. No tenant yet hoping everyday maybe I will list the house in more than just the craigs list. Someone told me I can get a special phone for china I will look today. Miss you my LOVE HAPPY EASTER

From: Vivian [redacted]
Sent: Sunday, March 29, 2015 6:44 PM
To: Espinosa, Thomas
Subject: Re: LOVE

Hi, Thomas,

How atre you doing?
I am OK, very tough time every day, Please pray for my Mom and me,
I haven't seen any more picture of the house yet? Can you send me more? the 2 photos you have sent can't see much.
THX & take care!
Vivian

From: "Espinosa, Thomas" <TEspinosa@oaklandnet.com>
To: Sunshine T [redacted]
Sent: Thursday, March 26, 2015 11:31 PM
Subject: RE: LOVE

Good morning my Love, Enjoy your day and your family and friends. Love Tommy

From: Sunshine T [redacted]
Sent: Tuesday, March 17, 2015 4:56 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks so much for your prayer and help.
I am so sad now, don't know what to do, and sorry to tell you, my dad all suddenly just pass way. so mu to do, and need strength and help, please pray for me.
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From: Sunshine T [mailto:vt18us@yahoo.com]
Sent: Tuesday, February 10, 2015 4:36 PM
To: Espinosa, Thomas
Subject: Re: LOVE

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Pray for my dad!
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2015年2月10日 上午6:38于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
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City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: LOVE
Date: Monday, April 06, 2015 8:33:00 AM

I will always pray for you, not rented yet, can I lower to 3'200 a month. The distance only makes my Heart grow fonder. I think of you always did you go to church on Easter. Everything is perfect in God's world. I know you think this is to soon, but for me it is real Love I feel for you. Stay in touch. Miss you

From: Sunshine T [redacted]
Sent: Saturday, April 04, 2015 4:02 PM
To: Espinosa, Thomas
Subject: RE: LOVE

How is everything going?
Thanks for everything.
How is the house now? still haven't seen more photos from you yet.
Please keep praying for us I really needed.
God blessed!

V

111Happy

2015年4月2日 下午3:52于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Thinking of you. Missing You love you. Good nite precious

From: Sunshine T [redacted]
Sent: Tuesday, March 17, 2015 4:56 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks so much for your prayer and help.
I am so sad now, don't know what to do, and sorry to tell you, my dad all suddenly just pass way. so mu to do, and need strength and help, please pray for me.

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Pray for my dad!

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Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: LOVE
Date: Tuesday, April 07, 2015 3:10:00 PM
Attachments: 4-7-15 005.JPG
4-7-15 006.JPG
4-7-15 008.JPG
4-7-15 011.JPG
4-7-15 012.JPG
4-7-15 013.JPG
4-7-15 014.JPG
4-7-15 015.JPG
4-7-15 018.JPG
4-7-15 019.JPG
4-7-15 021.JPG
4-7-15 022.JPG
4-7-15 023.JPG

From: Sunshine T [redacted]
Sent: Tuesday, March 24, 2015 9:20 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Can you send more photo of the house to me? especially the work had done on the living room and the doors facing the back yard?
Thanks so much!
I am ok, still, waiting for God's mercy on me and my mom.
Take care and God bless!
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[4-7-15 005.jpg]

[4-7-15 006.jpg]

[4-7-15 008.jpg]

[4-7-15 011.jpg]

[4-7-15 012.jpg]

[4-7-15 013.jpg]

[4-7-15 014.jpg]

[4-7-15 015.jpg]

[4-7-15 018.jpg]

[4-7-15 019.jpg]

[4-7-15 021.jpg]

[4-7-15 022.jpg]

[4-7-15 023.jpg]

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: LOVE
Date: Tuesday, April 14, 2015 8:53:00 AM

Yes, He could not find anymore where can I buy it. How are you miss you very much, it is nice to hear from you. How is your mother, (Keep me in mind)

From: Sunshine T [redacted]
Sent: Monday, April 13, 2015 11:36 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks very much.
I saw them, the flooring on living room is not completed on the phptos. do you see it?

111Happy

2015年4月13日 下午1:52于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Have you received my emails with the pictures, please email back, I am sure all is well, miss you Tommy

---

From: Vivian [redacted]
Sent: Sunday, March 29, 2015 6:44 PM
To: Espinosa, Thomas
Subject: Re: LOVE

Hi, Thomas,

How atre you doing?
I am OK, very tough time every day, Please pray for my Mom and me,
I haven't seen any more picture of the house yet? Can you send me more? the 2 photos you have sent can't see much.
THX & take care!
Vivian

From: "Espinosa, Thomas" <TEspinosa@oaklandnet.com>
To: Sunshine T <v[redacted]
Sent: Thursday, March 26, 2015 11:31 PM
Subject: RE: LOVE

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Subject: RE: LOVE

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Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: LOVE
Date: Monday, April 20, 2015 7:54:00 AM

The flooring is done it has been completed and can be rented out. I really do not understand what email is saying. I just do not have a renter from either on of my ads. I have called no answer and no return call. Hope everything is fine. Please call me at your earliest chance. [redacted] 2540.How is your mother. Most of all how are you?

From: Sunshine T [redacted]
Sent: Friday, April 17, 2015 9:16 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks,
Sorry, the flooring is not completed, no way to rent it out, Please I will do something else.
Take care!
V

111Happy

2015年4月16日 下午1:46于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Wish you were here with me. XOXOXOXOXXO

From: Sunshine T [redacted]
Sent: Monday, April 13, 2015 11:36 PM
To: Espinosa, Thomas
Subject: RE: LOVE

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I saw them, the flooring on living room is not completed on the phptos. do you see it?

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Tommy

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I haven't seen any more picture of the house yet? Can you send me more? the 2 photos you have sent can't see much.
THX & take care!
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Tom Espinosa

City of Oakland
Specialty Combination Inspector
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(510) 238-2949

From: Espinosa, Thomas
To: Sunshine T
Subject: RE: LOVE
Date: Wednesday, April 22, 2015 8:54:00 AM

I am so worried about you and want to be there with you. I have already had the small portion of floor repaired with the closest color to match, looks fine will send a copy of the 2 different ads that I have. I will not let you down, just instruct me what you want me to do and it will be done. Please pray and meditate today praying for understanding and sight to see God's wisdom. You have many many people who Love I am one of them, lean on us and me. Will send copy of ad tomorrow. With love Tommy

From: Sunshine T [redacted]
Sent: Monday, April 20, 2015 3:04 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks, Thomas,
My mom is not well, then I am so bad condition, please help me to sure the hpuse is all ok when you have a chance, can you send me a copy of your ad. ? May find out why.
Thanks and take care.
V

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City of Oakland
Specialty Combination Inspector
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(510) 238-2949

Russell, Simon

From: Espinosa, Thomas
Sent: Wednesday, April 29, 2015 8:15 AM
To: Sunshine
Subject: RE: LOVE

Follow Up Flag: Follow up
Flag Status: Completed

Don't scare me, I will pray for you all day. I do not know why I am so in love with you. Should I come there to help. Keep me in touch. I have the City Of Oakland final your project today. Rest please get rest my sweet. You are going to be fine, we have many wonderful days ahead. Love always Tommy

From: Sunshine [[redacted]
Sent: Friday, April 24, 2015 4:15 PM
To: Espinosa, Thomas
Subject: RE: LOVE

I am really sick now, don't know what's wrong yet
Take care,
V

Happy Everyday

2015年4月24日 下午3:05于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Hope to hear from you soon

From: Sunshine T [[redacted]]
Sent: Monday, April 13, 2015 11:36 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks very much.
I saw them, the flooring on living room is not completed on the phptos. do you see it?

111Happy

2015年4月13日 下午1:52于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Have you received my emails with the pictures, please email back, I am sure all is well, miss you Tommy

---

From: Vivian [[redacted]
Sent: Sunday, March 29, 2015 6:44 PM
To: Espinosa, Thomas
Subject: Re: LOVE

Hi, Thomas,

How atre you doing?
I am OK, very tough time every day, Please pray for my Mom and me,

I haven't seen any more picture of the house yet? Can you send me more? the 2 photos you have sent can't see much.
THX & take care!
Vivian

From: "Espinosa, Thomas" <TEspinosa@oaklandnet.com>
To: Sunshine T [redacted] >
Sent: Thursday, March 26, 2015 11:31 PM
Subject: RE: LOVE

Good morning my Love, Enjoy your day and your family and friends. Love Tommy

From: Sunshine T [redacted]
Sent: Tuesday, March 17, 2015 4:56 PM
To: Espinosa, Thomas
Subject: RE: LOVE

Thanks so much for your prayer and help.
I am so sad now, don't know what to do, and sorry to tell you, my dad all suddenly just pass way. so mu to do, and need strength and help, please pray for me.
111Happy
2015年3月17日 下午2:36于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
I really miss you. I am having trouble with the phone #. Maybe you could sent me an address that I can write to you with, to keep me occupied, so I do not miss you that much. Here are some pictures, I still have not been able to rent house

From: Sunshine T [redacted]
Sent: Tuesday, February 10, 2015 4:36 PM
To: Espinosa, Thomas
Subject: Re: LOVE

Thanks so much!
Pray for my dad!
111Happy
2015年2月10日 上午6:38于 "Espinosa, Thomas" <TEspinosa@oaklandnet.com>写道：
Good morning my love, I am so glad that I have these beautiful pictures to enjoy. You are so very beautiful. Love you my dear. How are your parents? How are you? Do you have an address that I can write you at. The job is going great. Valentines day is Saturday. Think of me. LOVE LOVE LOVE

Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

137551

CUSTOMER'S ORDER NO.	DATE
137551	05-30-15

NAME Thomas Espinosa

AD[redacted]

CITY, STATE, ZIP Emeryville, Ca

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		Paint interior		1500 00
2		landscaper exterior		900 00
3		Remove + Trap		400 00
4		Clean interior		
5		ad Shampoo Carpet		300 00
6				
7				3100 00
8		all above work		
9		performed at 8925 Landing		
10		Oakland Ca		
11				
12				

RECEIVED BY

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number Posting date Amount

CHASE

June 10, 2015 through July 09, 2015
Account Number: [redacted]308

The monthly service fee for this account was waived as an added feature of Chase Premier Checking account.

CHECKS PAID

CHECK NUMBER	DATE PAID	AMOUNT	CHECK NUMBER	DATE PAID	AMOUNT
[redacted]					

If you see a check description in the Transaction Detail section, it means your check has already been converted for electronic payment. Because of this, we're not able to return the check to you or show you an image on Chase.com.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		$10,826.91
06/10	[redacted]		
06/10			
06/10			
06/10			
06/11			
06/11			
06/11			
06/12	Deposit 734023036	3,100.00	6,352.20
06/12	[redacted]		
06/16			
06/17			
06/19			
06/19			
06/19			
06/19			
06/19			
06/19			
06/19			
06/22			
06/22			
06/22			
06/22			
06/22			
06/23			
06/23			

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002290899216 Posting date 12-Jun-15 Amount 3100.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 6/12/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinoza

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13862-CH (Rev. 07/12) 50097638 03/15

Start your account number here/
▼ Empiece su número de cuenta aquí

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	3100.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	3100.00
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	3100.00

[redacted] 4308

[redacted] 10 20

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002290899217 Posting date 12-Jun-15 Amount 3100.00

90-7162 / 3222 40755

3010

VIVIAN TANG
[redacted]
SAN JOSE, CA 95132

CHASE PRIVATE CLIENT

DATE 6/09/2015

PAY TO THE ORDER OF Thomas Espinoza $ 3100 00/XX

Three Thousand & One Hundred even DOLLARS

JPMorgan Chase Bank, N.A.

MEMO for 8925 Taylor St. Oakland, CA

[redacted]

[redacted] 3010

DO NOT WR

STAMP OR SIG

[redacted]

COUNTY OF ALAMEDA
Assessor's Office

Help

New Query

Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**14-1237-1** Inactive:**N** Lien Date:**01/01/2016** Owner:**FULLER JULIE K**
Property Address: **5135 MANILA AVE, OAKLAND, CA 94618-1027**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
FULLER JULIE K	List Owners	[redacted]	12/24/2015	2015-336002	$1,482,000	1	2500
SIU ANA ETAL	List Owners	[redacted]	12/24/2015	2015-336001		1	2500
SIU ANA ETAL	List Owners	[redacted]	12/24/2015	2015-336000		1	2500
SIU ANA ETAL	List Owners	[redacted]	11/12/2015	2015-303567		1	1100
SIU ANA	List Owners	[redacted]	8/13/2013	2013-276930	$735,000	1	1100
HARDT GERALD H TR	List Owners	[redacted]	1/17/2005	2005-494247		1	1100
HARDT GERALD H TRUST	List Owners	[redacted]	8/17/2005	2005-352153		1	1100
HARDT GERALD H	List Owners	[redacted]	0/06/2004	2004-451975		1	1100
HARDT GERALD H	List Owners	[redacted]	11/13/1997	1997-300663		1	1100
HARDT EDITH & GERALD H	List Owners	[redacted]	10/28/1997	1997-284735		1	1100
HARDT EDITH	List Owners	[redacted]	07/02/1980	1980-112620		1	1100
HARDT CHARLES H + EDITH	List Owners	[redacted]	12/15/1965	AX-172042		1	1100

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the
Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click here for more information regarding supported browsers.

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Parcel Number: **14-1237-1**

Owners:

MIRZA, ASIF
PATEL, NAEEM
SIU, ANA

Close Window

Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 5135
STREET_NAME : Begins With manila
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: *1305579*

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: CONSTRUCTION TO INTERIOR AND EXTERIOR INCLUDING EXCAVATION ANDPOSSIBLY ADDING AN ADDTION TO THE PROPERTY W/OUT PERMITS
Date Opened: 11/18/2013
Record Status: Notice of Violation Sent
Record Status Date: 2/13/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/19/2013	THOMAS A ESPINOSA	1st Inspection	Unable to Verify	
12/11/2013	ED LABAYOG	1st Inspection	Violation Verified	NO COMMENTS
1/13/2014	DAVID C MILES	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 12/11/13
2/21/2014	Tom Espinosa	Follow-up Inspection	Stop Work Order	ISSUED A STOP WORK ORDER
3/4/2014	Rafael Campos	Follow-up Inspection	Partially Abated	Sidewalk cleared of obstructions, excavated soil stock pile removed from front yard, silt fence maintained, shoring in place, exposed cuts protected. No run-off or sediment debris. Erosion controls in place.
	Greg Clarke	Follow-up Inspection	Scheduled	

Record ID: *DRX140643*

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Zoning clearance to enclose the front porch and to create 2 new bedrooms and a bathroom in the basement of the existing building.
Date Opened: 5/15/2014
Record Status: Approved

Record Status Date: 5/15/2014
Job Value: $0.00
Requestor:
:
Business Name: Enviro Arch
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DS130382

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Small Project Design Review to convert an existing basement into additional living space as part of main dwelling and cr eate secondary unit under 500 sq/ft;replace all window with same opening.The existing driveway curb cut will be shifted 7' for total of 19' in width to accommodate additional parki ng space for total of three spaces.
Date Opened: 12/18/2013
Record Status: Approved
Record Status Date: 12/18/2013
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: ENMI16067

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Excavate to place N 432 PFP Gigapower cabinet, concrete pad & associated conduits. Maintain minimum distances: Face of Curb to all structures: two feet (2'); Sidewalk minimum clear: five and one half feet (5.5'); Concrete Pad to be flush with surrounding area/sidewalk. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Urgent AT&T Gigapower Job A00A79L. Permit valid 90 days. Separate Obstruction permit required to reserve/block parking lane. Set up PWA PRE-CON prior to start work: 510-238-3651.
Date Opened: 4/1/2016
Record Status: Fully Executed
Record Status Date: 4/19/2016
Job Value: $0.00
Requestor:
:
Business Name: ATT/D Neil
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: OB1400258

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Reserve in front of parcel only for dumpster, moving van or storage pod. Post 72 hours prior. Impact on sidewalk allowed for loading/unloading. Provide signage for safe alternative for pedestrians. Excavate and install new engineered foundation per plans and engineered calcs.
Date Opened: 5/1/2014
Record Status: Expired
Record Status Date: 12/12/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: RB1304917

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Excavate and install new engineered foundation per plans and engineered calcs.

Date Opened: 12/24/2013
Record Status: Expired
Record Status Date: 12/12/2015
Job Value: $50,000.00
Requestor: SIU ANA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/3/2014		FIELD CHECK 00N	APPROVED	CALL NORBERTO AT [redacted]-8884
3/27/2014	Robert Bernal	Frame	Partial	Partial foundation approval: left-side footing & drain pipe ok. Partial approval on rear-side. Spread footing only, stem/ retaining walls T/C.
4/15/2014	Joanneke F Verschuur	Foundation	Partial	Secure rebar at top as per plan. Verify AB embed depth and preset AB's (no wet set)
4/17/2014	Robert Bernal	Foundation	Partial	Retaining wall/foundation on left side & partial at rear ok per correction Notes. See foundation plan for location of approval.
5/6/2014		Foundation	Not Pass	MET W/ RAFAEL CAMPOS & CONSTR, DIRT PILES, S/W DAMAGE- CORR NOTICE
5/7/2014	Robert Bernal	Foundation	Partial	Footing at rear half of right side and balance at rear ok to pour. Retaining wall & drainage T/C.
6/2/2014	David Miles	Foundation	Partial	Partial foundation wall ok , marked on plans
7/16/2014	Joanneke F Verschuur	Frame	Partial	SW corner (remaining) footing ok to pour with additional steel for splice. Provide engineer's approval for existing conditions. L-bar at base of footing is drawn to go to top of retaining wall. Previous pours were approved with a 36" leg that extends just 20" above footing. Provide engineer's letter/approval. Subsequent work dependent upon engineer's approval for shoring at sidewalk and removal of debris, soil and fence protection of hole. See RC/TE
7/23/2014	Joanneke F Verschuur	Foundation	Not Pass	Top of foundation wall is same height as sidewalk curb. Not ok to pour until formwork is raised and reinspected.
	Hugo Barron	Foundation	Cancelled	
	Hugo Barron	Foundation	Cancelled	
	Hugo Barron	Foundation	Cancelled	
	Robert Bernal	Foundation	Cancelled	

Record ID: RB1401245

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Remodel existing single family dwelling. Lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building. 7/16/14: structural upgrades per engineer plans (S1.A, S2, SD1). New unit to be addressed 363 Cavour St.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/30/2015
Job Value: $170,000.00
Requestor: SIU ANA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/16/2014	Tom Espinosa	Field Check	Ok to Plan Check	Needs to reschedule field check . In needs file
5/27/2014	Tom Espinosa	Field Check	Need More Info	Will need more
8/12/2014	Joanneke F Verschuur	Foundation	Partial	Mid-span fndn ok to pour. Pier and structural slab t/c.

8/15/2014	Joanneke F Verschuur	Foundation	Not Pass	Not ready
8/19/2014	David Carrillo	Frame	Partial	S.O.G. and piers towards the rear O.K. to pour. 6X10 S.O.G. at patio entry to come.
9/11/2014	Joanneke F Verschuur	Frame	Not Pass	Not ready
9/26/2014	Joanneke F Verschuur	Final Building	Partial	Date: 9/26/2014 Not final. Ext ply nailing at window perimeter ok to cover (to install windows). Shear nailing t/c.
10/21/2014	Robert Bernal	Frame	Not Pass	For shear ply nail approval only: Structural II ply is required, Nail upper floor bottom plate line and basement wall upper plate line and the Special Inspection Report is required. Note: tightened HD, bottom plate Nail and clips are t/c later.
11/12/2014	Joanneke F Verschuur	Frame	Partial	Date: 11/12/2014 Need to complete SW nailing at interior (missed a few). Nailing/SDS at wall plates ok. Provide engineer's revision for interior SW floor diaphragm connection, blocking and clips t/c at top of walls. Not a complete frame inspection.
12/10/2014	Janice Kato	Frame	Not Pass	Date: 12/10/2014 Exterior stair retaining wall inspection: Inspection not performed - ¿¿Structural detail sheets missing from plan. Need for inspection.
3/16/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/16/2015 Frame, SW, HDs ok pending engineer's 1) SI letter. 2) Need trades and: 3) Need draft stop between floors, at furred out walls, and 4) each 10' horizontally. 5) Verify tempered glass at upstairs bathroom. 6) Panel, recessed lights, fans/EAD and flue in mother in law unit need FR boxes. Ok to insulate except at plumbing bays and at draft stop locations. 7) Fndn/retaining wall for lower level patio area not per plan; needs to be dug down substantially. 8) Mortar patch cold joint at sidewalk near bay window. 9) Maintain 3' walkway near bay window.
3/17/2015	Joanneke F Verschuur	Frame	Partial	Frame inspection approval pending receipt of SI letters. Insulation upstairs ok to cover. Downstairs insulation t/c. Draft stopping between floors and horizontal ok. FR boxes between units t/c in downstairs ceiling. FR at downstairs unit separation wall ok on main house side. Keep plumbing bays open for DWV test. Fndn/retaining wall for patio area not per plan.
3/23/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/23/2015 Insulation ok except fill gaps around perimeters of downstairs windows. RC t/c at lower unit. FR protection at lower sub panel t/c. Fndn for patio area t/c.
3/25/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/25/2015 Remainder of insulation ok. Stucco lath ok. RC at lower unit ok. Keep upper tub drains open for tub test/ pan test t/c. Need to add #5 rebar per plan for patio fndn.
3/26/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/26/2015 Patio area slab and retaining wall ok to pour pending SI letter. Main unit SR ok except keep open section for tub test. Lower unit SR t/c. All wet wall t/c.
3/31/2015	Joe DeLagrange	Frame	Partial	Date: 3/31/2015 Sheet rock okay
4/7/2015	Steve Johnson	Frame	Partial	Date: 4/7/2015 Okay to pour piers at front entry.
10/28/2015	Keith Pacheco	Final Building	Cancelled In Office	cancelled in office
10/30/2015	Keith Pacheco	Final Building	Pass	Date: 10/30/2015 Final approval

	David Carrillo	Frame	Cancelled
	Gene Martinelli	Field Check	Scheduled
	Tom Espinosa	Frame	Scheduled
		Final Building	Pending
	Tom Espinosa	Frame	Scheduled
		Final Building	Pending
		Frame	Pending
	William Moriarty	Final Building	Scheduled

Record ID: RE1401014

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: ELECTRICAL for remodel existing single family dwelling and lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building per DS13-0382. 05-15-15 add 1 feeder circuit, disconnect and receptacle for sump pump.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/30/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/21/2014	Janice Kato	Frame	Not Pass	Date: 11/20/2014 See attachment c/n. Need additional receptacles throughout.
1/16/2015	Tom Espinosa	Frame	Pass	surface wiring correct .
3/16/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/16/2015 Wiring ok for house and mother in law unit except verify added receptacles in bedrooms upstairs, kitchen can lights, and 4-fans box for DW/disp. Panels t/c w/ FR boxes. COD t/c.
3/23/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/23/2015 Wiring ok to cover except need FR protection at wires above lower unit subpanel. Subpanel inspection t/c.
10/28/2015	Keith Pacheco	Final Electrical	Cancelled In Office	cancelled in office
10/30/2015	Keith Pacheco	Final Electrical	Pass	Date: 10/30/2015 Utility release and final for duplex
	William Moriarty	Final Electrical	Scheduled	
	Steve Brandeberry	Frame	Cancelled	
	Joanneke F Verschuur	Final Electrical	Cancelled	
	Joanneke F Verschuur	Frame	Cancelled	
	Joanneke F Verschuur	Frame	Cancelled	
	Joanneke F Verschuur	Final Electrical	Cancelled	
	Steve Johnson	Final Electrical	Cancelled	

Record ID: RM1400637

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: MECHANICAL for remodel existing single family dwelling and lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building per DS13-0382.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/28/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/26/2015	Tom Espinosa	Frame	Pass	pass rough inspection.

3/13/2015	Joanneke F Verschuur	Frame	Not Pass	Date: 3/13/2015 Upper and lower FAUs not complete, insulate boots, raise attic platform to allow R-30, extend platform to access, protect romex at hatch, complete wiring for FAU, complete flue, need overflow pan and secondary condensate drain or auto shut off sensor, lower ducts and EADs may need FR boxes if in floor diaphragm, EADs upstairs ok except limit flex to 5', kitchen hood t/c.
3/23/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/23/2015 EADs and lower unit FAU flue ok to cover. FAUs t/c.
10/28/2015	Keith Pacheco	Final Mechanical	Pass	Date: 10/28/2015 Final approval
	Joanneke F Verschuur	Final Mechanical	Cancelled	
	William Moriarty	Final Mechanical	Scheduled	
	Joanneke F Verschuur	Final Mechanical	Cancelled	
	Joanneke F Verschuur	Frame	Cancelled	
	Joanneke F Verschuur	Frame	Cancelled	

Record ID: *RP1400857*

Address: 5135 MANILA AVE

APN: 014 123700100

Unit #:

Description: PLUMBING for remodel existing single family dwelling and lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building per DS13-0382. 8/13/15 - add gas piping for PG&E service from street to meter.

Date Opened: 5/1/2014

Record Status: Final

Record Status Date: 10/28/2015

Job Value: $0.00

Requestor: SIU ANA

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/14/2014	Kevin Martin	Frame	Not Pass	piping not ready for test.14aug14 km
8/15/2014	Joanneke F Verschuur	Final Plumbing	Partial	Underslab dwv test ok at rear 3/4 of building. Front tie in w/ SL and ejector pump t/c.
11/12/2014	Joanneke F Verschuur	Foundation	Partial	Tie in of building drain to ejector pump ok. Underground vent section ok. CI to surface t/c
11/21/2014	Janice Kato	Frame	Not Pass	Date: 11/20/2014 Too many corrections. Full reinspection required. See attachment correction notice. NOTE: has jack hammered portions of slab to make connections into underslab plumbing (and incorrectly draining into toilet bend)
12/29/2014	Reynaldo Jimenez	Frame	Not Pass	information only not ready
1/16/2015	Tom Espinosa	Frame	Partial	Missing copper rails, v correction on vents need to be corrected, missing cleanouts, sump pump and ejector not complete. Correct and call for inspection.
3/17/2015	Joanneke F Verschuur	Frame	Partial	Water pipe and gas pipe rough ok. DWV layout ok, but need CI through FR separation and needs to be under test. Need CO at lower bathroom end of line.
3/19/2015	David Carrillo	Frame	Cancelled In Office	
3/23/2015	Joanneke F Verschuur	Frame	Partial	Date: 3/23/2015 Plumbing rough ok pending back flow device, tie in to SL and tub tests. PSL cert required.
4/7/2015	Steve Johnson	Frame	Cancelled In Office	
10/21/2015	David Miles	Final Plumbing	Partial	Date: 10/21/2015 Gas test and underground ok but need gas calcs as well as plans to determine scope prior to meter release
10/28/2015	Keith Pacheco	Final Plumbing	Pass	Date: 10/28/2015 Final approval
	Joanneke F Verschuur	Frame	Cancelled	

	Final Plumbing	Pending
William Moriarty	Final Plumbing	Scheduled
Jorge Reyes	Frame	Cancelled
Joanneke F Verschuur	Frame	Cancelled
Joanneke F Verschuur	Frame	Cancelled
Joanneke F Verschuur	Frame	Cancelled
Joanneke F Verschuur	Final Plumbing	Cancelled

Record ID: SL1400147

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 1/10/2014
Record Status: Final
Record Status Date: 1/14/2014
Job Value: $0.00
Requestor: *C A S FINANCIAL & CONST.SERV*
:
Business Name:
License #: 932907

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X0900629

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Place pole anchor 20' from pole. Repl s/w section as needed.
Date Opened: 6/3/2009
Record Status: Permit Issued
Record Status Date: 6/3/2009
Job Value: $0.00
Requestor: COMCAST
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X1100942

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Install OH electric facilities, see sheet 15 of 16. No trenching. Station D 12Kv feeder project. Call PWA PRE-CON prior to start work: 510-238-3651.
Date Opened: 8/27/2011
Record Status: Permit Issued
Record Status Date: 9/8/2011
Job Value: $0.00
Requestor: PGE/P SCHNEIDER 30780834
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X1400117

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 1/10/2014
Record Status: Permit Issued
Record Status Date: 1/10/2014
Job Value: $0.00

Requestor: *C A S FINANCIAL & CONST.SERV*
:
Business Name:
License #: 932907

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X1502413

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Trench to install new PG&E gas service; restore area. URGENT PG&E PM 31175630 If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Permit valid 90 days. Separate Obstruction permit required to reserve/block parking lane. Set up PWA PRE-CON prior to start work: 510-238-3651.
Date Opened: 10/21/2015
Record Status: Expired
Record Status Date: 2/4/2016
Job Value: $0.00
Requestor:
:
Business Name: PG&E/ D Ball
License #: 1000384

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X1600642

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Excavate to place N 432 PFP Gigapower cabinet, concrete pad & associated conduits. Maintain minimum distances: Face of Curb to all structures: two feet (2'); Sidewalk minimum clear: five and one half feet (5.5'); Concrete Pad to be flush with surrounding area/sidewalk. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Urgent AT&T Gigapower Job A00A79L. Permit valid 90 days. Separate Obstruction permit required to reserve/block parking lane. Set up PWA PRE-CON prior to start work: 510-238-3651.
Date Opened: 4/1/2016
Record Status: Expired
Record Status Date: 7/21/2016
Job Value: $0.00
Requestor:
:
Business Name: ATT/D Neil
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 5135
STREET_NAME : Begins With manila
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: 1305579

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: CONSTRUCTION TO INTERIOR AND EXTERIOR INCLUDING EXCAVATION ANDPOSSIBLY ADDING AN ADDTION TO THE PROPERTY W/OUT PERMITS
Date Opened: 11/18/2013
Record Status: Notice of Violation Sent
Record Status Date: 2/13/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|Verified violation, Issued a stop work notice, 2XFEES, field check,|plans, eroision control, excavating in back yard, driving dirt over|sidewalk and curb onto street and dumping dirt on front yard. Breaking|sidewalk and curb, dumping dirt in gutter and street. Demo of part of|the house.|Sent notice of violation, & refer to EXL to assign. Reinspection date|12-11-13|>>> 11/20/2013 09:52:39 ESPIN#T 0009|OWNERSHIP CHECKED; NO CHANGE IN OWNER NAME & ADDRESS|NOV SENT REG & CERT W/APPEAL 11/20/13 - KXC|>>> 11/20/2013 10:28:57 CHENG#K 000N|zoning- applicant was here to review new proposal, applicant shall|submit new site plan showing new location of driveway and parking spa|c|e. jm 4790|zoning- applicant was here to review new proposal, applicant shall|submit new site plan showing new location of driveway and parking spa|c|e. jm 4790|>>> 12/13/2013 08:04:06 LABAY#E 000R
2/11/2014	TESPINOSA	02-06-14 Met with contractor and informed him to put erosion control methods in force, protection cuts in the walls, covering dirt, he has unprotected dirt in the front yard, back yard, and neighbors yard. I visited site on 2-10-14, no change correcting erosior controls. Also the soil has fallen from parts of the neighbors house 5129 Manila Av, The bottem of the excavation is now a pool of water, requiring a fencew to be put up around site, and the house to be sealed off so no one enters site or house.
2/13/2014	KCHENG	Ownershhip checked; no change in owner name & address; NOV sent reg & cert w/appeal form on 2/13/14; cert mailing # 7012 3460 0000 5824 2110
2/24/2014	TESPINOSA	iSSUED A STOP WORK NOTICE FOR OBSTRUCTION PERMIT FOR STREET AND SIDEWALK (02-20-14 02-26-14), ALSO NEEDS TO TURN IN PLANS FOR THE BUILDING OF THE HOUSE . ALSO NEEDS PERMIT FOR CGS REPLACEMENT ON ALL DAMADED CGS.

4/30/2014	TESPINOSA	Hold final until obtaining needed permits for obstructoion of sidewalk and street, ubtain all permits to repair sidewalk and water box and main. installing fence around property, Set in erosior control and submit a engineers report for next door footing undermine.
11/18/2013	PTS	CONSTRUCTION TO INTERIOR AND EXTERIOR INCLUDING EXCAVATION AND POSSIBLY ADDING AN ADDTION TO THE PROPERTY W/OUT PERMITS

Record ID: DRX140643

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Zoning clearance to enclose the front porch and to create 2 new bedrooms and a bathroom in the basement of the existing building.
Date Opened: 5/15/2014
Record Status: Approved
Record Status Date: 5/15/2014
Job Value: $0.00
Requestor:
:
Business Name: Enviro Arch
License #:

COMMENT DATE	COMMENTER	COMMENTS
6/17/2014	RPILI	06-16-14 recieved survey from Bruce W. Starr #4392 (510)889-8385. Submitted to Inspector Espinosa for review.

Record ID: DS130382

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Small Project Design Review to convert an existing basement into additional living space as part of main dwelling and cr eate secondary unit under 500 sq/ft;replace all window with same opening.The existing driveway curb cut will be shifted 7' for total of 19' in width to accommodate additional parki ng space for total of three spaces.
Date Opened: 12/18/2013
Record Status: Approved
Record Status Date: 12/18/2013
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
6/23/2015	JMADANI	Note: pathway width is okay to be 9'0" wide vs 10' wide. Jm 4790
1/20/2014	PTS	|same opening.The existing driveway curb cut will be shifted|7' for total of 19' in width to accommodate additional parki|ng space for total of three spaces.

Record ID: ENMI16067

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Excavate to place N 432 PFP Gigapower cabinet, concrete pad & associated conduits. Maintain minimum distances: Face of Curb to all structures: two feet (2'); Sidewalk minimum clear: five and one half feet (5.5'); Concrete Pad to be flush with surrounding area/sidewalk. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Urgent AT&T Gigapower Job A00A79L. Permit valid 90 days. Separate Obstruction permit required to reserve/block parking lane. Set up PWA PRE-CON prior to start work: 510-238-3651.
Date Opened: 4/1/2016
Record Status: Fully Executed
Record Status Date: 4/19/2016
Job Value: $0.00
Requestor:
:
Business Name: ATT/D Neil
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: OB1400258

Address: 5135 MANILA AVE
APN: 014 123700100

Unit #:
Description: Reserve in front of parcel only for dumpster, moving van or storage pod. Post 72 hours prior. Impact on sidewalk allowed for loading/unloading. Provide signage for safe alternative for pedestrians. Excavate and install new engineered foundation per plans and engineered calcs.
Date Opened: 5/1/2014
Record Status: Expired
Record Status Date: 12/12/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB1304917

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Excavate and install new engineered foundation per plans and engineered calcs.
Date Opened: 12/24/2013
Record Status: Expired
Record Status Date: 12/12/2015
Job Value: $50,000.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/19/2014	PTS	|SFD 01-03-2014|>>> 01/03/2014 15:49:11 PILI#R 0011|SFD 01-03-2014|- Owner has submitted a field for 2 part issuance of 2 permits. 1 for|foundation which matches conditions at site and existing plans.|- Plans have been plan check for foundation. Value correct.|- Ok to issue.|- Owner has scheduled fie;ld check for 01-06-2014. Will set of plans|for new build lower floor, and remodel of upper floor.|- Value is $165,000.|>>> 01/03/2014 15:58:09 PILI#R 0011|Contractor to pay 2xs fee 01-06-14 $2,355.42 before permit issuance.|Contractor has field plans. File in NEEDS FILE.|>>> 01/03/2014 16:06:17 PILI#R 0011

Record ID: RB1401245

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Remodel existing single family dwelling. Lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building. 7/16/14: structural upgrades per engineer plans (S1.A, S2, SD1). New unit to be addressed 363 Cavour St.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/30/2015
Job Value: $170,000.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
7/21/2014	WWADA	Increase value from $130,000 to $170,000 per FLD-CHK notes
5/21/2014	TESPINOSA	Owner could not do field check when I arrived will need toschedule new field check.
5/28/2014	TESPINOSA	Will need a survey to confirm location , will need to revise plans. Will increase value to $170,000. In needs file. Submit revision to Inspector Espinosa for review.
5/29/2014	TESPINOSA	Plans and file in needs file. Owner filed for overtime plan check. Will need to verify offset after survey as it is effects new windows, egress, and fire protection.
6/23/2014	TESPINOSA	Plans need to be 3 complete sets, plans and file in needs
5/1/2014	RPILI	Plans for basement do not match what owner described and quantities for trade permits. Besides thge bedroom for the additional unit; owner wanted three additional bedrooms instead of the proposed floor plan submitted; and plans do not show the fourth bathroom.
5/1/2014	RPILI	APPLICATION IN needs file.
5/9/2014	RPILI	05-09-14 owner to submit Tittle 24; holding application at station 4.
5/15/2014	RPILI	

		05-15-14 owner still has not submitted Title -24 or revision to basement to create 3 new bedrooms for the first floor. Application in the NEEDS FILE.
5/15/2014	RPILI	LIMITATION OF USE MUST BE FILED WITH THE COUNTY BEFORE PERMIT CAN BE ISSUED.
5/15/2014	RPILI	05-15-14 Owner submitted L.O.A. for Norbert Andrade. Owner submitted plans to add 2 bedrooms and bathroom to basement; add 2 bdr fees to permit. Norbert Andrade stated he needs 3 sump pumps; 1 for sewer and 2 for rain water(1 to be used as back-up). Adding fees to Plumbing and Electrical.
5/15/2014	RPILI	APPLICATION AT STATION #4 - FEES FOR FIELD CHECK AND 2 ADDITIONAL BEDROOMS DUE - SCHEDULE FIELD CHECK FOR TOMORROW WHEN FEES PAID.
5/20/2014	RPILI	05-20-14 spoke with Ana [redacted]-5175 she will be in this afternoon to pay for balanceand schedule fied check. Alternate ([redacted]-9706.
6/10/2014	RPILI	06-10-14 Still need survey; application in NEEDS FILE.
6/25/2014	WWADA	OT.REQUESTED

Record ID: RE1401014

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: ELECTRICAL for remodel existing single family dwelling and lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building per DS13-0382. 05-15-15 add 1 feeder circuit, disconnect and receptacle for sump pump.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/30/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
5/15/2014	RPILI	NORBERT ANDRADE ADDED TOTAL 3 SUMP PUMPS TO BASEMENT AREA.

Record ID: RM1400637

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: MECHANICAL for remodel existing single family dwelling and lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building per DS13-0382.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/28/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RP1400857

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: PLUMBING for remodel existing single family dwelling and lower basement floor to create 1383 sqft of additional habitable space(683sqft added to existing SFD and 500sqft for 2nd unit with BDR, kit, bath & dining at lower rear of building per DS13-0382. 8/13/15 - add gas piping for PG&E service from street to meter.
Date Opened: 5/1/2014
Record Status: Final
Record Status Date: 10/28/2015
Job Value: $0.00
Requestor: SIU ANA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: SL1400147

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 1/10/2014
Record Status: Final
Record Status Date: 1/14/2014
Job Value: $0.00
Requestor: *C A S FINANCIAL & CONST.SERV*
:
Business Name:
License #: 932907

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X0900629

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Place pole anchor 20' from pole. Repl s/w section as needed.
Date Opened: 6/3/2009
Record Status: Permit Issued
Record Status Date: 6/3/2009
Job Value: $0.00
Requestor: COMCAST
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X1100942

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Install OH electric facilities, see sheet 15 of 16. No trenching. Station D 12Kv feeder project. Call PWA PRE-CON prior to start work: 510-238-3651.
Date Opened: 8/27/2011
Record Status: Permit Issued
Record Status Date: 9/8/2011
Job Value: $0.00
Requestor: PGE/P SCHNEIDER 30780834
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X1400117

Address: 5135 MANILA AVE
APN: 014 123700100
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 1/10/2014
Record Status: Permit Issued
Record Status Date: 1/10/2014
Job Value: $0.00
Requestor: *C A S FINANCIAL & CONST.SERV*
:
Business Name:
License #: 932907

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X1502413

Address: 5135 MANILA AVE
APN: 014 123700100

Unit #:

Description: Trench to install new PG&E gas service; restore area. URGENT PG&E PM 31175630 If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Permit valid 90 days. Separate Obstruction permit required to reserve/block parking lane. Set up PWA PRE-CON prior to start work: 510-238-3651.

Date Opened: 10/21/2015

Record Status: Expired

Record Status Date: 2/4/2016

Job Value: $0.00

Requestor:

:

Business Name: PG&E/ D Ball

License #: 1000384

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X1600642

Address: 5135 MANILA AVE

APN: 014 123700100

Unit #:

Description: Excavate to place N 432 PFP Gigapower cabinet, concrete pad & associated conduits. Maintain minimum distances: Face of Curb to all structures: two feet (2'); Sidewalk minimum clear: five and one half feet (5.5'); Concrete Pad to be flush with surrounding area/sidewalk. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Urgent AT&T Gigapower Job A00A79L. Permit valid 90 days. Separate Obstruction permit required to reserve/block parking lane. Set up PWA PRE-CON prior to start work: 510-238-3651.

Date Opened: 4/1/2016

Record Status: Expired

Record Status Date: 7/21/2016

Job Value: $0.00

Requestor:

:

Business Name: ATT/D Neil

License #:

COMMENT DATE	COMMENTER	COMMENTS

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

1 CORD FOR. ONE

FORM A NEW CORPORATION

ONE INVESTMENT CORP.

2/4/2015 - Legal room -

	Initials	Date
Prepared By		
Approved By		

	PRESIDENT - THOMAS A SPINER Officer - ANA SM	Deposit Credit	Expenses Debit
2/4 -	File Corporation Name - DEBIT		422.95
	Deposit - Cash - Tom - Paid for Name -	425 -	
	Deposit - Cash - Tom (Credit)	300 -	
	DEBIT - ANA		300 -
2/9	- Meeting - Tom + Ana @ 7.00 am in Oakland, 2nd St. Downtown. discuss the 11 lots up the Hill.		
2/12 -	Meeting in Emeryville; Tom + Ana		
2/22	- Meeting with Tom at Tom's House agree to get ($ ~~[illegible]~~ $170,000 for a return of $20,000 - and Paybay $1400 - to their Bank.		
	- Need to Prepare a Promising Note for Signatures		
	→		
2/24 →	Meeting with Tom in Emeryville - @ 6:30 - and Andretor - Contractor - 2 Credit Cards.		
2/27 →	Area list 8925 - Lawlor Specious, 5 Bedroom Bayview list up for Rent - in Oakland → 510 - Tom. # $3500 / month 5/2 - Ready for Rent on 9th.		
	- Pull comps for Oakland's Property ✓		
	- Pull comps for Oakland - 2200 ✓		
	- Pull comps for Calm -		

3/4 Meeting in Emeryville Starbucks
@ 6:00 am - 7:30
- Received EIN Number
47-3217719

- Also asked for Home Depot
Cond. Back.

- Agree to make an offer
on 845 Calmar + 6 Linda
Vista - Oakland.

- 845 - Calmar = $875,000
- 6 Linda Vista = $725,000

3/9 - Meeting in Emeryville Starbucks
- Tom + I. 6:30.
- We discussed Home Depot
accounts - we got up to $9000 -
- He also gave me the Corp card.
- Gave me Bills from Home Depot

- We will meet with Seller from
Calmar Property to ~~[illegible]~~ the
~~[illegible]~~ Contract.

- Reminder of Appraisal for
Orinda Tomorrow at 10:30

3/16 - Meeting with Tom, Starbucks
Emeryville
- Need to Pay 3 Guy Work
- Aisie - 900 - less 100 - cost 800 -
- Tui - 600 -
- Ben 600 -

- Received $9000 Home Depo
Cards 3 cards and Tom
took it.

	Initials	Date
Prepared By		
Approved By		

- Complete the Conditions for Tom's loan. 6 Linda Vista.
- BD.
- Cost Breakdown
- Appraisal - Cost $1525 for Present & Future Value.
- Use the Company's Credit Card to Pay for it.

- Today I cancel the work with Dale. Tom will continue on with His Guys. Arsie, and His Guys will finished today as well.
- The Biggest issue is the Front Porch. Additional work to bring to complete that. About.

- The Recording of the Note for Shawn, was Returned From the City of Oakland. Need to discuss this with Paul.

3/19 - Meeting in Emeryville - Tom & Ann
- 6:00

- Need to move Dirt
- Need to

3/22 - Meetings with Tom - Emeryville.
6:00 -
Discuss all Day's work.
- Need Pictures & list for Monterey
- & Calmen

	Initials	Date
Prepared By		
Approved By		

Need Proof of Funds For
- Monterey.

- Go over the Funding.

-> 3/19/15 -
Direct
1. 2000 -
3000 - Floating
6000 -
3000 -
5000 -
1) 19,000

- 2000 - Aisen/3 # 347
800 - Onside # 348
349
485 - Permit calling
- 1299 - Aisen/3 # 352, 353, 354
2) => 4584

->

3/24/15

- 1000 - Pluming # 356
- 1200 - Drywall # 357
4000 - Stucco # 358
- 1000 - Dirt Guy - 359

3) = $7200

Total out => 19,000
4584
7200
$30,784 = 30,784

3/29/15 4) 6000 - Labor - Ruben # 362
5) 3000 - Labor - Tom # 363
6) 72.00 - Aisen - Dirt # 364
9072 -
=> $9072 - $39,856 -

3/25/ - Meeting with Tom - Encrypt
- Got the Check for 12,000
USE it For Cabinet

→ Received the Proof of Funds -
For Showing - 1.2M.

→ Tom will check out Monterey
Before I Accept the offer
Then we can sell it and Return
and keep.

→ Paid For 1/2 of the Cabinet
3/26/15 ~~- for Summit~~
for Manila - $9300
→ Balance of $9300 -

3/26 → Meeting with Tom.
- The Neighbor on Manila was asking
for $300 - for water & Electricity
- That was paid By Tom,
Since Noabeto said all of the
-
- Gave $1500 to Tom
Made out to Rubens Cevero
a $1500 - for Heater /
Air Conditions -
→ Payroll of 6000 -
- Payroll at 3000.

3/30 - Meeting with Tom, at 6-00 by
Emery will.

→ Discuss the Budget for the
Cabinet, and I Want to get
it From Home Depot

→

	Initials	Date
Prepared By		
Approved By		

→ Will Finalise the Loan Paper on Monterey, Calhoun, & Park.

→ I will Buy the Stove, Appliances

→ Look For Colours, and Tom will Get the Floor.

→ This week. will Be

- Framing

3/30 Meeting in Emeryville - 6:00 with Tom.

→ Discussed all the Payrolls
- Discuss the

⇒ Total Material = 14,800

⇒ Total Labor = 22,700

→ addition Cost = 3299

⇒ $40,799

- 3/31/15 -
- $2370 - Pay via ph - Home Dept # 365
$1,659.23 Pay Thomas material Plumbing # 366
$1,800 - Pay to Thomas For Oneida Plan # 367
$454 - Pay via ph City of Oak for Inspection -
$2766.00 - E-2 - Cement - via ph
⇒ $ 9049.23 = 49,848.23

4/1 - Meeting in Emeryville at 6:00 am - with Tom + Ann.

- Discussed the addition for Monterey. add another total of 3870 SQ ft.
- Cost

- Tom will complete the Plan and Breakdown for Monterey -

11/2 - 6:00 Meeting with Tom in Emeryville, CA

→ Received the Work / Cost Breakdown for Monterey
$400,000 Type and send to lender
→ The Plan will follow in the afternoon.

→ ask the Currency House lender to transfer the Permit to us.

→ Tom confirmed with the NY - investor, the New property, and the construction on new Property

→ He said that it was open with Escrow Officer already.

	Initials	Date
Prepared By		
Approved By		

4/3 - Meeting in Enterprise. Stanislaus with Tom @ 6.00 -

- Discussed the Plan for Monday
- Discuss the Finish Material for Manila
- Discuss the money Balance for Manila. Balance of $152.00 -

-> Tom will try to get the money.
- Check his BOA - Balance of $10.[illegible] -
-> asked for an increase up to $800.000 -

-> Follow up with the monthly Payment. 4/16 -

->

4/6 - Meeting with Tom in Emerson @ 6.00

CREDIT CARD. VISA - $1900.20

[redacted] 9413 -

exp. - [redacted]

THOMAS ESPINOSA

[redacted] - 94611 *

✓ # 1525 - appraisal for [illegible]

- Payroll for last week was $4600 and Tom paid for it (IOU)
- Need Receipt for $1800 Pan for Oriende
→ Need invite cards for Oriende this weekend is the Party.
- Need the Gas Books x2 one for Tom + ME - Mondy
→ Take to an IRA, using all costs, include Gas, Office, Home Coffee, etc.
→ Need a Book Keeping of all cost, Employees, Insurance for Ruben - to sig in + out, prepare this for Oriend
→ 4/7/15 - Meeting in Emeryville @ 6.00 am - Starbucks.
- Garage to leave as is and paint
→ Need all Norbeto's info for the Permit on Manila so Tom can go and ask for Money Back
- Cement will be Tomorrow

	Initials	Date
Prepared By		
Approved By		

Hai@att.net

4/8/15 Emeryville. meeting at 6:00 with 6:00 meeting in Emeryville with Tom.

- Discuss the closing of Orinda -

→ Also I will follow up with the New Lender and will contact with Capital Funding for Second Opinion

4/9/14 - 6:00 am meeting in Emeryville with Tom

- Discuss the Colour (Paint) He suggested that there is a white colour / Green that goes all around the House. So colour has been selected.

→ Need the invite cards for Orinda

→ Need Unconditional Contract

→ Paid for Cement of $1900.20 ✓

→

4/13/15 - 6:00 Meeting in Emeryville
Tom & Anne.

- Things that we need to negotiate
- Garage, Driveway + Landscape
→ We will Have the Bid in today
→ Need to pay the Balance of that Permit for Mortimer
→ Payment From Tom to Ruben
Need to Get Payment History of everything in the House Cost.
→ Need to Comply for the Special Report per the Engineer.
→ Cabinets are install today.
→

4/15 - 6:00 Meeting with Tom in Emeryville.

- Discussed the Payroll for
Ruben - $9000 - 4/10/15 - CH # 1185 - 4000
Two Checks From Tom - CH # 1184 - 5000 -
- One more Checks For $1020 - 1307 -
→ Ruben - Payroll - $1200 - CH 1304 - Onyx
(2 Guys -)
→

	Initials	Date
Prepared By		
Approved By		

4/16/18 - 6:00 meeting with
Tom in Emeryville CA

- Discussed the Total Budget

→ What we owe to Ruben.
is $13,020 -

→ What I owe Thomas
is $8018 - Using his cash to
pay the last 2 Payroll.

→ Revise the Orinda's Job with
Investor - Dr. Patel
→ Pay $50,000 to the Owners
→ Pay the Balance of ($227,110.98)

- Collect $130,000 from Elizabeth.
- give $50,000 to Investors and $80,000
for the Job. Start the Orinda
Job

→ Also cancel the Oakland
Monterey Job ie $10,000 -
Collect it Back From Title.
→ Negotiate the Sale Price Down
to $500,000 -
→ 450,000 + 50,000 at
Close of Escrow

4/20 - 6.00 Meeting with Tom Emerson

→ Tom showed me his credit points, dropped.

→ Discussed some of his checks - issue.

→ Returned the Ck # 368 this check was replaced by check # 370 -

→ Structure of the Great Finance for Paul, each draw of $80.000. we return the 20% interest ie. $16.000 each.

4/24 - 6.00 Meeting with Tom in Emeryville.

- Spoke with Paul & Partners Yesterday,

- We will get the $270,000 at 75,000 - Pay Back .27% -

→ Tom suggested to pay 1/2 of his credit cards

- BOA -

- Chase -

- Home Depot (2).

→ Before we start Origin

	Initials	Date
Prepared By		
Approved By		

4/27 - 6:00 Meeting with Tom in Emeryville

- Discussed the Note of $270,000

→ To-day is Notenize and Recorded the Note from in Martinez.

→ Tom suggested that I Should Borrow Money From the Loop One Dear To Pay off the Debts - include Tom's Money and Bring current.

4/28 - 6:00 Meeting with Tom - in Emeryville.

→ Discussed the Plan and Reports For Orinda

- Gave all Building Plans to Tom -

→ Discuss the New Contractor For Manila + Orinda

→ Need to clear all the Financial Shortages For Manila

1 Need to cash the $16,000 - check - 16000 -

2 Need to Pay For $8018 - Tom - 8018 -

- 5000 -

3) Need to Pay $5000 - To Tom this will Balance up the 1 out for Tom - Need For Orinda - 5135 - clear Balance From Rubber to Ana - $2000 -

4) Need to Pay For Tom's

VISA - # 9413 Total Balance of $6000 - $1525 - that I used for appraisal - Rest will Tom From Tom - $5000

- Need to Pay off Home Depot - Company and Tom's Personal and mine - Chase -

- Need to get a loan approve with the Timber Company in Stockton to supply all of our material and they can deliver it to the site too - Orinda

- Need to Pay off the BOA credit cards of $15,000 this will clear up all the cards ready for use again

- 4/30/15

→ 6.00 Meeting with Tom in Emeryville Discuss the Funding

→ Email Lawlor →

→ Plan For Orinda →

→ 2382949 (520) - Use that for Rental info. No Rent amount. Just 5/3.

→ Send to Tom →

→ (520) - Use Hi Sa ph number.

- Confirm the Funding with Pam again

	Initials	Date
Prepared By		
Approved By		

- Need all the Invest - Orinda and PDF Plan ~~for Orinda~~ to Tom.
  1. Soil -
  2. Engineer
  3. Plan PDF.

- Galmar - 5/16 - Cheat Financial Plan.
  → Call Ruben at 9:00. Let him know that all HHD accounts. ~~is~~ all clear, and talk to Tom about the Checks - Payroll.

5/11-15 -
→ Tom suggested that we take a Finer Fee of $12000. Coming, He will Put it in the Account.
→

New York Investor
- Pat Lisa
  113 Broadway
  New Jersey 07104
  PuPrime113@Yahoo.com

5/8-6:00 Meeting with Tom went through the invoices from Ruben - Comes to a total of $ 9679.80 ; <$321> Balance

- Two Receipts to <On Hold>

1) For Nor-cal Hauling $ 600 - No Date -

2) Asby Lumber - Dated 4/13/15 - $ until I get further / computer explanation

3) Gave Tom the Summary Book so he can Discuss the Numbers with Ruben. Get the Balances for this Home and completion.

	Initials	Date
Prepared By		
Approved By		

5/11 6:00 am meeting with Tom.
Discussed the Money Situation on Manila.

- Tom Gave $ 8000 to Ruben
- this was a check that Ruben was asking for last Thursday. # 1309

- Tom Took a Picture of Mr Cashier's check of $ 8000 that He Replaced, for the $ 8500 Requested By Ruben
5/8/15 →

→ (Balli [redacted] 4982
bally@sullivanmanagement.com
(Refer Ber Tom) ask this Guy for a Rental Property.

→ Ed Hemme:
[redacted] 7100

→ Nick Pukatach
[redacted] - 4525

→ Paul - [redacted] 0933 [redacted]

→ Myra - [redacted] 5766.

5/18 - 5:00 Meeting - with Tom in Encounter
- Need the Financing Print out of the Print out / checks -

→ Need all Receipts From Contractor (~~[illegible]~~) for all materials and Payroll make them sign a Receipt Book.

→ Write out a Rough Contract for every Contractors - to get their Signatures, Before Starting, and Before giving them the checks
eg $4000 --

→ Today - will BE IN on Friday For Final inspection

→ Tom will Check the Permit for the cement.

→ Elizabeth to visit the Chestnut property in Oakland at 10:00 am. Call the agent for Showing / entrance.

→ Need to Finalise Booking for Manila and Oriwan.

→ ~~Need~~ to Discuss the Bond ask Warnette to put a lien since last year May of 2014 -

3754025

ARTS-GS	Articles of Incorporation of a General Stock Corporation

To form a **general stock corporation** in California, you can fill out this form or prepare your own document, and submit for filing along with:

- A **$100** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form or document.

Important! Corporations in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Note: *Before submitting the completed form*, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California
FEB 06 2015

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

Corporate Name (List the proposed corporate name. Go to www.sos.ca.gov/business/be/name-availability.htm for general corporate name requirements and restrictions.)

① The name of the corporation is ONE DEVELOPMENT AND INVESTMENT CORPORATION

Corporate Purpose

② The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your corporation is sued. You may list any adult who lives in California. You may **not** list your own corporation as the agent. **Do not** list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

③ a. LegalZoom.com, Inc.
Agent's Name

b. _____ CA
*Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box* *City (no abbreviations)* *State* *Zip*

Corporate Addresses

④ a. [redacted] Emeryville California 94608
Initial Street Address of Corporation - Do not list a P.O. Box *City (no abbreviations)* *State* *Zip*

b. _____
Initial Mailing Address of Corporation, if different from 4a *City (no abbreviations)* *State* *Zip*

Shares (List the number of shares the corporation is authorized to issue. Note: Before shares of stock are sold or issued, the corporation must comply with the Corporate Securities Law of 1968 administered by the California Department of Business Oversight. For more information, go to www.dbo.ca.gov or call the California Department of Business Oversight at (866) 275-2677.)

⑤ This corporation is authorized to issue only one class of shares of stock.
The total number of shares which this corporation is authorized to issue is 100

This form must be signed by each incorporator. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of incorporation.

▶ [redacted]
Incorporator - Sign here

LegalZoom.com, Inc. by Cheyenne Moseley, Assistant Secretary
Print your name here

Make check/money order payable to: **Secretary of State**	***By Mail***	***Drop-Off***
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.	Secretary of State Business Entities, P.O. Box 944260 Sacramento, CA 94244-2600	Secretary of State 1500 11th Street, 3rd Floor Sacramento, CA 95814

Corporations Code §§ 200-202 et seq., Revenue and Taxation Code § 23153
ARTS-GS (REV 03/2014)

2014 California Secretary of State
www.sos.ca.gov/business/be

3754025

Attachment to the
Articles of Incorporation
of

ONE DEVELOPMENT AND INVESTMENT CORPORATION

6. The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

7. This corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) through bylaw provisions, agreements with agents, vote of shareholders or disinterested directors or otherwise, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject only to the applicable limits set forth in Section 204 of the California Corporations Code with respect to actions for breach of duty to the corporation and its shareholders.

8. Any repeal or modification of the foregoing provisions of Sections 6 and 7 by the shareholders of this corporation shall not adversely affect any right or protection of an agent of this corporation existing at the time of such repeal or modification.

12-Jan-18 12Jan18-1382

CHASE

Business Signature Card

ACCOUNT TITLE ("DEPOSITOR")
ONE DEVELOPMENT AND INVESTMENT CORPORATI
ON

BUSINESS ADDRESS
[redacted]
EMERYVILLE, CA 94608-1550

ACCOUNT NUMBER [redacted]7816
ACCOUNT TYPE Chase Total Business Checking
TAXPAYER ID NUMBER [redacted]008
DATE OPENED 05/11/2015
FORM OF BUSINESS C-Corporation
ISSUED BY JPMorgan Chase Bank, N.A (703)
Emeryville - 749565
TIMOTHY DELANEY
[redacted]966
05/11/2015

PRIMARY ID TYPE	PRIMARY ID NUMBER	ISSUER	ISSUANCE DATE	EXPIRATION DATE
Website Documentation	c3754025	CA	02/06/2015	

SECONDARY ID TYPE	SECONDARY ID NUMBER	ISSUER	ISSUANCE DATE	EXPIRATION DATE
None				

ACKNOWLEDGEMENT - By signing this Signature Card, the Depositor applies to open a deposit account at JPMorgan Chase Bank, N.A. (the "Bank"). The Depositor represents and warrants that (i) the signatures appearing below are genuine or facsimile signatures of the person(s) authorized to transact business and (ii) all necessary actions or formalities, where necessary, have been taken to authorize the named person(s) to so act. The Bank is entitled to rely on the authority of the named person(s) until written revocation of such authority is received by the Bank. The Depositor certifies that the information provided to the Bank is true to the best of its knowledge and authorizes the Bank, at its discretion, to obtain credit reports on the Depositor. The Depositor acknowledges receipt of the Bank's Deposit Account Agreement or other applicable account agreement, which include all provisions that apply to this deposit account, and other agreements and service terms for account analysis and other treasury management services if applicable, and agree to be bound by the terms and conditions contained therein as amended from time to time.

** When you give us your mobile phone number, we have your permission to contact you at that number about all your Chase or J.P. Morgan accounts. Your consent allows us to use text messaging, artificial or prerecorded voice messages and automatic dialing technology for informational and account service calls, but not for telemarketing or sales calls. It may include contact from companies working on our behalf to service your accounts. Message and data rates may apply. You may contact us anytime to change these preferences.

	PRINTED NAME	**TELEPHONE NUMBER	TAXPAYER ID #	TITLE	DATE	
1)	ANA M SIU	[redacted]5175	[redacted]570	Secretary	5/11/15	[redacted]
2)						
3)						
4)						

M1207-01-13-CS (3/14)

12-Jan-18

12Jan18-1382

CHASE

BUSINESS ACCOUNT ADD SIGNERS FORM

NAME OF BUSINESS ONE DEVELOPMENT AND INVESTMENT CORPORATI

TAXPAYER ID NO. [redacted]008

BUSINESS ADDRESS [redacted] EMERYVILLE, CA 94608-1550

BRANCH NAME AND NO. EMERYVILLE - 749565 BANK NO. 703 BRANCH PHONE NO. [redacted]-8966

INTEROFFICE MAILCODE CA1-4519 PREPARED BY: NAME TIMOTHY DELANEY DATE: 05/11/2015

Please add the following signer to the accounts listed below (other authorized signers on record do not change):

Name of the Signer to Add	Title	Signature	Date
THOMAS ESPINOSA	SIGNER	PRE-AUTHORIZED SIGNER TO BE ADDED BY 06/10/2015	05/11/2015

Identification	ID Number	Issuer	Issuance Date	Expiration Date
1) Driver's License 2) None	N2340008	CA	12/07/2001	06/01/2006

Account Numbers: [redacted]7816

Please add the following signer to the accounts listed below (other authorized signers on record do not change):

Name of the Signer to Add	Title	Signature	Date

Identification	ID Number	Issuer	Issuance Date	Expiration Date

Account Numbers:

Please add the following signer to the accounts listed below (other authorized signers on record do not change):

Name of the Signer to Add	Title	Signature	Date

Identification	ID Number	Issuer	Issuance Date	Expiration Date

Account Numbers:

CERTIFICATION

The undersigned hereby certifies that the person(s) added as authorized signers on the account(s) indicated above have been added in accordance with resolutions or other documents of the Business regarding signing authority for bank accounts. The undersigned further certifies that for those added as authorized signers, the names, titles and signatures are correct.

[redacted]orated

Secretary Date

For Sole Proprietorship: 5/11/15

Owner/Sole Proprietor Date

For Partnership or Limited Liability Company:

Partner/Member/Manager Date

For Government Entity:

Certifying Official Date

1

JPMorgan Chase Bank, N.A. Member FDIC

12-Jan-18

12Jan18-1382

CHASE

BUSINESS ACCOUNT ADD SIGNERS FORM

NAME OF BUSINESS ONE DEVELOPMENT AND INVESTMENT CORPORATI

BUSINESS ADDRESS [redacted] EMERYVILLE, CA 94608-1550 TAXPAYER ID NO. [redacted]008

BRANCH NAME AND NO. ROCKRIDGE - 741059 BANK NO. 703 BRANCH PHONE NO. [redacted]605

INTEROFFICE MAILCODE CA1-4553 PREPARED BY: NAME JOSHUA E MUNOZ DATE: 06/05/2015

Please add the following signer to the accounts listed below (other authorized signers on record do not change):

Name of the Signer to Add	Title	Signature	Date
THOMAS ESPINOSA	SIGNER	[redacted]	06-05-15

Identification	ID Number	Issuer	Issuance Date	Expiration Date
1) Driver's License	N2340008	CA	04/08/2011	05/01/2016
2) None				

Account Numbers: [redacted]816

Please add the following signer to the accounts listed below (other authorized signers on record do not change):

Name of the Signer to Add	Title	Signature	Date

Identification	ID Number	Issuer	Issuance Date	Expiration Date

Account Numbers:

Please add the following signer to the accounts listed below (other authorized signers on record do not change):

Name of the Signer to Add	Title	Signature	Date

Identification	ID Number	Issuer	Issuance Date	Expiration Date

Account Numbers:

CERTIFICATION

The undersigned hereby certifies that the person(s) added as authorized signers on the account(s) indicated above have been added in accordance with resolutions or other documents of the Business regarding signing authority for bank accounts. The undersigned further certifies that for those added as authorized signers, the names, titles and signatures are correct.

For a Corporation or Unincorporated Association or Organization:		For Sole Proprietorship:		For Partnership or Limited Liability Company:		For Government Entity:	
Secretary	Date	Owner/Sole Proprietor	Date	Partner/Member/Manager	Date	Certifying Official	Date

1

JPMorgan Chase Bank, N.A. Member FDIC

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 004290634901 Posting date 22-May-15 Amount 4912.16

CHASE

DEPOSIT

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date
05·22·15

Customer Name *(Please Print)*
ANA SIU

DEPOSIT

CASH ▶	
CHECK ▶	4912.16
TOTAL FROM OTHER SIDE ▶	
SUBTOTAL ▶	
CASH BACK ▶	
TOTAL $	4912.16

Sign Here *(If cash is received from this deposit)*
X

N13060-CH (Rev. 07/12) 40230141 05/14

▼ Start your account number here

[redacted]7816

[redacted]10 201:

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 004290634902 Posting date 22-May-15 Amount 4912.16

THE MECHANICS BANK
90-203/1211

50000
50000

CITY OF ORINDA
[redacted]
ORINDA, CA 94563

****Four Thousand Nine Hundred Twelve and 16/100 Dollars

DATE
5/7/2015

AMOUNT
$4,912.16

PAY TO THE ORDER OF
ANA SIU
[redacted]
EMERYVILLE, CA 94608-1552

[redacted]

AUTHORIZED SIGNATURE

Security Features Included Details on Back.

[redacted]

FOR DEPOSIT ONLY

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 003580931462 Posting date 21-Jul-15 Amount 39750.00

DEPOSIT TICKET

ONE DEVELOPMENT AND INVESTMENT CORPORATION
2 ADMIRAL DR B-388
EMERYVILLE, CA 94608

DATE 7/21/15

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL.

SIGN HERE FOR CASH RECEIVED (IF REQUIRED) *

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[V] CASH ▶

90-7162-3222 ▶ 39750

(OR TOTAL FROM OTHER SIDE)

SUB TOTAL ▶

* LESS CASH RECEIVED ▶

$ 39750.

[redacted] 0221 [redacted] 7816

CHECKS LIST SINGLY

TOTAL $

DOLLARS CENTS

CURRENCY COUNT - FOR FINANCIAL INSTITUTION USE ONLY

x 100	
x 50	
x 20	
x 10	
x 5	
x 2	
x 1	

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 003580931463 Posting date 21-Jul-15 Amount 39750.00

DO NOT ACCEPT THIS CHECK IF "OLD REPUBLIC" LOGOS DO NOT APPEAR IN THE BACKGROUND. SEE REVERSE SIDE FOR MORE SAFETY FEATURES.

1800279811

OLD REPUBLIC TITLE COMPANY

Danville
[redacted]

US Bank
535 Westminster Mall
Westminster, CA 92683

90-2257/1211

ESCROW NO. 0118016826-FS July 20, 2015

PAY TO THE ORDER OF Thirty Nine Thousand Seven Hundred Fifty and 00/100 DOLLARS $39,750.00

VOID AFTER 120 DAYS - INVALID OVER $1,000,000
ESCROW TRUST ACCOUNT 01 - 18

Thomas Espinosa

THE MULTI-TONE BACKGROUND OF THIS CHECK GRADUALLY AND EVENLY CHANGES FROM BLUE TO GREY TO BLUE

[redacted] 676 [redacted] 5293

WARNING: THE BACK OF THIS DOCUMENT CONTAINS A SIMULATED WATER-MARK. HOLD AT 45 ANGLE TO VIEW OR RUB BLUE RECTANGLE DIRECTLY BELOW TO ACTIVATE HEAT REACTIVE INK SPOT

X CREDITED TO ACCOUNT OF
WITHIN NAMED PAYEE
FOR DEPOSIT ONLY
JPMorgan Chase Bank, N.A.
RESERVED FOR FINANCIAL INSTITUTION USE

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

May 09, 2015 through May 29, 2015
Account Number: [redacted]7816

00046528 DRE 703 142 15015 NNNNNNNNNNY T 1 000000000 60 0000
ONE DEVELOPMENT AND INVESTMENT CORPORATI
[redacted]
EMERYVILLE CA 94608-1550

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

CHECKING SUMMARY

Chase Total Business Checking

[redacted]

DEPOSITS AND ADDITIONS

DATE	
05/11	[redacted]
05/22	
Total Deposits and Additions	**$44,912.16**

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE	
97 ^		[redacted]	
1001 * ^		05/27	3,800.00
Total Checks Paid			**$6,252.00**

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

May 09, 2015 through May 29, 2015
Account Number: [redacted]7816

ELECTRONIC WITHDRAWALS

DATE [redacted]
05/19
Total [redacted]

FEES AND OTHER WITHDRAWALS

DATE [redacted]
05/22
Total [redacted]

DAILY ENDING BALANCE

DATE	AMOUNT
05/11	[redacted]
05/19	
05/22	
05/26	
05/27	

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	3
Deposits / Credits	2
Deposited Items	1
Transaction Total	6

SERVICE FEE CALCULATION	
Service Fee	[redacted]
Service Fee Credit	
Net Service Fee	
Excessive Transaction Fees (Above 200)	
Total Service Fees	

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 009270718816 Posting date 27-May-15 Amount 3800.00

ONE DEVELOPMENT AND INVESTMENT CORPORATION
[redacted]
EMERYVILLE, CA 94608

90-7162-3222 1001

DATE 5/27

PAY TO THE ORDER OF Thomas Espinosa. $ 3800 -

Thirty Eight Hundred 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Orind - Plan.

[redacted]

[redacted]7816 1001

DO NOT WRITE ... BELOW THIS LINE
RESERVED FOR ...

[redacted]

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

May 30, 2015 through June 30, 2015
Account Number: [redacted]7816

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

00012166 DRE 703 144 18215 NNYNNNNNNNY T 1 000000000 60 0000
ONE DEVELOPMENT AND INVESTMENT CORPORATI
[redacted]
EMERYVILLE CA 94608-1550

0012166020101040002 2

Our worksheet for balancing your checkbook is now on chase.com

Beginning July 20, your statement will no longer include our worksheet for balancing your checkbook. You can still access this form on chase.com.

To find this guide online:
1. Go to chase.com/checking/account-tips
2. Scroll down to the section titled Track Your Spending
3. Download the Balancing your Checkbook Worksheet

Please call us at the number on this statement if you have any questions.

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	
Beginning Balance		[redacted]
Deposits and Additions	2	
Checks Paid	11	
Fees and Other Withdrawals	1	
Ending Balance	14	

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
06/01	Deposit	$1,000.00
06/05	[redacted]	
Total Deposits and Additions		[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

May 30, 2015 through June 30, 2015
Account Number: [redacted]7816

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
1002 ^		[redacted]	
1003 ^			
1004 ^			
1005 ^		06/05	11,100.00
1006 ^		06/15	[redacted]
1008 * ^		06/16	
1009 ^		06/19	1,870.00
1010 ^		06/25	2,500.00
1011 ^		06/25	500.00
1012 ^		06/30	[redacted]
1013 ^		06/29	
Total Checks Paid			$

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
06/25	06/25 Withdrawal	$10,000.00
Total Fees & Other Withdrawals		**$10,000.00**

DAILY ENDING BALANCE

DATE	AMOUNT
06/01	[redacted]
06/02	
06/05	
06/15	
06/16	
06/19	
06/25	
06/29	
06/30	

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	12
Deposits / Credits	2
Deposited Items	1
Transaction Total	**15**

SERVICE FEE CALCULATION	
Service Fee	[redacted]
Service Fee Credit	
Net Service Fee	

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 008470389283 Posting date 05-Jun-15 Amount 11100.00

ONE DEVELOPMENT AND INVESTMENT CORPORATION
[redacted]
EMERYVILLE, CA 94608

90-7162-3222 1005

DATE 6/5/15

PAY TO THE ORDER OF Thomas Espinosa $ 11,100 -

Eleven Thousand and One Hundred DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Total Recin $105,789

[redacted]

[redacted]

DO NOT [illegible]

[redacted]

[illegible] LOW THIS LINE

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 009670520740 Posting date 19-Jun-15 Amount 1870.00

[redacted]

ONE DEVELOPMENT AND INVESTMENT CORPORATION
[redacted]
EMERYVILLE, CA 94608

90-7162-3222 1009

DATE 6/19/15

Thomas Espinoza $ 1870 -

PAY TO THE ORDER OF One Thousand, Eight Hundred + Seventy DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Plan - Orinda

[redacted]

[redacted]

DO NOT [illegible]

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 007370283943 Posting date 25-Jun-15 Amount 2500.00

ONE DEVELOPMENT AND INVESTMENT CORPORATION
[redacted]
EMERYVILLE, CA 94608

90-7162-3222 1010

DATE 6/24/15

Thomas Espinosa $ 2500 -

PAY TO THE ORDER OF

Twenty Five Hundred & 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO ADEIS - CONTRACTOR

[redacted] 7816 1010

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 007370283944 Posting date 25-Jun-15 Amount 500.00

[redacted]

ONE DEVELOPMENT AND INVESTMENT CORPORATION
[redacted]
EMERYVILLE, CA 94608

90-7162-3222 1011

DATE 6/24/15

Thomas Espinosa $ 500 —

PAY TO THE ORDER OF Five Hundred + 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO - Adelj - Final.

[redacted] 7816 1011

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 007370283956 Posting date 25-Jun-15 Amount 10000.00

CHASE **WITHDRAWAL/RETIRO**

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 6/25/15 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 06/15

Customer S[redacted]
X

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]816

[redacted]017

AMOUNT/CANTIDAD

TOTAL $ 10,000.—

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

July 01, 2015 through July 31, 2015
Account Number: [redacted]7816

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/21	[redacted]	
07/23		
Total De		

CHECKS PAID

CHECK NO.	DESCRIPTION	
1014 ^		[redacted]
1015 ^		
1016 ^		
1017 ^		
1018 ^		
1019 ^		
1020 ^		
6109 * ^		
Total Checks Paid		

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ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/23	[redacted]	
07/24		
Total E		

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/09	07/09 Withdrawal	$8,000.00
07/16	[redacted]	[redacted]
07/22	07/22 Withdrawal	1,000.00
07/22	07/22 Withdrawal	11,414.00
07/24	07/24 Withdrawal	5,000.00
07/27	07/25 Transfer To Chk Xxxxx7675	5,000.00
07/28	07/28 Withdrawal	5,000.00
07/31	07/31 Withdrawal	3,000.00
Total Fees & Other Withdrawals		[redacted]

The monthly service fee of $12.00 was waived this period because you maintained a monthly minimum balance of $1,500.00 or more.

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 006090343934 Posting date 09-Jul-15 Amount 8000.00

CHASE **WITHDRAWAL/RETIRO**

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 7/9/15 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa.

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

C/C

N13063-CH (Rev. 07/12) 50179243 05/15

Cu[redacted]
X[redacted]

Start your account number here/
Empiece su número de cuenta aquí

[redacted] 7816 TOTAL $ AMOUNT/CANTIDAD 8000.—

[redacted] 1017:

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 004870726238 Posting date 22-Jul-15 Amount 1000.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 7/22/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816

TOTAL $ 1000.—

AMOUNT/CANTIDAD

[redacted] 1017:

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 004870726244 Posting date 22-Jul-15 Amount 11414.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 7/22/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

Cu[redacted]
X[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]37816

AMOUNT/CANTIDAD

TOTAL $ 11,414.-

[redacted]017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 004290323826 Posting date 24-Jul-15 Amount 5000.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 7/24/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 40017002 01/14

Cust[redacted]

X [redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

AMOUNT/CANTIDAD

[redacted] 7816

TOTAL $ 5000.00

[redacted] 1017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 002290386025 Posting date 28-Jul-15 Amount 5000.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☑
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 7-28-15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* THOMAS ESPINOSA

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

Customer Signature/Firma del cliente
X [redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816 TOTAL $ 5,00000

AMOUNT/CANTIDAD

[redacted] 0 1 ?:

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 008470849416 Posting date 31-Jul-15 Amount 3000.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 7/31/15 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CK (Rev. 07/12) 50179243 05/15

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7 8 1 4 TOTAL $

AMOUNT/CANTIDAD 3000.00

[redacted] 1017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

August 01, 2015 through August 31, 2015
Account Number: [redacted]37816

to Chase Premier Plus
- Chase Client Funds Checking(SM)
- Chase Client Funds Savings(SM)
- Trust Accounts for Lawyers and Realtors (names vary by market)

Travelers Checks

Beginning November 9, we will no longer sell Travelers Checks. There are other alternatives to Travelers Checks, please talk to a banker to learn more. We apologize for the inconvenience.

All other terms and conditions of your Deposit Account Agreement still apply. If you have any questions, please call the number listed at the top of this statement.

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	
Beginning Balance		[redacted]
Deposits and Additions	1	
Checks Paid	6	
Electronic Withdrawals	1	
Fees and Other Withdrawals	7	
Ending Balance	**15**	

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	
08/26	Deposit [redacted]689	[redacted]
Total Deposits and Additions		

CHECKS PAID

[redacted]

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ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	
08/10	[redacted] PPD ID: 3001190310	[redacted]
Total Electronic Withdrawals		

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

August 01, 2015 through August 31, 2015
Account Number: [redacted]7816

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/06	08/06 Withdrawal	$5,000.00
08/14	08/14 Withdrawal	4,000.00
[redacted]		
08/31	08/29 Withdrawal	2,000.00
[redacted]		

You were charged a monthly service fee of $12.00 this period. You can avoid this fee in the future by maintaining a monthly minimum balance of $1,500.00. Your monthly minimum balance was $427.78.

DAILY ENDING BALANCE

DATE	AMOUNT
08/06	[redacted]
08/10	
08/14	
08/26	
08/27	
08/28	
08/31	

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	13
Deposits / Credits	1
Deposited Items	1
Transaction Total	15

SERVICE FEE CALCULATION	
Service Fee	[redacted]
Service Fee Credit	
Net Service Fee	
Excessive Transaction Fees (Above 200)	
Total Service Fees	

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.

EQUAL HOUSING LENDER

JPMorgan Chase Bank, N.A. Member FDIC

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 003580746637 Posting date 06-Aug-15 Amount 5000.00

WITHDRAWAL/RETIRO

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☑
SAVINGS/AHORROS ☐
R/T 500001017

Today's Date/Fecha 8-6-15 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* THOMAS ESPINOSA

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13083-CH (Rev. 07/12) 50179243 05/15

Custor[redacted]
X

Start your account number here/
▼ Empiece su número de cuenta aqu[redacted]

AMOUNT/CANTIDAD

[redacted]7816 TOTAL $ 5,000.00

[redacted]1017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 009870701366 Posting date 14-Aug-15 Amount 4000.00

CHASE **WITHDRAWAL/RETIRO**

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 8/14/15 Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13083-CH (Rev 07/12) 50179243 05/15

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816

TOTAL $ AMOUNT/CANTIDAD 4000.00

[redacted] 017

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 005670332742 Posting date 31-Aug-15 Amount 2000.00

WITHDRAWAL/RETIRO

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

Today's Date/Fecha 8/29/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa.

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 40206021 05/14

Custom[redacted]
X [redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]37816

AMOUNT/CANTIDAD

TOTAL $ 2000.—

[redacted]1017:

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

September 01, 2015 through September 30, 2015
Account Number: [redacted]7816

We offer alternative methods for depositing cash, such as Chase ATMs and cash vault services. These methods may result in lower fees. Please visit a branch or speak with your banker for more information.

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	[redacted]
Beginning Balance		
Checks Paid	1	
Electronic Withdrawals	1	
Fees and Other Withdrawals	7	
Ending Balance	9	

CHECKS PAID

CHECK NO.	DESCRIPTION	
3860 ^		
Total Checks Paid		

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^ An image of this check may be available for you to view on Chase.com.

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
09/15	[redacted]	[redacted]
Total Electronic Withdrawals		

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	[redacted]
09/01	09/01 Withdrawal	
09/01	09/01 Withdrawal	
09/08	09/08 Withdrawal	
09/10	09/10 Withdrawal	
09/14	09/14 Withdrawal	
09/28	09/28 Withdrawal	
09/30	[redacted]	
Total Fe		

You were charged a monthly service fee of $12.00 this period. You can avoid this fee in the future by maintaining a monthly minimum balance of $1,500.00. Your monthly minimum balance was $481.71.

DAILY ENDING BALANCE

DATE	[redacted]
09/01	
09/08	
09/10	
09/14	
09/15	
09/28	
09/30	

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 003580887343 Posting date 01-Sep-15 Amount 2500.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 9/1/15 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816

AMOUNT/CANTIDAD

TOTAL $ 2500.00

[redacted] 0171

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 006470749717 Posting date 01-Sep-15 Amount 450.00

CHASE **WITHDRAWAL/RETIRO**

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 9/01/15 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13053-CH (Rev. 07/12) 50179243 05/15

Custom[redacted]
X

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7916

AMOUNT/CANTIDAD

TOTAL $ 450.-

[redacted]

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 005280940690 Posting date 08-Sep-15 Amount 1000.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 9/8/15 Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816

TOTAL $

AMOUNT/CANTIDAD 100000

[redacted] 0 1 7 :

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 005380023747 Posting date 10-Sep-15 Amount 1000.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☑
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 9-10-15 Customer Name (Please Print)/Nombre del cliente (en letra de molde) THOMAS ESPINOSA

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N18063-CH (Rev. 07/12) 50179243 05/15

Custo[redacted]
X

Start your account number here/
▼ Empiece su número de cuenta aquí

AMOUNT/CANTIDAD

[redacted]7816 TOTAL $ 1,00000

[redacted]1017

[redacted]

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 002270565192 Posting date 14-Sep-15 Amount 400.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 9/14/15 Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinoza

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 40017002 01/14

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816 TOTAL $

AMOUNT/CANTIDAD
400.-

[redacted] 1017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 002270102371 Posting date 28-Sep-15 Amount 500.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 9/28/13 Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev 07/12) 50179243 05/15

[redacted]

Start your account number here/
▼ Emplace su número de cuenta aquí

[redacted] 4816

AMOUNT/CANTIDAD

TOTAL $ 500.00

[redacted] 1017

JPMorganChaseBank 092664 741059 943880067946

15-Jan-18

12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number Posting date Amount

CHASE

JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

October 31, 2015 through November 30, 2015
Account Number: [redacted]7816

00036697 DRE 703 142 33515 NNNNNNNNNNY T 1 000000000 60 0000
ONE DEVELOPMENT AND INVESTMENT CORPORATI
[redacted]
EMERYVILLE CA 94608-1550

CUSTOMER SERVICE INFORMATION

Web site:	Chase.com
Service Center:	1-800-242-7338
Deaf and Hard of Hearing:	1-800-242-7383
Para Espanol:	1-888-622-4273
International Calls:	1-713-262-1679

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	[redacted]
Beginning Balance		
Deposits and Additions	1	
Fees and Other Withdrawals	4	
Ending Balance	5	

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	[redacted]
11/20	Deposit 1[redacted]	
Total Deposits and Additions		

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	[redacted]
11/23	11/21 Withdrawal	
11/23	11/23 Withdrawal	
11/25	11/25 Withdrawal	
11/30	11/28 Transfer To Chk Xxxxx7675	
Total Fees & Other Withdrawals		

DAILY ENDING BALANCE

DATE	[redacted]
11/20	
11/23	
11/25	
11/30	

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 006090648253 Posting date 23-Nov-15 Amount 5000.00

WITHDRAWAL/RETIRO

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

Today's Date/Fecha 11/21/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinosa.

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50178240 05/15

[redacted]

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 7816

TOTAL $

AMOUNT/CANTIDAD 5000.—

[redacted] 017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 008290491849 Posting date 23-Nov-15 Amount 400.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 11/23/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Esparza

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

C[redacted]
X[redacted]

Start your account number here/ [redacted] cuenta aquí

[redacted]7816

TOTAL $

AMOUNT/CANTIDAD 400.—

[redacted]1017

15-Jan-18 12Jan18-1383

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1383
Sequence number 008270825675 Posting date 25-Nov-15 Amount 300.00

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
R/T 500001017

WITHDRAWAL/RETIRO

Today's Date/Fecha 11-25-15 Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

If Purchasing a Cashier's Check Provide Payee Name/Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

N13063-CH (Rev. 07/12) 50179243 05/15

Custo[redacted]
X

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]7816

TOTAL $

AMOUNT/CANTIDAD 300.00

[redacted]0171:

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004870227060 Posting date 12-Feb-15 Amount 5000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 2/12/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (if cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 40440211 10/14

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6308

[redacted] 40 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	5000.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	5000.00

JPMorganChaseBank

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004870227061 Posting date 12-Feb-15 Amount 5000.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1552

90-7162 / 3222 49565

276

DATE 2/12/15

PAY TO THE ORDER OF Thomas Spinosa $ 5000 -

Five Thousand & 00/00 DOLLARS

Security Features Included Details on Back.

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO - RE-Pay Loan.

[redacted]

[redacted] [redacted] 1997⑈0276

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

[redacted]

The security features listed below, as well as those not listed, exceed industry guidelines

Security Features:
MicroPrint Line
Chemically Sensitive Paper
Security Screen

Results of document alteration:
• MP [illegible] line appears
• [illegible] photocopied
• [illegible] appear with [illegible]
• [illegible] Document
• [illegible] on back of check

* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

HS-52

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004270070027 Posting date 09-Mar-15 Amount 1800.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 3/7/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) THOMAS ESPINOSA

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)

X [redacted]

N13062-CH

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6308

[redacted] 40 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	3000.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	3000.00
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	1200.00
TOTAL $	1800.00

15-Jan-18

12Jan18-1375

This is a substitute document representing a CASH OUT TICKET

Posting Date 09-Mar-15

Sequence number 004270070028

Amount 1200.00

Account Number 6308

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004270070029 Posting date 09-Mar-15 Amount 3000.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565

336

DATE 3/6/15.

PAY TO THE ORDER OF Thomas Espinosa $ 3000 -

Three Thousand + 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com 3/9/15

MEMO Construction Mark

[redacted]

[redacted] 7580⑈0336

[redacted]

15-Jan-18

12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 008490870179 Posting date 12-Mar-15 Amount 1900.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Todays Date/Fecha 3/12/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firm[redacted]ivo de este depósito)

X

13062-CH (Rev. 07/12) 40440211 10/14

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]6308

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	2000.—
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	100.—
TOTAL $	1900.—

⑈[redacted]⑆[redacted]⑈ 10 20⑆

15-Jan-18

12Jan18-1375

This is a substitute document representing a CASH OUT TICKET

Posting Date 12-Mar-15

Sequence number 008490870180

Amount 100.00

Account Number 6308

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 008490870181 Posting date 12-Mar-15 Amount 2000.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7182 / 3222 49565

339

DATE 3/12/15

PAY TO THE ORDER OF Thomas Espinosa $ 2000 -

Two Thousand & 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO MP

[redacted] [redacted] 7580⑈0339

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004580646988 Posting date 16-Mar-15 Amount 3000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 3/14/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas Espinoza

Sign Here *(If cash is received from this deposit)*/
Firme aquí *(si recibe efectivo de este depósito)*
X

N13062-CH (Rev. 07/12) 46440211 10/14

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 308

[redacted] [redacted] 10 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	3000 —
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	3000 —

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 004580646989 Posting date 16-Mar-15 Amount 3000.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565 346

DATE 3/14/15

PAY TO THE ORDER OF Thomas A. Espinosa $ 3000 -

Three thousand & 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO - Labor Material

[redacted]

[redacted]

[redacted]

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005670092822 Posting date 23-Mar-15 Amount 2000.00

CHASE **DEPOSIT/DEPÓSITO**

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 3/21/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) T. Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 40440211 10/14

Start your account number here/ [redacted] aquí 6308

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	2000.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	2000.00

[redacted] [redacted] 10 20

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005670092823 Posting date 23-Mar-15 Amount 2000.00

[redacted]00057*
03/13/2015
99015575

This is a LEGAL COPY of your check. You can use it the same way you would use the original check.

RETURN REASON-A
NOT SUFFICIENT FUNDS

8490870181
[111900057] 03/12/2015

NSF

ANA M. SIU
[redacted]

339

DATE 3/12/15

PAY TO THE ORDER OF Thomas Espinosa $ 2000 -
Two Thousand + 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

[redacted]

[redacted]627: [redacted]0339

[redacted] [redacted]7580⑈0339 ⑈0000200000⑈

[redacted]

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Do not endorse or write below this line.

Western FEDERAL CREDIT UNION
PO Box 10018
Manhattan Beach, CA 90267
877-254-9328
western.org

Period Ending: 03-31-2015
Member Number: [redacted]117

THOMAS ALTON ESPINOSA
[redacted]
OAKLAND CA 94612

CO-OP ATM
888-748-3266

CO-OP Shared Branch
888-748-3266

See reverse to learn more.

Get a fresh start this season with a Western Spring Loan. With fixed rates as low as 2.99% APR, and flexible payment options, you can do more! Book a springcation, revitalize your home and garden, or both! Apply online at western.org, drop by a Western branch, or phone our Contact Center at 877-254-9328.

SAVINGS ACCOUNT #1

Posting Date	Description	Debit (-)	Credit (+)	Balance
03/01	BEGINNING BALANCE			413.27
03/05	[redacted]			
03/06				
03/11				
03/12				
03/12				
03/17				
03/19				
	TYPE: SALARY ID: 9226826501 CO: CITY OF OAKLAND			
03/24	Deposit by Check		1,800.00	2,618.27
03/25	[redacted]			
03/25				
03/27				
03/31				
03/31	ANNUAL PERCENTAGE YIELD EARNED FROM 03-01-15 TO 03-31-15 WAS 0.100%			

YTD Dividend	Total Debits	Total Credits	Ending Balance
5.32	3,410.00	3,950.09	953.36

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7182 / 3222 49565

350

DATE 3/19/15

PAY TO THE ORDER OF THOMAS ESPINOSA or EPIDIO RAMOS $ 800 —

Eight Hundred & 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO Oranda Plan.

[redacted] [redacted] 580 0350

ENDORSE HER

[redacted]

>322079719<
WESTERN FCU
3/24/2015
TELLER 680 BATCH 58379

Electronic Endorsements:
BOFD >[redacted]9719< 3/24/2015 [redacted]0834

>[redacted]9719< 3/24/2015 [redacted]1039

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565

359

DATE 3/24/15

PAY TO THE ORDER OF Thomas Espinosa $ 1000-

One Thousand & 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO: Dirt.

[redacted] [redacted] 7580 0359

ENDORSE HERE

[redacted]

>322079719<
WESTERN FCU
3/24/2015
TELLER 680 BATCH 58379

Electronic Endorsements:
BOFD >[redacted]9719< 3/24/2015 [redacted]0835
[redacted]9719< 3/24/2015 [redacted]1040

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 009780971081 Posting date 27-Mar-15 Amount 3000.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 3/27/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 40440211 10/14

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6308

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	3000.—
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	3000.—

[redacted] [redacted] 10 201

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 009780971082 Posting date 27-Mar-15 Amount 3000.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565

363

DATE 3/27/15

PAY TO THE ORDER OF Thomas Espinosa $ 3000 —

Three Thousand + 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Pourpour

[redacted]

[redacted] 7580 0363

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005590859619 Posting date 01-Apr-15 Amount 1659.23

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565 366

DATE 4/1/15

PAY TO THE ORDER OF Thomas Espinosa $ 1659.23

Sixteen Hundred + Fifty Nine 23/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO Material - Plumbing.

[redacted] [redacted] 7580 0366

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005590859620 Posting date 01-Apr-15 Amount 1800.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565

367

DATE 4/1/15

PAY TO THE ORDER OF THOMAS ESPINOSA $ 1800 -

Eighteen Hundred + 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO ORINDA - PLAN

[redacted] [redacted] ⑆580⑈0367 [redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005670289834 Posting date 10-Apr-15 Amount 6900.00

DEPOSIT/DEPÓSITO

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

Today's Date/Fecha 4/10/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* Thomas espinosa

Sign[redacted]/
Firm[redacted]
X [redacted]

N130[redacted]-CR (Rev. 07/12) 40230130 05/14

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted]6308

[redacted]10 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	7000.-
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	100.-
TOTAL $	6900.-

JPMorganChaseBank 041004 [redacted]5108

15-Jan-18

12Jan18-1375

This is a substitute document representing a CASH OUT TICKET

Posting Date 10-Apr-15

Sequence number 005670289835

Amount 100.00

Account Number 6308

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005670289836 Posting date 10-Apr-15 Amount 7000.00

ANA M. SIU
[redacted]
EMERYVILLE, CA 94608-1550

90-7162 / 3222 49565 368

DATE 4/10/15

PAY TO THE ORDER OF Thomas Espinosa $ 7000 —

Seven Thousand + 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO Payroll

[redacted] 627 [redacted] 7580 0368

JPMorganChaseBank [redacted] [redacted]

DO NOT WRITE

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005380761593 Posting date 15-Apr-15 Amount 7000.00

CHASE **DEPOSIT/DEPÓSITO**

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 4/15/15

Customer Name *(Please Print)*/Nombre del cliente *(en letra de molde)* I. Espinosa

Sign Here *(If cash is received from this deposit)*/
Firme aquí *(si recibe efectivo de este depósito)*
X

N13062-CH (Rev. 07/12) 13247274 05/13

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6308

[redacted] [redacted] 10 20

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	7000.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	7000.00

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 005380761594 Posting date 15-Apr-15 Amount 7000.00

90-7162 / 3222 49565 370

ANA M. SIU [redacted]

DATE 4/15/15

PAY TO THE ORDER OF Thomas Espinosa $ 7000 —

Seven thousand & 00/00 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

Replace Return #368

[redacted]

[redacted] 7580⑈0370

[redacted]

CREDIT[illegible] ACCOUNT OF
WITH[illegible] NAMED PAYEE
FOR DEPOSIT ONLY
JPMorgan Chase Bank, N.A.

DO NOT WRITE [illegible] BELOW THIS LINE

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002180125585 Posting date 30-Apr-15 Amount 29018.00

CHASE

DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 4/30/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

N13062-CH (Rev. 07/12) 50097636 03/15

Start your account number here/
▼ Empiece su número de cuenta aquí

[redacted] 6308

[redacted] [redacted] 10 201:

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	29,018.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	29,018.00
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	
TOTAL $	29,018.00

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002180125588 Posting date 30-Apr-15 Amount 16000.00

ANA M. SIU
[redacted]

90-7162 / 3222 49585

371

DATE 4/22/15

PAY TO THE ORDER OF Thomas Espinosa $ 16,000 —
Sixteen Thousand 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO LABOR

[redacted] [redacted] ⑆580⑈0371

[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002180125586 Posting date 30-Apr-15 Amount 8018.00

[redacted]

90-7182 / 3222 49565 374

ANA M. SIU [redacted]

DATE 4/28/15

PAY TO THE ORDER OF Thomas Espinosa $ 8018 —

Eight Thousand + Eighteen DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

[redacted]

MEMO 5133 - MANILA

[redacted] 7580 0374

[redacted]

June 7, 2021, PEC Meeting Agenda Packet Pg. 690

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002180125587 Posting date 30-Apr-15 Amount 5000.00

ANA M. SIU [redacted]

90-7182 / 3222 49586

375

DATE 4/28/15

PAY TO THE ORDER OF Thomas Espinosa $ 5000 -

Five Thousand + 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO 5135 Manila

[redacted]

[redacted] 77580 0375

[redacted]

[redacted]

COUNTY OF ALAMEDA
Assessor's Office

Help

New Query

Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**5-431-1-2** Inactive:**N** Lien Date:**01/01/2016** Owner:**MACHADO ALEXANDRE**
Property Address:[redacted]**AKLAND, CA 94607-3410**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
MACHADO ALEXANDRE	List Owners	[redacted]	12/31/2015	2015-340598	$300,000	1	1100
MACHADO ELVECIO	List Owners	[redacted]	11/25/2015	2015-314463	$275,000	1	1100
EQUITY TRACK LLC	List Owners	[redacted]	10/02/2015	2015-269520	$137,000	1	1100
PERRIES PROPERTIES INVESTORS & MANAGEMENT	List Owners	[redacted]	02/25/2009	2009-58418		1	1100
PERRY WILFRED A	List Owners	[redacted]	02/25/2009	2009-58316		1	1100
WYNN TEMIA HEIRS OF EST c/o WILFRED PERRY	List Owners	[redacted]	01/06/1999	TRAN-253614		1	1100
WYNN TEMIA	List Owners	[redacted]	11/18/1991	1991-306825		1	1100
WYNN TEMIA	List Owners	[redacted]	08/09/1977	1977-157509	$11,000	1	1100
ENGBROCK WALTER J & RACHEL A	List Owners	[redacted]	12/29/1976	1976-220319		1	1100
TAX DEEDED LAND 267003 YEAR 1969	List Owners	[redacted]	08/19/1975	1975-117690		1	1100
ENGBROCK WALTER J + RACHEL A	List Owners	[redacted]	02/03/1964	AW-17694		1	1100

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the
Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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Help

New Query

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

History | Value | Transfer | Map | Glossary

Parcel Number:**48G-7440-68** Inactive:**N** Lien Date:**01/01/2016** Owner:**MACHADO ALEXANDRE & LIU JASMINE**
Property Address: **6220 VALLEY VIEW RD, OAKLAND, CA 94611-2030**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
MACHADO ALEXANDRE & LIU JASMINE	List Owners	[redacted]	10/02/2015	2015-269107		1	1100
DELVALLE REGINA M TR	List Owners	[redacted]	08/06/2015	2015-216814		1	1100
KOUPAL WILLIAM M TR c/o REGINA M DEL VALLE TR	List Owners	[redacted]	05/14/2015	TRAN-280244		1	1100
KOUPAL WILLIAM M TR	List Owners	[redacted]	01/27/2011	2011-34115		1	1100
KOUPAL WILLIAM M TR	List Owners	[redacted]	06/12/2008	2008-186687		1	1100
KOUPAL WILLIAM M	List Owners	[redacted]	02/18/1977	1977-31880	$42,000	1	1100
FRANK ROSIE M	List Owners	[redacted]	02/18/1977	1977-31877		1	1100
FRANK KARL + ROSIE	List Owners	[redacted]	12/02/1968	BA-132367		1	1100

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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Click here for more information regarding supported browsers.

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Parcel Number: **48G-7440-68**

Owners:

LIU, JASMINE
MACHADO, ALEXANDRE

Close Window

Parcel Number: **48G-7440-68**

Owners:

DELVALLE REGINA M TR

Close Window

Parcel Number: **48G-7440-68**

Owners:

KOUPAL WILLIAM M TR

Close Window

Parcel Number: **48G-7440-68**

Owners:

KOUPAL WILLIAM M TR

Close Window

Bank of America

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Get alerts sent to your smartphone.
Learn more at bankofamerica/alerts

01/16/16 12:05 *MONTCLAIR OAKLAND CA

Withdrawal $500.00
From PRIMARY Checking
Available Balance $2,179.54

ICAD0031 XXXXXXXX6617 Ser. No. 1799

Member FDIC

TOMAS ESPINOSA
MYRTLE

Bank of America

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Free admission to over 150 museums
bankofamerica.com/VisitMuseums

02/27/16 17:34 *OAKLAND CHINATOWN OAKLAND CA

Withdrawal $500.00
From PRIMARY Checking
Available Balance $683.63

ICAD7544 XXXXXXXX6052 Ser. No. 9157

Member FDIC

TOMAS
MYRTLE

Bank of America

For Customer Service Call 844.401.8500

Free admission to over 150 museums
bankofamerica.com/VisitMuseums

02/27/16 17:36 *OAKLAND CHINATOWN OAKLAND CA

Withdrawal $600.00
From PRIMARY Checking
Available Balance $8,840.54

ICAD7544 XXXXXXXX1877 Ser. No. 9159

Member FDIC

TOMAS
MYRTLE

Bank of America

For Customer Service Call 844.401.8500

Free admission to over 150 museums
bankofamerica.com/VisitMuseums

02/27/16 17:35 *OAKLAND CHINATOWN OAKLAND CA

Withdrawal $600.00
From PRIMARY Checking
Available Balance $409.74

ICAD7544 XXXXXXXX6617 Ser. No. 9158

Member FDIC

TOMAS
MYRTLE

Bank of America

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All items are credited subject to verification, collection, and conditions of the Rules and Regulations of this Bank and as otherwise provided by law. Payments are accepted when credit is applied to outstanding balances and not upon issuance of this receipt. Transactions received after the Bank's posted cut-off time or Saturday, Sunday, and Bank Holidays, are dated and considered received as of the next business day.

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TOM ESPINOZA

Tran 00194 04/11/2016 12:04
Entity NCA CC 0000560 Tlr 00006
Acct Type CHK ********4863
Electronic Withdrawal $1,000.00
Available Balance 1,491.40

Member FDIC
95-14-2005B 10-2012

PROJECT: MYRTLE

Bank of America

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03/13/16 10:46 *BUENA VISTA PARK SAN FRANCISCO CA

Withdrawal $200.00
From PRIMARY Checking
Available Balance $898.87

ICAD2907 XXXXXXXX7812 Ser. No. 8910

Member FDIC

TOMAS VALLEY VIEW

CITY OF OAKLAND

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY
BUILDING SERVICES
250 OGAWA PLAZA, 2ND FLOOR, OAKLAND, CA 94612
(510) 238-3444

STOP

"STOP WORK" ORDER

JOB SITE ADDRESS: 6220 Valley View RECIPIENT: posted

☐ THE **"UNPERMITTED"** WORK DESCRIBED BELOW SHALL STOP IMMEDIATELY AND SHALL NOT RESTART WITHOUT WRITTEN APPROVAL FROM THE BUILDING DEPARTMENT.

☑ **"PERMITTED"** WORK DOES NOT CONFORM WITH THE APPROVED PLANS, CONDITIONS OF APPROVAL, AND/OR CITY ORDINANCES OR REGULATIONS.

UNPERMITED WORK SHALL BE ASSESSED AN ENFORCEMENT FEE NOT LESS THAN $953.00 AND ARE SUBJECT TO ADDITIONAL ADMINISTRATIVE CHARGES AND PENALTIES.

WORK INITIATED WITHOUT VALID PERMITS SHALL BE SUBJECT TO DEMOLITION UNTIL AUTHORIZED BY THE BUILDING OFFICIAL.

DESCRIPTION OF VIOLATION: working Beyond the description of permit
* Secure Site – Remove all Trash and Debris – Board and cover all hazards for Safety – obtain Building permit

WITHIN 3 DAYS, BRING THIS NOTICE TO THE INSPECTION SERVICES COUNTER (OGAWA PLAZA, 2ND FLOOR) AND SUBMIT AN APPLICATION FOR ALL PERMITS NECESSARY FOR APPROVAL OF THE WORK TO INITIATE THE NEXT STEPS.

PRIOR TO PERMIT ISSUANCE, ALL WORK AFFECTED BY A **STOP WORK ORDER**, MUST BE APPROVED BY THE INSPECTOR WHO ISSUED THE **STOP WORK ORDER**.

DATE: 03-31-16

INSPECTOR: Thomas Espinosa

PHONE #: 510-238-2949

COMPLAINT #: _____ PERMIT #: _____

WORK IN PROGRESS 2X FEE

WORK COMPLETED 4X FEE

PLANS REQUIRED: Yes ☑ No ☐

INSPECTORS ARE ONLY AVAILABLE BETWEEN 8 AND 9 AM., Monday, Tuesday, Thursday and Friday and Wednesday, 9:30 – 10 AM

OAKLAND MUNICIPAL CODE

Section 15.04.030

A. Scope. It is unlawful for any person, group of persons, firm, partnership, company or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure, or plumbing, mechanical, or electrical system, component, or equipment in the city or cause the same to be done contrary to or in violation of any of the provisions of this Code or other relevant ordinance, rule, or regulation.

B. Remuneration. In addition to the penalties provided by law, a violator shall be liable for such costs, expenses, disbursements, and attorney's fees paid or incurred by the city or any of its officials, officers, representatives, employees, agents, volunteers, vendors, or third-party contractors in correction, abatement and prosecution of the violation.

CONTROL # 10-420

DISTRIBUTION: WHITE: INSPECTION COUNTER YELLOW: INSPECTOR'S FILE CARD: JOB SITE

CITY OF OAKLAND
Department of Planning, Building and Neighborhood Preservation
Building Services
250 Frank Ogawa Plaza - 2nd Floor - Oakland, CA 94612
Telephone (510) 238-6402 Facsimile (510) 238-2959

PARE EL TRABAJO

STOP

SEE BELOW TO CONTACT THE CITY AND TO CORRECT VIOLATIONS

WORK

中止工作

JOB SITE ADDRESS: 6220 Valley View

☑ The **"Unpermitted"** work described below shall stop immediately and shall not restart without written approval from the Building Department.

☐ **"Permitted"** work does not conform with the approved plans, conditions of approval, and/or City Ordinances or Regulations.

Unpermitted work may be assessed an enforcement fee not less than $953.00 and will be subject to additional administrative charges and penalties.

Description of Violation:

Working Beyond the Description of permit

Posting Date
03-31-16

Within 3 Days, come to the INSPECTION SERVICES COUNTER (250 Frank Ogawa Plaza, 2nd Floor) and submit an application for all Permits necessary for approval of the work to initiate the next steps.

Prior to Permit issuance, ALL work affected by a STOP WORK ORDER, must be approved by the Inspector who issued the STOP WORK ORDER.

Date: 03-31-16

Inspector: THOMAS ESPINOSA **Phone No.:** 510 238-2949

Inspectors available between 8:00 a.m. and 9:00 a.m. Monday, Tuesday, Thursday and Friday and Wednesday 9:30 a.m. – 10:00 a.m. or Call for Appointment

Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 6220
STREET_NAME : Begins With VALLEY VIEW
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: *0900444*

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: HOUSE AND GARAGE ARE DILAPIDATED. OVERGROWN VEGITATION, TRASH & DEBRIS
Date Opened: 1/30/2009
Record Status: Abated
Record Status Date: 4/30/2009
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|2/17/09 Received a call from Mr Koupal. He just received the Notice to|Abate & has been living in a care institution since having open heart|sugery 6 months ago. He has been granted an extention until 3/27/09 &|should be able to make progress by then. He can be reached by cell|phone @[redacted]5292 or by mail c/o Atria Valley View, [redacted] Walnut Creek 94595. SEJ|>>> 02/17/2009 16:00:41 JOHNS#SE 0483|3-9-09: dv w/owner rep/contractor, 6220 valley view; preparing for|filing for permits; repair collapsed wood walkway, adding guardrail on|driveway, as partial solution to code enforcement ongoing; separately|owner is talking with a painter. Planning ok like for like to file for|& receive building permits in code enforcement, no dr needed.|>>> 03/09/2009 14:30:04 VALES#D 0459|3/26/09 Received a call from Mr Koupal. The garage has been painted &|the rotten walkway removed. His contractor will build the guardrail at|the driveway soon. Extension to 4/30/09. SEJ|>>> 03/26/2009 15:47:34 JOHNS#SE 0483
1/30/2009	PTS	HOUSE AND GARAGE ARE DILAPIDATED. OVERGROWN VEGITATION, TRASH & DEBRIS

Record ID: *0905883*

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: DECK OVER 60% INTO NEIGHBORS AREA- BUILT ABOUT 11 YEARS AGO W/OPERMITS
Date Opened: 9/24/2009
Record Status: Non-Actionable

Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|10/5/09 Site visited, verified that the deck is an old deck built on|top of retaining wall and is quite old. Unabled to verify that the|deck was build over property line. A survey will determine where the|property line is. Took photos.|- I contacted the complainant Mr. Matt Fryer [redacted] 1783, informed him|that this is a civil matter btw. the neighbors. The deck seemed to be|built at the same time as the house, no evidence of new work done.|The complainant house @ 6226 Valley View Dr., was build and final on|06/06/1996. Complainant's house was built years after the deck was|build.|- Case is closed.|>>> 10/09/2009 10:08:30 NGUYE#KV 0132
9/24/2009	PTS	DECK OVER 60% INTO NEIGHBORS AREA- BUILT ABOUT 11 YEARS AGO W/O PERMITS

Record ID: 1504310

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: WORKING OUTSIDE OF SCOPE OF PERMIT RB1504860 ADDING ON TO HOME
Date Opened: 12/9/2015
Record Status: Violation Verified
Record Status Date: 2/8/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/3/2016	BLAI	01-20-16 2X Permit Fees. Verified work beyond permit including roof sheathing, wall sheathing, siding and possible framing with trash and debris of lumber pieces and plumbing materials in front and side yards. Also observed shared garages with neighbor is leaning. Contacted property owner William Koupal [redacted]-7918 and informed to clean up and submit permits for additional work and have structural evaluation of garage. Meeting set up for 02-08-16 to review plans for unpermitted work. Preparing NOV for mailing.
2/8/2016	JWANG	2-8-16 -Address verified via county assessor website, NOV sent w/ pictures & appeal forms via reg & cert mail, cert # 7015 1660 0000 0859 6721
2/21/2017	BLAI	02-16-17 Permits active with recent inspections. Monitor case.
12/19/2016	BLAI	12-19-16 Permit RB1602134 is active with recent inspection, monitor case.
10/18/2016	BLAI	10-17-16 Property owner making progress with permit inspections.
9/19/2016	BLAI	08-08-16 Permits issued for addition and additional work. Monitor case.
7/6/2016	BLAI	06-29-16 Inspected with Marylyn (owner's representative) and verified that property is clean of trash and debris. Inside of property completely removed down to wood studs. Per review of submitted plans with revised s.f. and existing building conditions, project valuation to be at $207,800 with 2X permit fees.
5/10/2016	BLAI	05-10-16 Field check to be performed and 2X permit fees. Met with Yvonne, property owner's representative, and reviewed plans to rehab 985sf of 2nd fl. existing, convert 1,323sf basement into habitable space, and 225sf of new construction with a revised valuation of $271,000. Monitor case.
2/24/2016	BLAI	02-24-16 Met with property owner in office with revised plans to completely remodel house and convert basement into habitable space. Informed to submit for permits to increase valuation and scope of work. Repair of shared garage with neighbor will be separate from current permit application. Monitor case.
2/8/2016	BLAI	02-08-16 Submitted NOV for mailing for work beyond scope of permitted work, trash and construction debris and for engineer's evaluation of garage structure and driveway bridge.

Record ID: 1603362

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: construction company is blocking parking spaces with their debris and construction materials as well as not getting obstruction permits when needed
Date Opened: 8/30/2016
Record Status: Abated

Record Status Date: 8/31/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: 9401222

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: EABF42955 ABANDONED VEHICLE & HOUSE;FIRE HAZARD;GARAGE HAS STACKS OF PAPERS & DOOR HAS FALLEN OUT
Date Opened: 11/2/1994
Record Status: Closed
Record Status Date: 9/19/1995
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
11/2/1994	PTS	EABF42955 ABANDONED VEHICLE & HOUSE;FIRE HAZARD;GARAGE HAS STACKS OF P APERS & DOOR HAS FALLEN OUT

Record ID: 9912364

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: VACANT HOUSE. HAS BEEN VACANT FOR APPROXIMATELY THREE (3) YEARS.HOUSE FULL OF NEWSPAPER, DEBRIS AND THE HOT WATER HEATER IS ON.
Date Opened: 11/30/1999
Record Status: Abated
Record Status Date: 2/9/2000
Job Value: $0.00
Requestor: FIRE PREVENTION REFERRAL
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
11/30/1999	PTS	VACANT HOUSE. HAS BEEN VACANT FOR APPROXIMATELY THREE (3) YEARS. HOUSE FULL OF NEWSPAPER, DEBRIS AND THE HOT WATER HEATER IS ON.

Record ID: DRC930182

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: NEW SINGLE FAMILY ON VACANT DOWNHILL LOT
Date Opened: 8/2/1993
Record Status: TBD
Record Status Date:
Job Value: $0.00
Requestor: JAMES KEMP
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: DRX160765

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Zoning clearance for house remodel and 224 square foot rear addition over an existing deck with new with bedrooms and bathrooms and windows.

Date Opened: 5/10/2016
Record Status: Approved
Record Status Date: 5/10/2016
Job Value: $0.00
Requestor:
: Ivonne Gomez
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: DRX161773

Address: 6220 VALLEY VIEW RD
APN:
Unit #:
Description: Design review exemption for extension of roof over remodeled front deck on single-family home in RH-4 zone, overhanging the deck by 5' to create a total of 110 sf of new floor area. New roof materials will match existing.
Date Opened: 9/30/2016
Record Status: Approved
Record Status Date: 9/30/2016
Job Value: $0.00
Requestor:
: Alexandre Machado
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: DRX162105

Address: 6220 VALLEY VIEW RD
APN:
Unit #:
Description: In-kind dry rot repair.
Date Opened: 11/22/2016
Record Status: Approved
Record Status Date: 11/22/2016
Job Value: $0.00
Requestor: Alexandre Machado
: Alexandre Machado
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L009614

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: P/STEWART EXTENSION GRANTED SEE APR 2K FOLDER, MAC
Date Opened: 4/5/2000
Record Status: Lien Created
Record Status Date: 4/5/2000
Job Value: $0.00
Requestor: KOUPAL WILLIAM M
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB0900854

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Replace handrail at side of (e) driveway; repair wood walk area 5'x9' at lower level of garage; all work to meet Code standards.
Date Opened: 3/10/2009

Record Status: Final
Record Status Date: 4/14/2009
Job Value: $2,600.00
Requestor: KOUPAL WILLIAM M TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB1504860

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Minor dry rot repair at exterior rear wall framing adjacent to laundry and bath; repair dry rot at side walls at lower level
Date Opened: 11/12/2015
Record Status: Final
Record Status Date: 2/29/2016
Job Value: $12,500.00
Requestor: KOUPAL WILLIAM M TR
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
11/13/2015	DMCCARTNEY	Applicant left drawing stamped by zoning dated 10/02/15 "no permit required from zoning..."

Record ID: RB1600894

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Replace (E) pitched roof in-kind per plan for SFD.
Date Opened: 3/1/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $5,000.00
Requestor: Ivonne Giomez LOA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB1602134

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Legalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765 08/26/16 REV #1 include grade beam. 09/30/26 REV # 2 add roof for patio in front
Date Opened: 5/10/2016
Record Status: Issued
Record Status Date: 7/6/2016
Job Value: $207,800.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
7/6/2016	RTEGAN	Okay to remove 2x fees per T.Low. Okay to reduce valuation from $271,000 to $207,800 per CE Insp B.Lai (see CE #1504310).
7/6/2016	BLAI	06-29-16 Please see code case #1504310
5/17/2016	TJULL	OT plan check requested

Record ID: RB1605649

Address: 6220 VALLEY VIEW RD

APN: 048G744006800
Unit #:
Description: Repair/ replace siding at left and rear side of detached garage. DRX162105
Date Opened: 11/22/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $1,200.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RE1602475

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Electrical to lLegalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765
Date Opened: 7/6/2016
Record Status: Reinstated
Record Status Date: 2/9/2017
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RM1601295

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Mechanical to legalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765
Date Opened: 7/6/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RP1601895

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Legalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765
Date Opened: 7/6/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X0501226

Address: 6220 VALLEY VIEW RD

APN: 048G744006800
Unit #:
Description: set clearance pole
Date Opened: 10/24/2005
Record Status: Permit Issued
Record Status Date: 11/17/2005
Job Value: $0.00
Requestor: PGE/ BRAD
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
		For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 6220
STREET_NAME : Begins With VALLEY VIEW
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: *0900444*

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: HOUSE AND GARAGE ARE DILAPIDATED. OVERGROWN VEGITATION, TRASH & DEBRIS
Date Opened: 1/30/2009
Record Status: Abated
Record Status Date: 4/30/2009
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/3/2008	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	VERIFIED COMPLAINT
1/30/2009	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	STILL BLIGHTED
3/6/2009	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	HAS EXTENSION
3/6/2009	STEVE E JOHNSON	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 03/06/09
4/27/2009	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	HAS EXTENSION- NEXT INSP 4/30/09
4/30/2009	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	ABATED
4/30/2009	STEVE E JOHNSON	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 04/27/09
5/6/2009	STEVE E JOHNSON		Complaint ABated	ABATED

OPC - HOME OCCUPATION OPC- Nuisance OPC-

Record ID: 0905883

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: DECK OVER 60% INTO NEIGHBORS AREA- BUILT ABOUT 11 YEARS AGO W/OPERMITS
Date Opened: 9/24/2009
Record Status: Non-Actionable
Record Status Date:
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/25/2009	KIM NGUYEN	1st Inspection	No Entry	Scheduled inspection voided by result code 97 on 10/07/09
10/7/2009	KIM NGUYEN	1st Inspection	No Violations	SEE F24 NOTES

Record ID: 1504310

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: WORKING OUTSIDE OF SCOPE OF PERMIT RB1504860 ADDING ON TO HOME
Date Opened: 12/9/2015
Record Status: Violation Verified
Record Status Date: 2/8/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/20/2016	Benjamin Lai	1st Inspection	Violation Verified	See Comment.
3/10/2016	Benjamin Lai	Monitoring Inspection	Monitoring from Office	
10/17/2016	Benjamin Lai	Monitoring Inspection	Monitoring from Office	
12/19/2016	Benjamin Lai	Monitoring Inspection	Monitoring from Office	
2/16/2017	Benjamin Lai	Monitoring Inspection	Monitoring from Office	
	Benjamin Lai	Monitoring Inspection	Scheduled	
	Benjamin Lai	Monitoring Inspection	Cancelled	

Record ID: 1603362

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: construction company is blocking parking spaces with their debris and construction materials as well as not getting obstruction permits when needed
Date Opened: 8/30/2016
Record Status: Abated
Record Status Date: 8/31/2016
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/31/2016	Dennis Larks	1st Inspection	Abated	Date: 8/31/2016 Site visit revealed no violations at this time site superintendent is not on site I will reschedule a site visit to talk with him about the future obstructions

Dennis Larks	Follow-up Inspection	Cancelled

Record ID: 9401222

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: EABF42955 ABANDONED VEHICLE & HOUSE;FIRE HAZARD;GARAGE HAS STACKS OF PAPERS & DOOR HAS FALLEN OUT
Date Opened: 11/2/1994
Record Status: Closed
Record Status Date: 9/19/1995
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: 9912364

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: VACANT HOUSE. HAS BEEN VACANT FOR APPROXIMATELY THREE (3) YEARS.HOUSE FULL OF NEWSPAPER, DEBRIS AND THE HOT WATER HEATER IS ON.
Date Opened: 11/30/1999
Record Status: Abated
Record Status Date: 2/9/2000
Job Value: $0.00
Requestor: FIRE PREVENTION REFERRAL
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/1/1999		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
12/27/1999		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
1/10/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
1/31/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Scheduled from date specified on DAR
2/9/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	
2/22/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Scheduled from date specified on DAR
2/22/2000		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

Record ID: DRC930182

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: NEW SINGLE FAMILY ON VACANT DOWNHILL LOT
Date Opened: 8/2/1993
Record Status: TBD
Record Status Date:
Job Value: $0.00
Requestor: JAMES KEMP
:

Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX160765

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Zoning clearance for house remodel and 224 square foot rear addition over an existing deck with new with bedrooms and bathrooms and windows.
Date Opened: 5/10/2016
Record Status: Approved
Record Status Date: 5/10/2016
Job Value: $0.00
Requestor:
: Ivonne Gomez
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX161773

Address: 6220 VALLEY VIEW RD
APN:
Unit #:
Description: Design review exemption for extension of roof over remodeled front deck on single-family home in RH-4 zone, overhanging the deck by 5' to create a total of 110 sf of new floor area. New roof materials will match existing.
Date Opened: 9/30/2016
Record Status: Approved
Record Status Date: 9/30/2016
Job Value: $0.00
Requestor:
: Alexandre Machado
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX162105

Address: 6220 VALLEY VIEW RD
APN:
Unit #:
Description: In-kind dry rot repair.
Date Opened: 11/22/2016
Record Status: Approved
Record Status Date: 11/22/2016
Job Value: $0.00
Requestor: Alexandre Machado
: Alexandre Machado
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: RB0900854

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Replace handrail at side of (e) driveway; repair wood walk area 5'x9' at lower level of garage; all work to meet Code standards.
Date Opened: 3/10/2009
Record Status: Final
Record Status Date: 4/14/2009
Job Value: $2,600.00
Requestor: KOUPAL WILLIAM M TR
:
Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/8/2009		ROUGH 03P	APPROVED	R/OK- SEE NOTES
4/14/2009		FINAL BUILDING 04P	APPROVED	FINAL OK

Record ID: RB1504860

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Minor dry rot repair at exterior rear wall framing adjacent to laundry and bath; repair dry rot at side walls at lower level
Date Opened: 11/12/2015
Record Status: Final
Record Status Date: 2/29/2016
Job Value: $12,500.00
Requestor: KOUPAL WILLIAM M TR
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/29/2016	Anthony Harbaugh	Final Building	Pass	Date: 2/29/2016 Final ok.

Record ID: RB1600894

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Replace (E) pitched roof in-kind per plan for SFD.
Date Opened: 3/1/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $5,000.00
Requestor: Ivonne Giomez LOA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/6/2016	Anthony Harbaugh	Frame	Pass	roof frame and ply nail ok
8/9/2016	Keith Pacheco	Frame	Cancelled In Field	Date: 8/9/2016 Not ready for next approval
8/26/2016	Keith Pacheco	Frame	Pass	Date: 8/26/2016 Balance of grade beam approval at rear exterior wall and balance of plywood sheathing approval of exterior walls
10/5/2016	Keith Pacheco	Frame	Pass	Date: 10/5/2016 Balance of roof approval including revision for front entry awning roof
2/22/2017	Keith Pacheco	Final Building	Pass	Date: 2/22/2017 Final approval

Record ID: RB1602134

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Legalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765 08/26/16 REV #1 include grade beam. 09/30/26 REV # 2 add roof for patio in front
Date Opened: 5/10/2016
Record Status: Issued
Record Status Date: 7/6/2016
Job Value: $207,800.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/13/2016	Anthony Harbaugh	Field Check	Ok to Issue	

				Date: 5/13/2016 13 22 ft.² conversion of lower area to habitable space three bedrooms one bathroom OK. Valuation to be changed to $125k. Electrical plumbing and mechanical permits needed, OK to issue.
8/26/2016	Janice Kato	Frame	Cancelled In Office	Date: 8/26/2016 Canceled as Duplicate inspection with KEP.
9/7/2016	Keith Pacheco	Frame	Pass	Date: 9/7/2016 Balance of roof frame and plywood approval and exterior paper and wire
9/16/2016	Keith Pacheco	Frame	Partial	Date: 9/16/2016 Progress information with approval of insulation withheld until windows installed and revision for added front porch awning roof approved by city
10/5/2016	Keith Pacheco	Frame	Pass	insulation approval with mechanical rough T/C
10/17/2016	Keith Pacheco	Frame	Pass	Date: 10/17/2016 Drywall nailing approved
10/24/2016	Keith Pacheco	Frame	Pass	Date: 10/24/2016 Shower walls approvedwith certification for windows to come by final approval
2/22/2017	Keith Pacheco	Final Building	Cancelled In Office	to be rescheduled after electrical utility completion 112610044
3/1/2017	Keith Pacheco	Final Building	Partial	OK to "office final" pending receipt of summary reports

Record ID: *RB1605649*

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Repair/ replace siding at left and rear side of detached garage. DRX162105
Date Opened: 11/22/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $1,200.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/22/2017	Keith Pacheco	Final Building	Pass	Date: 2/22/2017 Final approval

Record ID: *RE1602475*

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Electrical to lLegalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765
Date Opened: 7/6/2016
Record Status: Reinstated
Record Status Date: 2/9/2017
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/9/2016	Keith Pacheco	Frame	Pass	Date: 8/9/2016 Wiring and subpanel approved with energy efficiency to come in kitchen light outlets
2/9/2017	Janice Kato	Frame	Cancelled In Office	
2/10/2017	Keith Pacheco	Frame	Pass	Date: 2/10/2017 Discussion with builder regarding conditions for final approval

2/17/2017	Keith Pacheco	Frame	Pass	Date: 2/17/2017 Utility release for 125 amp overhead service
2/22/2017	Keith Pacheco	Final Electrical	Cancelled In Office	to be rescheduled after electrical utility completion 112610044
		Final Electrical	Pending	

Record ID: RM1601295

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Mechanical to legalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765
Date Opened: 7/6/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/6/2016	Keith Pacheco	Frame	Pass	Date: 10/6/2016 Rough approval with completion of attic access to come for final
2/22/2017	Keith Pacheco	Final Mechanical	Pass	Date: 2/22/2017 Final approval

Record ID: RP1601895

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: Legalize 1322 S.F lower level for 3 bedrooms, 2 bathrooms and family room includes remodel upper floor, reconfigure walls lay-out, eliminate 1 bedroom and convert 224 S.F existing balcony to habitable space. To abate CE1504310. DRX160765
Date Opened: 7/6/2016
Record Status: Final
Record Status Date: 2/22/2017
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/9/2016	Keith Pacheco	Frame	Partial	Date: 8/9/2016 Gas line alteration in kitchen approved
8/12/2016	Keith Pacheco	Frame	Pass	Date: 8/12/2016 Drain vent and waterlines approved
10/24/2016	Keith Pacheco	Frame	Pass	Date: 10/24/2016 Tub test and shower pan test approvals
2/8/2017	Janice Kato	Frame	Cancelled In Office	
2/9/2017	Janice Kato	Frame	Cancelled In Office	
2/10/2017	Keith Pacheco	Frame	Pass	Date: 2/10/2017 Discussion with builder regarding conditions for final approval
2/17/2017	Keith Pacheco	Frame	Pass	Date: 2/17/2017 Gas test and meter reset approval
2/22/2017	Keith Pacheco	Final Plumbing	Pass	Date: 2/22/2017 Final approval
		Frame	Pending	

Record ID: X0501226

Address: 6220 VALLEY VIEW RD
APN: 048G744006800
Unit #:
Description: set clearance pole
Date Opened: 10/24/2005
Record Status: Permit Issued
Record Status Date: 11/17/2005

Job Value: $0.00
Requestor: PGE/ BRAD
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland				

Western FEDERAL CREDIT UNION
PO Box 10018
Manhattan Beach, CA 90267
877-254-9328
western.org

Period Ending: 04-30-2016
Member Number: [redacted]117

THOMAS ALTON ESPINOSA
[redacted]
OAKLAND CA 94612

CO-OP ATM
888-748-3266

CO-OP Shared Branch
888-748-3266

See reverse to learn more.

Please read your statement carefully. If you find any discrepancies in your account balances, please report them immediately to:
Western Federal Credit Union
Supervisory Committee
PO Box 3362
El Segundo, CA 90245 (Payments should not be mailed to this address. For payment address phone 877-254-9328.)

SAVINGS ACCOUNT #1

Posting Date	Description	Debit (-)	Credit (+)	Balance
04/01	BEGINNING BALANCE			115.49
04/13	[redacted]			5.00
04/14				2,236.25
04/14				1,897.25
04/14				1,511.25
04/14				758.25
04/14	Deposit by Check		4,500.00	5,258.25
04/14	Withdrawal	1,200.00		4,058.25
04/14		209.35		3,848.90
04/15				3,798.90
04/15				3,298.90
04/15				3,283.90
04/15				3,083.90
04/18				3,005.00
04/19				1,005.00
04/20				905.00
04/21				705.00
04/26				605.00
04/26				547.00
04/27				447.00
04/27	Deposit by Check		5,000.00	5,447.00
04/27	Withdrawal	200.00		5,247.00
04/28	[redacted]			7,530.13
04/28				5,527.13
04/28				3,677.13
04/28				2,927.13
04/30	Deposit Dividend 0.150%		0.15	2,927.28
04/30	*** ANNUAL PERCENTAGE YIELD EARNED FROM 04-01-16 TO 04-30-16 WAS 0.150% ***			

YTD Dividend	Total Debits	Total Credits	Ending Balance
0.43	11,202.74	14,014.53	2,927.28

FREE CHECKING ACCOUNT #2

Posting Date	Description	Debit (-)	Credit (+)	Balance
04/01	BEGINNING BALANCE			1,326.00
04/01	[redacted]			
04/01				

- CONTINUED ON PAGE 2 -

Bank of America

Cashier's Check

No. 1564208816

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

91-170/1221
NAZ

Date 04/13/16 11:09:08 AM

BUENA VISTA PARK
0004 0000269 0044

Pay BANK OF AMERICA FOUR FIVE ZERO ZERO CTSCTS ***$4,500.00

To The Order Of THOMAS ESPINOZA
CONSULTING 6220 VALLEY VIEW

Remitter (Purchased By): MARYLINE LINARES

Bank of America, N.A.
PHOENIX, AZ

[redacted]
AUTHORIZED SIGNATURE

[redacted]

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

00-53-3364B 11-2010

031019682

>322079719<
WESTERN FCU
4/14/2016
TELER 680 BATCH 59056

[redacted]

DO NOT WRITE, SIGN, STAMP BELOW THIS LINE
DEPOSITORY BANK ENDORSEMENT

Electronic Endorsements:
BOFD [redacted]9719< 4/14/2016 [redacted]872
> [redacted]9719< 4/14/2016 [redacted]06971

BankofAmerica Cashier's Check No. 0885202573

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days 91-170/1221 Date 04/27/16 10:28:14 AM

NAZ

ORINDA

0004 0000745 0008

00-53-3364B 11-2010

Pay BANK OF AMERICA 5000 00 FIVE ZERO ZERO ZERO CTS CTS ***$5,000.00

To The Order Of THOMAS ESPINOZA

6220 VALLEY VIEW

Remitter (Purchased By): MARYLINE LINARES

[redacted]

AUTHORIZED SIGNATURE

Bank of America, N.A.

PHOENIX, AZ

[redacted] 1717

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

031178169 www.bankofamerica.com www.bankofam

www.bankofamerica.com www.bankofa

[redacted]9719<

WESTERN FCU

4/27/2016

TELLER 710 BATCH 59729

ofamerica.com

DO NOT WRITE, SIGN, STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

[redacted]

00-53-3364B 11-2010

Electronic Endorsements:

BOFD >[redacted]9719< 4/27/2016 [redacted]5099

[redacted]9719< 4/27/2016 [redacted]6706

X

Western Federal Credit Union
P.O. Box 10018
Manhattan Beach, CA 90267-7518
(877) 254-9328 (310) 381-2300

No. 0020196199

Acct: [redacted]4117 Member: ESPINOSA,THOMAS
Teller: 0680 Date: 04/28/16 Time: 10:01am

See receipt for reference

Check Number: 01 0020196199
Branch: 50
Amount : $2,000.00

Pay to :
YVONNE GOMEZ
RE: FINAL PAYMENT FOR 6620 VALLEY VIEW

(Paid out of the $4,500 paid to Tom Espinoza)

From: Espinosa, Thomas
To: Ivonne Gomez
Subject: RE: Plans for Valley View
Date: Monday, May 02, 2016 8:33:00 AM

More than perfect acquired 2 more properties need to start plans on also moving forward on valley view and MO

Good Morning sweet princess

From: Ivonne Gomez [mailto:k[redacted]
Sent: Friday, April 29, 2016 3:38 PM
To: Espinosa, Thomas; HOME NEGOTIATOR
Subject: Plans for Valley View

Hello Thomas and Alex,

Please see attachment.

The original plans were off by about 10' in length from front to back. These plans I made them about 5' off in length from front to back....I was trying to meet in the middle.

But, from the conversation I had with Thomas today it seems we will make it exactly what is there now. So, take away the "make believe" 5' left. I kind of left it to have more SF on paper when the sell happens, but how Thomas says it is best to keep it to true size.

Right now the master still looks a bit small -I propose adding more windows or moving it to the front bedroom to become the Master Bedroom.

Please let me know if you have any further questions or concerns or changes.

I will work on re-sizing it to proper.

Respectfully,
Ivonne Gomez
Managing Partner
[redacted]
[redacted]
KAUFFMANGOMEZ ARCHITECTURE

From: Ivonne Gomez
To: Espinosa, Thomas; HOME NEGOTIATOR
Subject: Applications for Valley View
Date: Monday, May 02, 2016 9:39:24 AM
Attachments: oak048930.pdf
oak048931.pdf
oak049990_PlanningApplication.pdf
oak056438.pdf
oak056455_LetterofAgency.pdf

Hello Thomas,

Please see attachment.

You will find:

Letter Of Agency (needs to be notarized by owner on title)
Planning Application (signature needed) -only on 2nd page
Building Application -No signature needed but will need "cost evaluation" for the project.
Owner Builder Application (signature needed by owner on title)

There will be a planning permit fee that will need to be paid before obtaining the building permit.

Let me know if you have any questions. Respectfully,

Ivonne Gomez

Managing Partner

[redacted]

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

[oak048930.pdf]

CITY OF OAKLAND
PLANNING AND BUILDING DEPARTMENT
BUREAU OF BUILDING
250 Frank H. Ogawa Plaza
Oakland, CA 94612
Telephone: (510) 238-3891 Fax: (510) 238-2263

Permit Addendum for Owner-Builders

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at _____ .

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you are aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

____1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

____2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

____3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

____4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

____5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

____6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

____7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

____8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

____9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

____10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

____11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

____12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of Property Owner: _____Date: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.legislature.ca.gov/faces/codes.xhtml.

Signature of Property Owner: _____Date: _____

[oak048931.pdf]

City of Oakland - Bureau of Building

Electronic Permitting Service Owner-Builder User Agreement

Please complete, sign, and submit this agreement along with a copy of Driver's License or State Identification to the Bureau of Building by one of the following methods:

1) E-mail a scanned copy of the completed, signed agreement and Driver's License or State Identification to: **OnlineBuildingPermits@oaklandnet.com**
2) Fax a copy of the completed signed agreement and Driver's License or State Identification to: **(510) 238-2263**
3) Mail or deliver the original completed signed Agreement and copy of Driver's License or State Identification to:

City of Oakland - Bureau of Building
Attn: Online Permitting Registration
250 Frank H. Ogawa Plaza
Room 2340
Oakland, CA 94612

OFFICE HOURS: M/T/Th/Fri 8:00 am - 4:00 pm, Wed 9:30 am - 4:00pm, PHONE: (510) 238-3891

Applicant's Name (first and last): _____

Driver's License/ID No: _____ Expiration Date: _____

Address: _____

City, State, Zip: _____

Phone with area code: _____

Email Address (this will be your "Authorized Email Address"): _____

Owner-Builder / Applicant Agreement

In addition to in-person permitting and application processing, electronically submitting building permit applications, paying related fees, and issuing permits electronically ("Electronic Permit Service") is available at the City of Oakland – Bureau of Building.

By submitting this agreement, I, the undersigned applicant, agree to the following terms and conditions of the Electronic Permit Service described herein.

1. Indemnification. I hereby agree, to the maximum extent permitted by law, to defend (with counsel acceptable to the City), indemnify and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the City of Oakland Redevelopment Successor Agency, the Oakland City Planning Commission and their respective agents, officers, volunteers, and employees (collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul any permit issued under the Electronic Permit Service, or arising out of or in any way related to any permit issued using the Electronic Permit Service or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which any permit is granted, regardless of negligence of the City. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees. This Indemnification section shall survive termination, extinguishment or invalidation of the permit. I further certify that I am the owner of the property involved in any permit issued or that I am fully authorized by the owner to access the property and perform the work authorized by any permit issued.

2. Modification and Termination of Service. At any time, City or applicant, at its sole discretion, may discontinue its use of the Electronic Permit Service. At any time, City, at its sole discretion, also may terminate the undersigned applicant's account and require the applicant to submit all future building permit applications in person or by mail. City shall not be liable to the undersigned applicant or any third party for any modification to or discontinuance of the Electronic Permit Service. Upon termination of the undersigned applicant's account, all information retained in that account will be deleted.

3. Applicant Conduct. The undersigned applicant shall comply with this Agreement and all local, state, and federal laws and regulations while using the Electronic Permit Service. The undersigned applicant shall not: (a) interfere with the use and enjoyment of the Electronic Permit Service by other users; (b) impersonate any person or entity or misrepresent its affiliation with a person or entity; (c) permit any third-party to access the applicant's Electronic Permit Service account using the applicant's identification(s) and password(s). The applicant shall notify the City immediately upon determining that the applicant's account was accessed by a third-party.

4. Owner-Builder Permit Addendum. Applicant shall complete and submit to City an **Owner-Builder Permit Addendum** for each building permit for which an application is submitted.

I understand that my actions to submit electronic permit applications will serve as my electronic signature on the application(s) as provided for under California Civil Code 1633.1-1633.17 - Electronic Transactions.

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law under Section 7031.5 of the California Business and Professions Code for one of the reasons listed below and that any violation of Section 7031.5 by any permit applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

- **I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale. Pursuant to section 7044 of the California Business and Professions Code, if the building or improvement is sold within one year of completion, I will have the burden of proving it was not built or improved for the purpose of sale.**
- **I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project and those contractors will maintain a current Business Tax License with the City.**

I understand that a copy of the applicable law, Section 7044 of the California Business and Professions Code, is available upon request when an application is submitted or at the following Web site: http://www.leginfo.legislature.ca.gov/faces/codes.xhtml.

I hereby affirm that the intended occupancy for any permit issued WILL NOT use, handle or store any hazardous, or acutely hazardous, materials as referenced in Sections 25505, 25533, and 25534 of the California Health and Safety Code.

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the City to enter upon any property for which a permit is issued for inspection purposes.

I certify that no activities related to any issued permit, including storage/use of materials will take place within the public-right-of-way and dust control measures will be used throughout all phases of construction.

Under penalty of perjury under the laws of the State of California I hereby certify that I have read this document; that the above information is correct; and that I have truthfully affirmed all applicable declarations contained in this document and agree to the terms and conditions described therein.

Owner-Builder/Applicant _____ **Date**_____
(Print) (Sign)

[oak049990_PlanningApplication.pdf]

CITY OF OAKLAND

CITY OF OAKLAND

BASIC APPLICATION FOR DEVELOPMENT REVIEW

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Zoning Information: 510-238-3911
www.oaklandnet.com/planning

CERTAIN APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY!

Please call (510) 238-3940 to schedule an appointment if your project involves any of the following:

- Conditional Use Permit
- Variance
- Regular Design Review
- Parcel Map Waiver
- Tentative Parcel/Tract Map
- New dwelling unit(s)
- 1,000 sq. ft. or more of new floor area/footprint
- Additions ≥ 100% of existing floor area/footprint
- Creek Protection Permit (Category 3 or 4)

Applicants must cancel at least 24 hours in advance of appointment or pay a cancellation fee.
All other projects may be submitted to the zoning counter without an appointment.
Submit applications for Small Project Design Review to station #12 at the zoning counter by signing the sign-up sheet.

1. TYPE OF APPLICATION

(Check all that apply)

Development Permits

- ❑ Conditional Use Permit (CUP) (Major, Minor, Interim)
- ❑ Variance (Major or Minor)
- ❑ Regular Design Review (DR)
- ❑ Small Project Design Review (DS) (Type 1, 2, 3)
- ❑ Special Project Design Review (SP) (West Oakland)
- ❑ Design Review Exemption (DRX)
- ❑ Tree Preservation or Removal Permit (T)
- ❑ Determination (DET)
- ❑ Other: _____

Subdivision Applications

- ❑ Parcel Map Waiver (PMW) (Lot Line Adjustment/Merger)
- ❑ Tentative Parcel Map (TPM) (subdivision for 1– 4 lots)
- ❑ Tentative Tract Map (TTM) (subdivision 5 or more lots)
- ❑ Planned Unit Development/Mini-Lot Development

Other Applications

- ❑ Request for Environmental Review
- ❑ General Plan Amendment ❑ Rezoning
- ❑ Creek Protection Permit (separate application required)

2. GENERAL INFORMATION

APPLICANT'S NAME/COMPANY: _____

PROPERTY ADDRESS: _____

ASSESSOR'S PARCEL NUMBER(S): _____

EXISTING USE OF PROPERTY: _____

DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.):

_____

_____

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS.: _____ ZONING: _____

SPECIFIC PLAN: ❑ Broadway Valdez District ❑ Central Estuary ❑ Coliseum Area ❑ Lake Merritt Station ❑ West Oakland

FEES[1]:

APPLICATION FEE: $_____

POSTER DEPOSIT[2]: $_____

TREE PERMIT FEE: $_____

CREEK PERMIT FEE: $_____

TOTAL FEES DUE: $_____

EXPECTED PROCESSING TIME[3]:

_____

[1]Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.
[2]For permit applications requiring public notice, a refundable security deposit is required for the on-site poster containing the public notice. Posters MUST be returned within 180 days and in good condition to claim a refund of the deposit.
[3]Expected processing time is only an estimate and is subject to change without notice due to staff workload, public hearing availability, and the completeness or complexity of the application.

3. PROPERTY OWNER AND APPLICANT INFORMATION

Original signatures or clear & legible copies are required.

Owner: _____

Owner Mailing Address: _____

City/State: _____ **Zip:** _____

Phone No.: _____ **Fax No.:** _____ **E-mail:** _____

To be completed only if Applicant is not the Property Owner:

I authorize the applicant indicated below to submit the application on my behalf. _____

Signature of Property Owner

Applicant (Authorized Agent), **if different from Owner:** _____

Applicant Mailing Address: _____

City/State: _____ **Zip:** _____

Phone No.: _____ **Fax No.:** _____ **E-mail:** _____

I understand that approval of this application does not constitute approval for any administrative review, conditional use permit, variance, or exception from any other City regulations which are not specifically the subject of this application. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property. I understand that the Applicant and/or Owner phone number listed above will be included on any public notice for the project.

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature above.

I certify that statements made to me about the time it takes to review and process this application are general. I am aware that the City has attempted to request everything necessary for an accurate and complete review of my proposal; however, that after my application has been submitted and reviewed by City staff, it may be necessary for the City to request additional information and/or materials. I understand that any failure to submit the additional information and/or materials in a timely manner may render the application inactive and that periods of inactivity do not count towards statutory time limits applicable to the processing of this application.

I certify that all existing Protected Trees either on the site or within 10 feet of development activity are indicated on both the Site and Landscape Plan. I understand that if any Protected Trees are to be removed, or if Protected Trees exist within 10 feet of the proposed development activity (even if they are not being removed), I must apply for a Tree Preservation/Removal Permit (Section 6).

I certify that I have reviewed the Oakland Creek Protection Ordinance and understand that I may be subject to a Creek Protection permit pursuant to the Creek Protection, Storm Water Management and Discharge Control Ordinance (Chapter 13.16 of the Oakland Municipal Code) and that I have completed the Creek Protection Ordinance section of this application (Section 7).

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT ALL THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT.

_____ _____

Signature of Owner or Authorized Agent **Date**

4. SUPPLEMENTAL PROJECT & LOT INFORMATION

AREA CALCULATIONS	Existing	New	Total	% Change
Total Lot Area (in acres or square feet)				
Total Building Footprint Area (square feet)				
Total Floor Area [i] (square feet)				
Building Height			n/a	n/a
Number of Dwelling Units				n/a
Number of Parking Spaces				n/a
Setback Slope [ii] (for hillside properties only)			n/a	n/a
Structure Slope [iii] (for hillside properties only)			n/a	n/a

[i] **Total Floor Area** ***for all projects with one or two dwelling units on a lot*** means the total square footage of all levels of all buildings on the lot, measured horizontally from the outside surface of exterior walls and supporting columns, but excluding: (a) unenclosed living areas such as balconies, decks, and porches; (b) carports that are unenclosed on two or more sides; (c) 440 square feet within an attached or detached garage or carport that is enclosed on three sides or more; (d) non-habitable accessory structures of less than 120 square feet; (e) unfinished understories, attics and basements; and (f) finished basements if the height from finished grade at the exterior perimeter of the building to the finish floor elevation above is six (6) feet or less for at least 50% of the perimeter and does not exceed twelve (12) feet above grade at any point. For new floor area, only include new floor area located outside of the existing building envelope.

[i] **Total Floor Area** ***for all projects except those with one or two dwelling units on a lot*** means the total of the gross horizontal areas of all floors, including usable basements and cellars, below the roof and within the outer surfaces of the main walls of principal or accessory buildings, or the center line of party walls separating such buildings, but excluding: (a) areas used for off-street parking spaces, loading berths, driveways, and maneuvering aisles; (b) areas which qualify as usable open space in Chapter 17.126; and (c) arcades, porticoes, and similar open areas which are located at or near street level of Nonresidential Facilities, are accessible to the general public, and are not designed or used as sales, display, storage, or production areas. For new floor area, only include new floor area located outside of the existing building envelope.

[ii] **Setback Slope**: Slope between edge of pavement and the front setback line, measured at the midpoint and perpendicular to the front property line.

[iii] **Structure Slope**: Steepest slope across building footprint measured from one side of the building to another.

5. IMPERVIOUS SURFACE INFORMATION

See pages 10 and 12 for more information on impervious surface.

PROJECT CHARACTERISTICS: *(check one)*

❑ (1) The project will create or replace **10,000 square feet or more** of new or existing impervious surface area* (not including projects involving one single-family dwelling).

❑ (2) The project will create or replace **5,000 square feet or more but less than 10,000 square feet** of new or existing impervious surface area* AND involves the following:

- Auto servicing, auto repair, or gas station;
- Restaurant (full service, limited service, or fast-food); or
- Uncovered parking (stand-alone parking lot or parking serving an activity; including uncovered parking garages).

➢ **If you checked (1) or (2) the project is considered a "Regulated Project" and must comply with NPDES C.3 stormwater requirements. You must submit a completed Stormwater Supplemental Form and a Preliminary Post-Construction Stormwater Management Plan with your application (see page 10).**

❑ (3) The project will create or replace **2,500 square feet or more** of new or existing impervious surface (including projects involving one single-family dwelling), unless the project meets the definition of (1) or (2) above.

➢ **If you checked (3) site design measures to retain stormwater on-site are required. Refer to the City's "Overview of Provision C.3" for more information.**

❑ (4) None of the above.

* *Impervious Surface = Any surface that cannot be effectively (easily) penetrated by water. Permeable paving (such as permeable concrete and interlocking pavers) underlain with permeable soil or permeable storage material, and green roofs with a minimum of three inches of planting media, are not considered impervious surfaces. Do not include existing impervious surface to be replaced as part of routine maintenance/repair activities when calculating the amount of new/replaced impervious surface.*

6. TREE PRESERVATION ORDINANCE

See pages 9 and 12 for more information on protected trees and these regulations.

Pursuant to the Tree Preservation Ordinance (§12.36 O.M.C.) a Tree Preservation/Removal Permit is required for any proposed construction activity (including buildings, driveways, paths, decks, construction vehicle routes, sidewalk improvements, & perimeter grading) within 10 feet of a Protected Tree, even if such trees are not being removed or if they are located on a neighbor's property.

The following are Protected Trees:

a. Any Coast Live Oak tree that is larger than 4 inches dbh*
b. Any tree (except Eucalyptus) that is larger than 9 inches dbh* (Eucalyptus trees and up to 5 Monterey Pines per acre are not considered Protected Trees under this section. Monterey Pines must be inspected and verified by the Public Works Agency – Tree Division prior to their removal. Contact the Tree Division at (510) 615-5850 for more information or to schedule an inspection).
c. Any tree of any size located in the public right-of-way (including street trees).

I ATTEST THAT: *(check one)*

❑ (1) There are no existing Protected Trees anywhere on the subject property or within 10 feet of the proposed construction activities** (including neighbor's properties or the adjacent public right-of-way).

❑ (2) There are Protected Trees on the subject property or within 10 feet of the proposed construction activities**, and their location is indicated on the site plan and landscape plan **and** *(check one)*;

- ❑ (a) No Protected Trees are to be removed and No construction activity** will occur within 10 feet of any Protected Tree.
- ❑ (b) No Protected Trees are to be removed and Construction activity** will occur within 10 feet of any Protected Tree.
- ❑ (c) Protected Trees will be removed.

If you checked (2b) or (2c), a Tree Preservation/Removal Permit is required. Please complete the section below.

DESCRIPTION OF TREES (Identification numbers and letters must be consistent with the Tree Survey, see submittal requirements in Section 8)

Trees proposed for removal			**Trees not proposed for removal but located within 10 feet of Construction Activity****		
#	Species	dbh*	#	Species	dbh*
1			A		
2			B		
3			C		
4			D		
5			E		
6			F		
7			G		

Reason for removal/impacting of trees: _____

_____

_____

_____

* ***dbh**: "diameter at breast height" is determined by measuring the trunk at 4'-6" from the ground. Multi-trunked trees are measured by combining the diameters of all trunks at 4'-6" from the ground.*

** ***Construction Activity:** Any proposed building, driveway, path, deck, construction vehicle route, sidewalk improvement, grading, or demolition.*

7. CREEK PROTECTION ORDINANCE

See page 12 for more information on creeks and these regulations.

Pursuant to the Creek Protection, Storm Water Management and Discharge Control Ordinance (§13.16 O.M.C.) a Creek Protection Permit is required for any proposed construction activity occurring on a Creekside property. The extent to which your development will be regulated by the Creek Protection Ordinance depends upon the location and type of proposed work.

WHAT IS A CREEK?

*"A **Creek** is a watercourse that is a naturally occurring swale or depression, or engineered channel that carries fresh or estuarine water either seasonally or year around."*

A creek must include the following two components:

1. The channel is part of a contiguous waterway. It is hydrologically connected to a waterway above or below the site or is connected to lakes, the estuary, or Bay. Creek headwaters, found at the top of watersheds, are connected in the downhill direction. Additionally, creeks in Oakland are often connected through underground culverts. Only the open sections of creeks are subject to the permit, and
2. There is a creek bed, bank and topography such as a u-shape, v-shape channel, ditch or waterway (identified through field investigation, topographical maps, and aerial photos). To help with identification in the field a creek may also have the following features (the absence of these features does NOT mean there is no creek):
   - A riparian corridor, which is a line of denser vegetation flowing downhill. This is sometimes missing due to landscaping or vegetation removal practices, landslide or fire.
   - The channel has a bed with material that differs from the surrounding material (i.e. more rocky, or gravelly, little or no vegetation).
   - There are man-made structures common to waterways, - for example bank retaining walls, trash racks, culverts, inlets, rip rap, etc.

I ATTEST THAT: *(check one)*

❑ (1) **I do not know if there is a Creek on or near the proposed project site.** I have submitted a request for a Creek Determination by the City of Oakland (separate form and fee required).

❑ (2) **No Creek exists on or near the project site;** *(check one)*

- ❑ (a) Based on my review of the characteristics of the project site, as well as all relevant maps and plans, and the Creek Determination criteria provided in the "What is a Creek?" section above; or
- ❑ (b) Based on the attached report prepared by a relevant licensed professional.

However, if the City determines that a Creek exists on or near the project site, a Creek Protection Permit is required.

❑ (3) **A Creek DOES exist on or near the project site and;** *(check one)*

- ❑ (a) The proposed project only entails interior construction and/or alterations (including remodeling), and therefore requires a **Category 1 Creek Permit** (this is a no fee permit and only requires distribution of educational materials); or
- ❑ (b) The proposed project entails exterior work that does not include earthwork and is located more than 100 feet from the centerline of the Creek, and therefore requires a **Category 2 Creek Permit** (this permit requires a site plan and distribution of educational materials); or
- ❑ (c) The proposed project entails (a) exterior work that is located between 20 feet from the top of the Creek bank and 100 feet from the centerline of the Creek, and/or (b) exterior work that includes earthwork involving more than three (3) cubic yards of material located beyond 20 feet from the top of the Creek bank, and therefore requires a **Category 3 Creek Permit** (this permit requires a site plan and creek protection plan and may require environmental review); or
- ❑ (d) The project entails exterior work conducted from the centerline of the Creek to within 20 feet from the top of the Creek bank, and therefore requires a **Category 4 Creek Permit** (this permit requires a site plan and creek protection plan and may require environmental review and a hydrology report).

The Creek Permit requirements for your project are subject to verification by the City of Oakland and may differ from what you have indicated above. Additionally, you are responsible for contacting and obtaining all required permits from the relevant state and federal permitting agencies for Category 3 and Category 4 Creek Permits.

8. HAZARDOUS WASTE AND SUBSTANCES STATEMENT

STATE GOVERNMENT CODE SECTION 65962.5 (f):

(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list.

Please refer to the following state maintained website http://www.calepa.ca.gov/SiteCleanup/CorteseList/ or contact the CalEPA at (916) 323-2514 to determine if your project is on any list of properties containing hazardous waste, toxic substances or underground fuel tanks. **NOTE: YOU MUST REVIEW ALL LISTS**

❑ I have reviewed **ALL** the lists and my site does **not** appear on them (sign below). **City Verification Required**

❑ My site does appear on the list(s) (please complete the flowing statement and sign below).

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Name of applicant: _____
Address: _____
Phone number: _____
Address of site: _____
(street name and number if available, and ZIP Code)
Local agency (city/county): _____
Assessor's book, page, and parcel number: _____
Specify any list pursuant to Section 65962.5 of the Government Code:
_____
Regulatory identification number: _____
Date of list: _____
Status of regulatory action: _____
_____
_____

_____ _____
Signature of Owner or Authorized Agent Date

9. GREEN BUILDING ORDINANCE

Pursuant to the Ordinance '*Sustainable Green Building Requirements for Private Development,*' (Chapter 18.02 of the Oakland Municipal Code), a Green Building Permit is required for any proposed construction activity within certain categories. The extent to which your development will be regulated by the Green Building Ordinance depends upon the location, type of proposed work, and size of proposed work.

A. PROPERTY ADDRESS: _____

B. PROJECT TYPE OF DEVELOPMENT (check one): ❑ New Construction ❑ New Construction-Mixed Use ❑ Addition ❑ Existing Building ❑ Tenant Improvement ❑ Remodel ❑ Historic ❑ Landscape Project

C. TOTAL NEW AND ALTERED FLOOR AREA (square feet): _____

I, THE APPLICANT/OWNER, ATTEST THAT: *(check one)*

❑ (1) I have reviewed the Green Building Ordinance and the project **DOES NOT** fall within the list of applicable project types.

❑ (2) I have reviewed the Green Building Ordinance and the project **MUST** comply with the ordinance, AND I'm submitting the required additional green building materials (see page 10) with this application.

❑ (3) I have reviewed the Green Building Ordinance and the project must comply with the ordinance, AND I'm submitting the required additional green building materials (see page 10) with this application, but a GreenPoint Rater or LEED AP is not required as the project uses the Small Commercial Checklist or the Bay Friendly Basic Checklist.

D. NAME OF GREEPOINT RATER (REQUIRED FOR GREENPOINT RATED PROJECTS)*: _____

Name of leed accredited professional (ap)(required for LEED projects) * _____

MAILING ADDRESS: _____

PHONE: _____ **E-MAIL:** _____

RATING SYSTEM: _____ **# OF POINTS THE PROJECT IS ANTICIPATED TO RECEIVE:** _____

E. GREEN BUILDING FEATURES NOT SHOWN ON PLANS BUT PART OF CHECKLIST (include additional sheets if needed): _____

_____

I, hereby certify under the penalty of perjury that I have reviewed the project and appropriate checklist and attest that to the best of my knowledge the proposed project would likely comply with the City of Oakland's Green Building Ordinance and attain green building certification. I, hereby further certify under the penalty of perjury, that I 1) have no vested financial interest in the project other than my green building services, 2) have reviewed the project and appropriate green building checklist, and 3) attest that to the best of my knowledge the proposed project would likely comply with City of Oakland's Green Building Ordinance and attain green building certification.

X _____ _____

Signature of the GreenPoint Rater or LEED Accredited Professional **Date**

This permit is issued pursuant to all provisions of City of Oakland Ordinance No. 13040 C.M.S., "*Sustainable Green Building Requirements for Private Development.*" This permit is granted upon the express condition that the permittee shall be responsible for all claims and liabilities arising out of work performed under this permit or arising out of permittee's failure to perform the obligations with respect to this permit. The permittee shall, and by acceptance of this permit agrees to defend, indemnify, save and hold harmless the City, its officers and employees, from and against any and all suits, claims or actions brought by any reason for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under this permit or in consequence of permittee's failure to perform the obligations with respect to this permit. Violations of the provisions of the Green Building Ordinance are subject to fines and penalties specified under Section 20-3.030 of the Ordinance.

TO BE COMPLETED BY CITY STAFF:

CASE NUMBER(S): _____ CASE PLANNER'S NAME: _____

Note to Case Planner: Please route a copy of this form to the green building coordinator in the Planning and Zoning Division.

10. SUBMITTAL REQUIREMENTS: WHAT TO SUBMIT

The following information and drawings must be included in the submittal package for your application. Planning staff reserves the right to require additional plans and information as needed for certain development proposals.

The following items are required for ALL applications unless otherwise noted.
Each and every item is required at the time of application submittal.
APPLICATIONS WITH MISSING ITEMS WILL NOT BE ACCEPTED.
All fees are due at the time of application submittal.

❑ (1) **Basic Application for Development Review**
This application form signed and completed (including impervious surface, protected tree, creek information, the Hazardous Waste and Substances Statement, and green building sections). Original signatures or clear & legible copies are required.

❑ (2) **Supplemental Forms and Findings**
Explanation describing how the proposal complies with City requirements (forms provided by staff).
- ❑ DRX, DS, DR, or SP supplemental findings.
- ❑ CUP and/or Variance supplemental findings.
- ❑ TPM/TTM supplemental findings.
- ❑ Other extra CUP or DR findings, such as alcohol, ground floor use, extra units, telecom (mini, micro, macro), etc.
- ❑ Specific Plans Design Guidelines Checklist (Broadway Valdez District, Central Estuary, Lake Merritt Station, or West Oakland).

❑ (3) **Assessor's Parcel Map**
Available at the City of Oakland Engineering Services or Zoning counters, the County Assessor's Office, 1221 Oak St. or the County Assessor's website at http://revfilesvr/countydisplay/county_home.asp

❑ (4) **Photographs**
- Photographs must be placed in a secure envelope or mounted on a board folded to a size no larger than 9" x 12".
- ❑ Color photographs showing the existing structure or lot as seen from across the street and from the front, side and rear property lines. Label each photograph with the view pictured (e.g., front, side, rear, across the street).
- ❑ Color photographs showing the 20 nearest neighbors from the street (5 nearest lots on either side, 10 nearest lots across the street). Label each photograph with the address pictured.

❑ (5) **Plans** (see supplemental requirements for all Tentative Parcel Map (TPM), Tentative Tract Map (TTM), Parcel Map Waiver (PMW) applications).
- **Two (2)** stapled and folded sets of full-sized plans and **Two (2)** additional sets of reduced plans (11" x 17") are required for all applications. A Color 11"x17" rendering **MUST** be submitted for Major Permits.
- Fold plans to 9" x 12" maximum size. Plans must be on sheets no greater than 24" x 36".
- Include north arrow, date prepared and scale.
- Acceptable drawing scales are: 1/4" = 1', 3/16" = 1', 1/8" = 1', and 1" = 10'. Other scales may be appropriate, but should be discussed with Planning staff before filing. Also, please limit the range of scales used, so Planning staff can more easily analyze your project in relation to adjacent properties.
- Include the name and phone number of person preparing the plan(s). As appropriate or required, include the stamp and "wet signature" of any licensed architect, landscape architect, surveyor and/or civil engineer preparing final plans.
- Show all encroachments over the public Right-of-Way.

❑ (a) **Survey** (required only for the following project types listed below)
- Must be no more than 3 years old from the time of submittal – date of survey must be included.
- Must be prepared by a California State licensed Land Surveyor or by a Civil Engineer with a license number below 33966 (licensed prior to January 1, 1982).
- Include the wet stamp and signature of the Land Surveyor or Civil Engineer who prepared the survey.
- Include the applicable surveyor's statement in accordance with the Professional Land Surveyors Act.
- In addition to paper copies, the survey must also be submitted on a CD.

For all new buildings (except small non-habitable buildings) and >100% footprint additions to existing buildings:
- ❑ Full boundary & topographic survey with field-verifiable monuments set or found by the surveyor.
- ❑ Location, dimensions, and dimensions to property lines of all existing buildings and similar structures.

For any building or addition within any required setback:
- ❑ Applicable line survey with field-verifiable monuments set or found by the surveyor.
- ❑ Location, dimensions, & dimensions to property line of existing buildings & similar structures adjacent to relevant property line.

For any building or addition located on a lot with a slope of 20% or more:
- ❑ Site topography for all areas of proposed work and for all existing driveways, buildings, and similar structures.
- ❑ Location and dimensions for all existing driveways, buildings, and similar structures.

- ❑ (5) **Plans (continued)**
  - ❑ (b) **Site Plan**
    - ❑ Location and dimensions of all property boundaries.
    - ❑ Location and dimensions of all existing and proposed buildings, decks, stairs, and patios.
    - ❑ Dimensions of all existing and proposed building setbacks from property lines.
    - ❑ Location of building footprints and approximate height of buildings on adjacent lots.
    - ❑ Location, dimensions, and paving materials of all adjacent sidewalks, curbs, curb-cuts (including curb-cuts on adjacent neighbor's lots), and streets.
    - ❑ Location and dimension of all existing and proposed driveways, garages, carports, parking spaces, maneuvering aisles, wheel-stops, pavement striping/marking, and directional signage. Indicate existing and proposed paving materials.
    - ❑ Location, height, and building materials of all existing and proposed fencing and walls.
    - ❑ Location, height (including top and bottom elevation measurements), and building materials of all existing and proposed retaining walls.
    - ❑ Location and size (dbh) of all existing trees and indication of any trees to be removed.
    - ❑ Location of drainage ways, creeks, and wetlands (check with the Engineering Services Division for this information)
    - ❑ Roof plan showing roof slope and direction, and location of mechanical equipment, ducts, and vents.
    - ❑ For projects located on a lot with a slope of 20% or more: Show existing and proposed topographic contours overlaid with proposed roof plan and indicating roof ridge spot elevations.
    - ❑ For multi-family residential projects: Show the location, dimension, slope, and site area of all existing and proposed Group Usable Open Space and Private Usable Open Space, including a summary table of site area.
    - ❑ For projects in all residential, commercial, and industrial zones, including the CIX-1A Zone: Show any building to be demolished both historic and non-historic.
  - ❑ (c) **Landscape Plan** (required for new buildings, new dwellings, and residential additions of more than 500 sq. ft.)
    - ❑ Indicate any existing landscaping that is to be removed.
    - ❑ Indicate the size, species, location, and method of irrigation for all plantings.
    - ❑ Include all existing and proposed groundcovers, driveways, walkways, patios, and other surface treatments.
  - ❑ (d) **Floor Plan**
    - ❑ Include complete floor plan of all floors of entire building, including existing and proposed work.
    - ❑ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes.
    - ❑ Show the location of all existing and proposed doors, windows, and walls.
    - ❑ For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, and/or other major functional components of the proposed project.
  - ❑ (e) **Elevations** (required only for new construction, additions, or exterior alterations)
    - ❑ Show all structure elevations (front, sides and rear) that will be affected by the proposed project.
    - ❑ For additions/alterations: label existing and new construction, as well as items to be removed.
    - ❑ Identify all existing and proposed exterior materials - including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements.
    - ❑ Show any exterior mechanical, duct work, and/or utility boxes.
    - ❑ Include dimensions for building height and wall length.
  - ❑ (f) **Cross Sections** (required only for buildings or additions located on a lot with a slope of 20% or more)
    - ❑ Include all critical cross sections, including at least one passing through the tallest portion of the building.
    - ❑ Include floor plate and roof plate elevation heights.
    - ❑ Label the location of the cross-sections on the site plan.
  - ❑ (g) **Tree Survey** (required only for projects which involve a Tree Preservation/Removal Permit [see page 4])
    - **Three (3)** folded full-sized plans are required (in addition to the plans required under No. 5 above).
    - Fold plans to 9" x 12" maximum size. Plans must be on sheets no greater than 24" x 36".
    - Include north arrow, date prepared and scale (Tree Survey should be drawn to the same scale as the Site Plan).
    - Include the name & phone number of person preparing the plan(s). As appropriate or required, include the stamp & "wet signature" of any licensed architect, landscape architect, surveyor and/or civil engineer preparing final plans.
    - ❑ For new construction on an undeveloped lot: include the stamp and "wet signature" of the licensed architect, landscape architect and/or civil engineer preparing the survey.
    - ❑ Indicate the size (dbh), species, and location of all protected trees within 30 feet of development activity on the subject lot, regardless of whether or not the protected trees are included on any tree preservation/removal permit application.
    - ❑ Label all protected trees that are located within 10 feet of construction (including trees located on neighbor's properties or the adjacent public right-of-way) with the matching number or letter from the Tree Preservation/Removal Permit application (see section 6 of this application).

❑ (5) **Plans (continued)**

❑ (h) **Grading Plan** (required only if the project proposes any site grading)
- ❑ Show proposed grading plan and/or map showing existing and proposed topographic contours (this may be combined with the Site Plan for small projects with only minor grading).
- ❑ Include an erosion & sedimentation control plan.
- ❑ Include a summary table of all proposed excavation, fill, and off-haul volumes.

The following are required only for non-residential. mixed-use, and/or multi-family residential projects.

❑ (i) **Sign Plan** (required only for non-residential and mixed-use projects)
- ❑ Include fully dimensioned color elevations for all proposed signs.
- ❑ Indicate proposed sign location(s) on site plan
- ❑ Indicate proposed material(s) and method of lighting for all proposed signs.

❑ (j) **Lighting Plan** (required only for non-residential, multi-family residential, and mixed-use projects)
- ❑ Show the type and location of all proposed exterior lighting fixtures (this may be combined with the Site Plan for small projects).

❑ (k) **Materials & Color Board** (required only for non-residential, multi-family residential, and mixed-use projects involving new construction or an addition/alteration that does not match existing materials and colors).
- Limit board(s) to a maximum size of 9" x 12". Large projects (generally more than 25 dwelling units or 50,000 square feet of floor area) should also submit a large sized materials & color board (24" x 36") for use at public hearings.
- ❑ Include samples of proposed exterior building materials and paint colors.
- ❑ Include manufacturer's brochures as appropriate.

❑ (l) **Three-dimensional Exhibits** (required only for large projects with more than 25 dwelling units or 50,000 square feet of floor area).
- ❑ Provide color perspective drawings showing the project from all major public vantage points, or provide a scale model of the proposed project.

❑ (6) **Preliminary Post-Construction Stormwater Management Plan*** (required only for "Regulated Projects" subject to NPDES C.3 stormwater requirements [see page 3])
- ❑ Show location and size of new and replaced impervious surface.
- ❑ Show directional surface flow of stormwater runoff.
- ❑ Show location of proposed on-site storm drain lines.
- ❑ Show preliminary type and location of proposed site design measures, source control measures, and stormwater treatment measures.
- ❑ Show preliminary type and location of proposed hydromodification management measures (if applicable).
- * Please refer to the Stormwater Supplemental Form for more information concerning NPDES C.3 requirements. The Stormwater Supplemental Form must also be submitted with the application.

❑ (7) **Preliminary Title Report or deed not more than 60 days old** (required for all Tentative Parcel Map (TPM), Tentative Tract Map (TTM), Parcel Map Waiver (PMW), Rezoning, and General Plan Amendment applications, and any application where the owner information does not match the current Alameda County Assessor's records)

❑ (8) **Fees** (all fees are due at the time of application submittal)
- Additional fees may be required if the project changes or based on staff's environmental determination.

❑ (9) **Additional Telecom Information Required** (See full requirements in Chapter 17.128 in the Oakland Planning Code)
- ❑ For the whole parcel, indicate the total number of existing and proposed antennas and equipment cabinets, their location, and the carriers they serve (please include all wireless carriers). Also indicate area, height, and width of all equipment cabinets and antennas (existing and proposed).
- ❑ Additional Telecom CUP & DR findings for either: Mini, Micro, Macro, Monopole, or Tower (See definitions in 17.10.860).
- ❑ Include Radio Frequency emissions report (RF), see Section 17.128.130 for requirements.
- ❑ If a revision, please include previous approved case number if applicable and can be obtained.
- ❑ If swapping out & replacing existing antennas, include existing & proposed heights of antennas (per Federal Section 6409).

If you have any questions regarding this application, you may visit the Zoning Counter or call the Zoning Information Line and speak to a planner.

Zoning Information Line:
(510) 238-3911
Monday-Friday: 9am-Noon & 2pm-4pm

Zoning Counter:
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, CA 94612
Every day: 8am-4pm, except Wed. 9:30am-4:00pm

11. Recycling Space Allocation Ordinance

Applicant of development/land use permit is required to provide sufficient space for the storage and collection of recyclable materials to comply with Ordinance No. 11807 – Recycling Space Allocation Requirements. This space should be in addition to that provided for garbage service.

Affected projects:

1. New multifamily buildings in excess of five units
2. New commercial and industrial projects that require a building permit
3. New public facilities
4. Additions and alternations for a single or multiple permits that add 30% or more to the gross floor area

Requirements

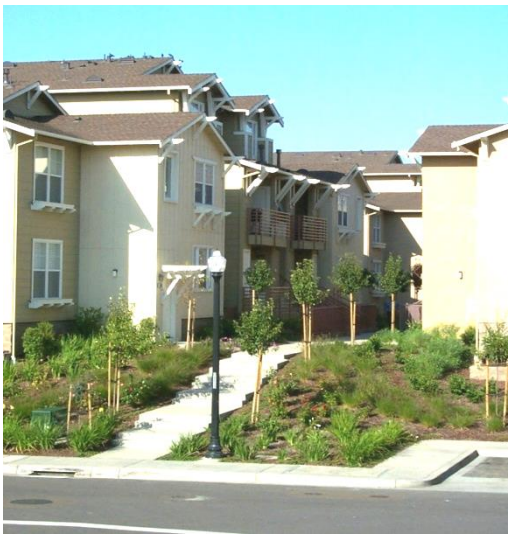
For residential projects – two cubic feet of storage per unit, with a minimum requirement of not less than ten cubic feet. Additionally, the Oakland Municipal code Chapter 8.28 Section 8.28.140, requires the provision of 32 gallons or 4.3 cubic feet of storage per unit for garbage.

For affected commercial, industrial and public facility project, two cubic feet of storage and collection space per each one thousand square feet of the total gross building footage, with a minimum requirement not less than ten cubic feet. For these projects, the space for storage and collection of garbage varies based on the type and operation of the facility.

Submittal requirements
Site design must include space for storage of recycling containers, access for recycling trucks as well as for garbage service. Garbage and recycling enclosures must be adequate in capacity, number and distribution to serve the needs of the occupant and development project.

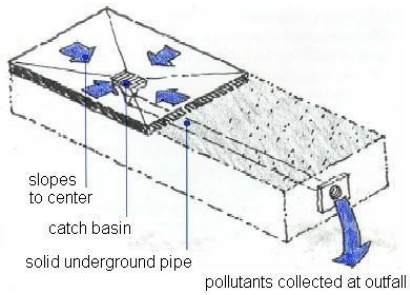
The dimensions of the enclosure shall accommodate the number and type of containers needed for recycling, organics and garbage.

Space for storage of recyclables separated into the following categories will be required at a minimum:
All paper and cardboard (mixed together)
Plastic bottles, glass bottles and metal cans (mixed together)
Organics/Plant materials



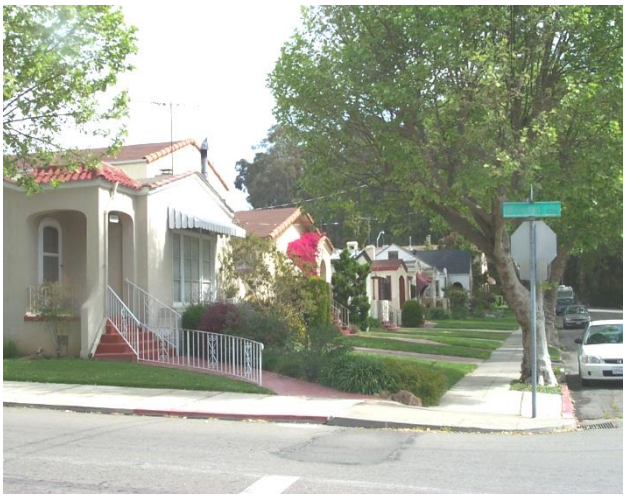
Impervious surface

Impervious surface is related to stormwater runoff and water quality. Impervious surfaces (e.g., pavement and buildings) prevent rainwater from directly infiltrating into the ground and don't allow groundwater aquifers to recharge. When impervious surfaces keep water from soaking into the ground there is less groundwater seepage to creeks and the creeks dry up faster. When it rains, pollutants that have settled on impervious surfaces are concentrated and washed into storm sewers, nearby streams, and the bay. Impervious surfaces result in higher and faster peak water flows when it rains, which in turn results in increased erosion, flooding, and property damage. Large paved areas can also be unattractive and reduce the amount of land available for trees and other landscaping.



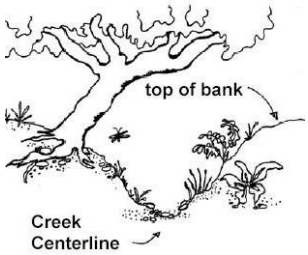
Trees

Among the features that contribute to the attractiveness and livability of the city are its trees. Trees contribute to the climate of the city by reducing heat buildup and providing shade, moisture, and wind control. Trees contribute to the protection of other natural resources by providing erosion control for the soil, oxygen for the air, replenishment of groundwater, and habitat for wildlife. Trees contribute to the economy of the city by sustaining property values and reducing the cost of drainage systems for surface water. Trees are landmarks of the city's history (the "oak" in Oakland), and are a critical element of nature in the midst of urban settlement. For all of these reasons it is important to protect and preserve trees by regulating their removal; to prevent unnecessary tree loss and minimize environmental damage from improper tree removal; and to encourage appropriate tree replacement plantings.



Creeks

Oakland's creeks are a valuable resource to the City of Oakland. They remove water pollutants and improve water quality, provide flood control and storm water drainage, are vital to wildlife habitat, and create neighborhood beauty and improved quality of life. Creeks encourage economic activity through recreation and increased property values and are some of the most beautiful areas of the City. They are a vital recreational and aesthetic resource to the urban environment. It is important to protect and preserve creeks by ensuring safe and responsible development.



[oak056438.pdf]

CITY OF OAKLAND

PERMIT APPLICATION WORKSHEET

Planning and Building Department
250 Frank H. Ogawa Plaza
2nd Floor, Suite 2114
Oakland, CA 94612
Tel (510) 238-3443
Fax (510) 238-2263
Hours:
8 am-4pm M,Tu,Th,F
9:30 am-4 pm Wed

PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, ***i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.***

TYPE OF PERMIT: (circle one)
RIGHT OF WAY BUILDING SIGN

	SCHOOL FEE (SF)	ADDRESS FEE
Commercial	$0.51	$154.91
Residential	$3.20	$56.23
Change of Address for Any Occupancy		$403.92

TYPE OF WORK (circle one)

(1) NEW CONSTRUCTION (2) REPAIR (3) ADDITION (4) CELL SITE (5) ALTERATION /T.I.

(6) DEMOLITION (_____ SF) (7) SOLAR PANELS (SE) (8) RETROFIT (9) C.O. /S.A. (10) CHANGE IN USE

IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?

O YES O NO

IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #:

SITE ADDRESS/JOB LOCATION

ASSESSSOR'S PARCEL NO.

DESCRIPTION OF PROPOSED WORK

WORK IS VISIBLE FROM FREEWAY/BART O NO O YES

EXTERIOR WORK ON BUILDING O NO O YES (PHOTOS REQUIRED. PLEASE ATTACH)

VALUATION OF PROPOSED WORK

$

EXISTING # OF RESIDENTIAL UNITS

PROPOSED # OF UNITS

OF STORIES: _____

FIRE SPRINKLER

O YES O NO

O SFD/DUPLEX
O APARTMENTS
O COMMERCIAL
O INDUSTRIAL

PROPERTY OWNER'S NAME

PROPERTY OWNER'S PHONE NUMBER

PROPERTY OWNER'S ADDRESS (street, city and zip code)

PERSON SUBMITTING PLANS / CONTACT PERSON PHONE NUMBER EMAIL

ARCHITECT'S/DESIGNER'S NAME PHONE NUMBER EMAIL

CONTRACTOR'S LICENSE NUMBER

SIGNATURE OF APPLICANT **DATE**

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. _____ INITIAL _____DATE

Last updated 12-21-15

[oak056455_LetterofAgency.pdf]

CITY OF OAKLAND

LETTER OF AGENCY
FOR PROPERTY OWNERS

VALID UP TO 180 DAYS ONLY

Planning and Building Department
250 Frank H. Ogawa Plaza
2nd Floor, Suite 2114
Oakland, CA 94612

PROPERTY ADDRESS:

By my signature below I authorize _____to act as my agent/ representative in obtaining any permits related to the work described below from the CEDA/ Building Services Division for the above listed property address.

BRIEFLY DESCRIBE WORK TO BE PERFORMED:

As proof of ownership, I have attached either 1) a copy of my property deed, or 2) a current tax bill which identifies me as the owner of said property.

_____ _____
PROPERTY OWNER'S SIGNATURE (MUST BE SIGNED BEFORE A NOTARY PUBLIC) DATE

_____ _____
PRINT NAME OF PROPERTY OWNER PROPERTY OWNER'S PHONE NUMBER

USE SPACE BELOW FOR SIGNATURE NOTARIZATION_____

State of California
County of _____

Subscribed and sworn to (or affirmed) before me on this _____, by
DATE

(1)_____,
NAME OF SIGNER
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.)(,)

(2)_____,
NAME OF SIGNER
proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature_____
Signature of Notary Public

Place Notary Seal Above

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 007090340234 Posting date 03-Apr-15 Amount 3000.00

90-7162 / 3222 41054

1094

APEX CONSTRUCTION
[redacted]
OAKLAND, CA 94607-6528

DATE 4/3/15

PAY TO THE ORDER OF Thomas Espinosa $ 3000—

Three Thousand Only — DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO personal [redacted]

[redacted] 337 1094

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE ONLY

[redacted]

ARTS-GS	Articles of Incorporation of a General Stock Corporation

To form a **general stock corporation** in California, you can fill out this form or prepare your own document, and submit for filing along with:

- A **$100** filing fee.
- A separate, non-refundable **$15** service fee also must be included, if you **drop off** the completed form or document.

Important! Corporations in California may have to pay a minimum $800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Note: *Before submitting the completed form*, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California
NOV 04 2014

This Space For Office Use Only

For questions about this form, go to *www.sos.ca.gov/business/be/filing-tips.htm.*

Corporate Name (List the proposed corporate name. Go to www.sos.ca.gov/business/be/name-availability.htm for general corporate name requirements and restrictions.)

① The name of the corporation is APEX CONSTRUCTION.

Corporate Purpose

② The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your corporation is sued. You may list any adult who lives in California. You may **not** list your own corporation as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

③ a. BOSCO LAI
Agent's Name

b. [redacted] SAN FRANCISCO CA 94134
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

Corporate Addresses

④ a. [redacted] DALY CITY CA 94104
Initial Street Address of Corporation - Do not list a P.O. Box | *City (no abbreviations)* | *State* | *Zip*

b. [redacted] SAN FRANCISCO CA 94122.
Initial Mailing Address of Corporation, if different from 4a | *City (no abbreviations)* | *State* | *Zip*

Shares (List the number of shares the corporation is authorized to issue. Note: Before shares of stock are sold or issued, the corporation must comply with the Corporate Securities Law of 1968 administered by the California Department of Business Oversight. For more information, go to www.dbo.ca.gov or call the California Department of Business Oversight at (866) 275-2677.)

⑤ This corporation is authorized to issue only one class of shares of stock.
The total number of shares which this corporation is authorized to issue is 2.

This form must be signed by each incorporator. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of incorporation.

▶ [redacted]
Incorporator - Sign here

BOSWELL ZHENG
Print your name here
STEPHEN TONG

Make check/money order payable to: **Secretary of State**	***By Mail***	***Drop-Off***
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a $5 certification fee.	Secretary of State Business Entities, P.O. Box 944260 Sacramento, CA 94244-2600	Secretary of State 1500 11th Street, 3rd Floor Sacramento, CA 95814

From: Lai
To: Espinosa, Thomas
Subject: exclusively representing
Date: Monday, December 21, 2015 11:21:58 AM

This letter serve as an agreement to sale and represent for the owner of 3600 maccarthur blvd oakland.

Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.

House or lot owner of 3600 agrees our company Eastbay Holding Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.

Contract will automaticcally terminate if we cannot find the right buyer within 3 days.

Owners understand and agrees Eastbay Holding Inc will have the right to earn commission on top of the asking price.

Eastbay Holding Inc
owners

date:

From: Lai
To: Espinosa, Thomas
Subject: Updated representative letter to the owner
Date: Monday, December 21, 2015 1:08:42 PM

This letter serve as an agreement to sale and represent for the owner of [redacted] blvd oakland.

Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.

House or lot owner of 3600 agrees our company Apex Development Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.

Contract will automaticcally terminate if we cannot find the right buyer within 3 days.

Owners understand and agrees Apex Development Inc will have the right to earn commission on top of the asking price.

Apex Development Inc
owners

date:

From: Espinosa, Thomas
To: anna.siu@sbcglobal.net
Subject: FW: exclusively representing
Date: Monday, December 21, 2015 2:12:00 PM

From: Lai [redacted]
Sent: Monday, December 21, 2015 11:15 AM
To: Espinosa, Thomas
Subject: exclusively representing

This letter serve as an agreement to sale and represent for the owner of 3600 maccarthur blvd oakland.

Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.

House or lot owner of 3600 agrees our company Eastbay Holding Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.

Contract will automaticcally terminate if we cannot find the right buyer within 3 days.

Owners understand and agrees Eastbay Holding Inc will have the right to earn commission on top of the asking price.

Eastbay Holding Inc
owners

date:

From: Ivonne Gomez
To: Ivonne Gomez; Espinosa, Thomas; bosco lai
Subject: [redacted]
Date: Wednesday, December 23, 2015 4:07:25 PM
Attachments: Profile Report.pdf
Oakland, CA Planning Code-CN-2.pdf
plat map.pdf
2015-12-23-0000-SP1.pdf

Hello Thomas,

Please see attachments.

[redacted]
Zoning: CN-2 (CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.)

Lot Size: 9,982 sf

Maximum Residential Density: 1 regular dwelling unit per 550 sf
*18 units (parking permitting)

To make it feasible with parking requirements we incorporated 14 parking stalls therefor, 14 units can be placed at the property.

As noted above, up to 18 units can be granted at this location.

Let us know if you need to elaborate, but this is only a schematic diagram to show site requirements, setbacks, height, parking and units.

-Eric Kauffman

[“Profile Report.pdf”]

[redacted]
OAKLAND, CA 94619-1328

Document Contents

- Profile Cover Sheet
- Property Overview
- Property History Page
- Neighborhood
- Plat Map

Lawyers Title

Provided By
Andrea Simons
[redacted]

Property Overview

Lawyers Title

Primary Owner: BADERTSCHER LOUIS & MARY O

Secondary Owner:

Mail Address: [redacted]
KINGMAN, AZ 86401-6714

Site Address: [redacted]

APN: [redacted]15-1

Housing Tract Number:

Lot Number: 14-17

Legal Description: **Lot Code:** 14-17
Block: 7
Subdivision: KEY ROUTE HEIGHTS
Legal Brief Description: LOT:14-17 BLK:7 SUBD:KEY ROUTE HEIGHTS

Property Details

Bedrooms:	0	**Year Built:**		**Square Feet:**	840
Bathrooms:	0	**Garage:**		**Lot Size:**	9,982 SF
Total Rooms:		**Fireplace:**		**Number of Units:**	1
Zoning:		**Pool:**		**Use Code:**	Commercial-Vacant Land
No of Stories:	1				
Building Style:					

Sale Information

Transfer Date:	07/31/2013	**Seller:**	BADERTSCHER, LOUIS		
Transfer Value:	$0.00	**Document#:**	2013265834	**Cost/Sq Feet:**	
Title Company:	NONE AVAILABLE				

Assessment and Taxes

Assessed Value:	$506,357.00	**Percent Improvement:**	0.45%	**Homeowner Exemption:**	
Land Value:	$504,103.00	**Tax Amount:**	$11,134.20	**Tax Rate Area:**	17-001
Improvement Value:	$2,254.00	**Tax Account ID:**		**Tax Status:**	Current
Market Improvement Value:		**Market Land Value:**		**Market Value:**	
Tax Year:	2015				

Property History

Lawyers Title

BADERTSCHER LOUIS & MARY O
[redacted] OAKLAND, CA 94619-1328
APN: [redacted]5-1 ALAMEDA COUNTY

Prior Transfer - 07/31/2013

Recording Date:	07/31/2013	**Document#:**	2013265834
Price:	$0.00	**Document Type:**	Intrafamily Transfer or Dissolution
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BADERTSCHER, LOUIS; BADERTSCHER, MARY O	**Buyer Vesting:**	CR
Seller Name:	BADERTSCHER, LOUIS		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MAP25 PG17 **City / Muni / Twp:** OAKLAND		

Prior Transfer - 06/19/2013

Recording Date:	06/19/2013	**Document#:**	2013215789
Price:	$0.00	**Document Type:**	Quit Claim Deed
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-16 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MB25 PG17 **City / Muni / Twp:** KINGMAN		

Prior Transfer - 10/31/2007

Recording Date:	10/31/2007	**Document#:**	2007381714
Price:	$0.00	**Document Type:**	Correction Deed
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	HALL, WANNETTA; BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MB25 PG17 **Legal Brief Description:** PRIOR REF 2007371410 10/22/2007: NW12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Property History

Lawyers Title

Prior Transfer - 10/22/2007

Recording Date:	10/22/2007	**Document#:**	2007371410
Price:	$0.00	**Document Type:**	Intrafamily Transfer or Dissolution
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	HALL, WANNETTA; BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 24&25 **Subdivision:** VERNON TRACT **Map Ref:** MB20 PG22 **Legal Brief Description:** SOUTHEASTERN29.02 FT LOT24 & NW9.49 FT LOT25 **City / Muni / Twp:** OAKLAND		

Mortgage Record - 09/28/2005

Recording Date:	09/28/2005	**Document#:**	2005417128
Loan Amount:	$90,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	FIRST REGIONAL BANK		
Lender Type:	Bank	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP OF KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Mortgage Record - 07/24/2003

Recording Date:	07/24/2003	**Document#:**	2003429047
Loan Amount:	$150,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	CAROL E CHAVEZ		
Lender Type:	ET AL	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP OF KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Property History

Lawyers Title

Mortgage Record - 05/20/2002

Recording Date:	05/20/2002	**Document#:**	2002222673
Loan Amount:	$30,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	BARRY R GROSS IRA		
Lender Type:	Other	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Prior Transfer - 02/14/1994

Recording Date:	02/14/1994	**Document#:**	94061213
Price:	$0.00	**Document Type:**	Quit Claim Deed
First TD:	$0.00	**Type of Sale:**	
Lender Name:			
Buyer Name:	HALL, HENRY	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP KEY ROUTE HEIGHTS **Map Ref:** MAP25 PG17 **Legal Brief Description:** NORTHWESTERN12'6" L17 **City / Muni / Twp:** OAKLAND		

Neighborhood Overview

Lawyers Title

Nearby Neighbors

BADERTSCHER LOUIS & MARY O

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	0	Bathrooms:	
Square Feet:	840	Lot Size:	9,982 SF
Year Built:		Garage:	

LO HO S & CHENG YING

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	1
Square Feet:	1,427	Lot Size:	3,990 SF
Year Built:	1923	Garage:	G

LAU TOM K & LEE REBECCA K & CARA & GUAN HARRY H

[redacted] , OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	9	Bathrooms:	5
Square Feet:	3,935	Lot Size:	5,040 SF
Year Built:	1967	Garage:	G

HUM RICHARD & ANN L & SANDRA

[redacted] , OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	5	Bathrooms:	3
Square Feet:	2,532	Lot Size:	4,200 SF
Year Built:	1968	Garage:	G

GEORGES ELIAS A

[redacted] , OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	0	Bathrooms:	
Square Feet:		Lot Size:	7,881 SF
Year Built:		Garage:	

TRAN HOA K & HONG MELANIE

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	2	Bathrooms:	1
Square Feet:	1,032	Lot Size:	4,200 SF
Year Built:	1924	Garage:	G

KWAN KWOK M

[redacted] KLAND , CA , 94619

Bedrooms:	9	Bathrooms:	2
Square Feet:	2,222	Lot Size:	4,500 SF
Year Built:	1970	Garage:	

3530 MACARTHUR BLVD GAS STATION INC

[redacted] KLAND , CA , 94619

Bedrooms:	0	Bathrooms:	
Square Feet:	1,107	Lot Size:	16,200 SF
Year Built:	1963	Garage:	

MINKUS JILL & REIGER JONATHAN J

[redacted] KLAND , CA , 94619

Bedrooms:	2	Bathrooms:	1
Square Feet:	1,135	Lot Size:	4,560 SF
Year Built:	1916	Garage:	G

SINGH JAMES

[redacted] AND , CA , 94619

Bedrooms:	0	Bathrooms:	
Square Feet:	1,387	Lot Size:	3,415 SF
Year Built:		Garage:	

LAZARD DOROTHY

[redacted] CA , 94619

Bedrooms:	2	Bathrooms:	1
Square Feet:	935	Lot Size:	2,470 SF
Year Built:	1935	Garage:	G

LUMBEE HOLDINGS LLC

[redacted]A , 94608

Bedrooms:	0	Bathrooms:	
Square Feet:		Lot Size:	1,800 SF
Year Built:		Garage:	

TRAN HOA K

[redacted]D , CA , 94619

Bedrooms:	3	Bathrooms:	2
Square Feet:	1,189	Lot Size:	4,200 SF
Year Built:	1923	Garage:	

GATISON MARVA & WALLACE ROSETTA

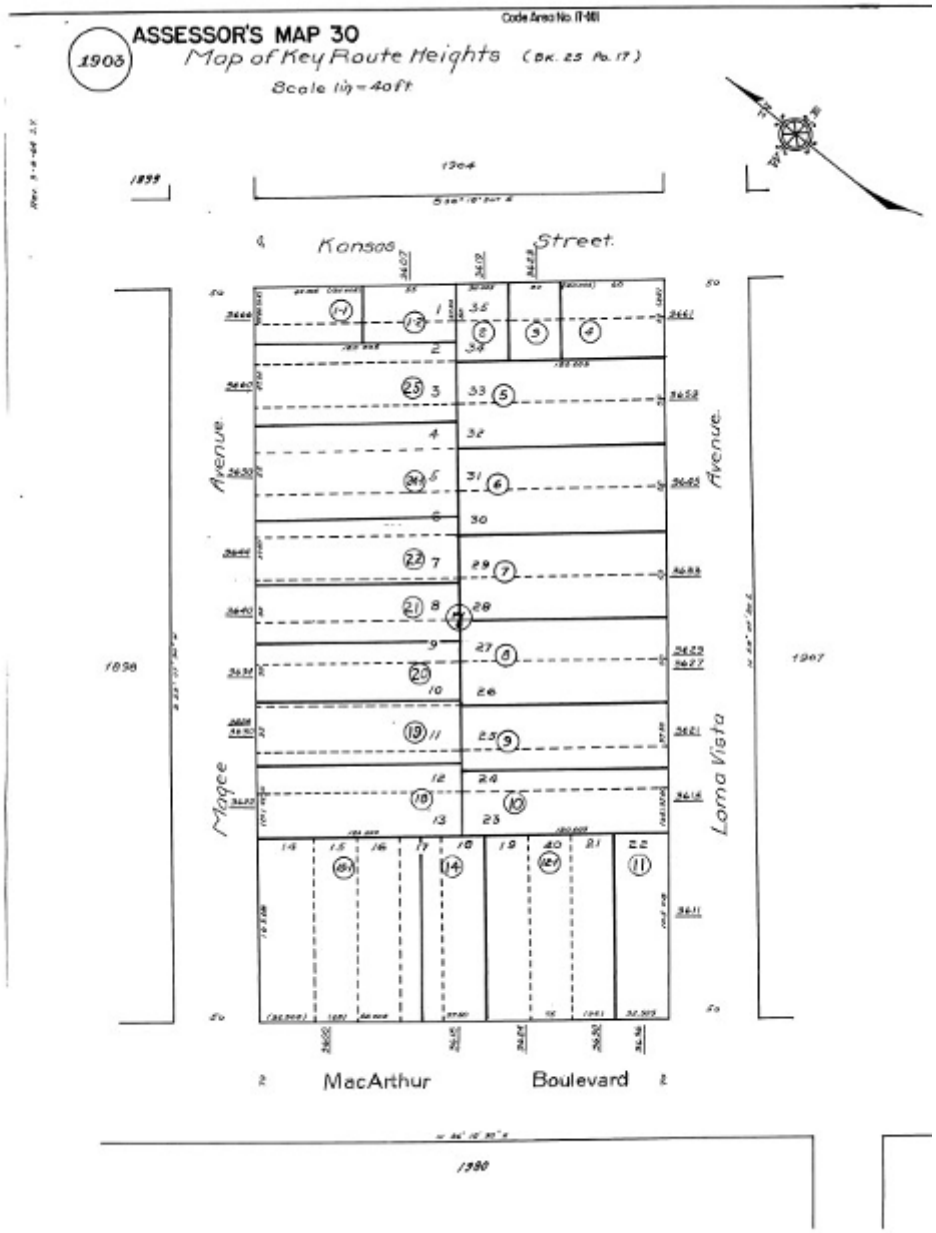
[redacted]CA , 94619

Bedrooms:	3	Bathrooms:	1
Square Feet:	1,511	Lot Size:	4,800 SF
Year Built:	1920	Garage:	G

MITCHELL MARILYN C TR

[redacted]OAKLAND , CA , 94619

Bedrooms:	3	Bathrooms:	2
Square Feet:	1,904	Lot Size:	6,000 SF
Year Built:	1950	Garage:	



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This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

[“Oakland, CA Planning Code-CN-2.pdf”]

Chapter 17.33 - CN NEIGHBORHOOD CENTER COMMERCIAL ZONES REGULATIONS

Sections:

17.33.010 - Title, intent, and description.

A. Title and Intent. The provisions of this Chapter shall be known as the Neighborhood Center Commercial (CN) Zones Regulations. The intent of the CN zones is to create, preserve, and enhance mixed use neighborhood commercial centers. The centers are typically characterized by smaller scale pedestrian oriented, continuous and active store fronts with opportunities for comparison shopping. These regulations shall apply to the CN zones.

B. Description of Zones. This Chapter establishes land use regulations for the following four zones:

1. **CN-1 Neighborhood Commercial Zone - 1.** The intent of the CN-1 zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.
2. **CN-2 Neighborhood Commercial Zone - 2.** The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.
3. **CN-3 Neighborhood Commercial Zone - 3.** The intent of the CN-3 zone is to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment.
4. **CN-4 Neighborhood Commercial Zone - 4.** The intent of the CN-4 zone is to accommodate a broad range of low impact, retail, and service uses in small commercial districts, often near lower density residential neighborhoods.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.020 - Required design review process.

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.030 - Permitted and conditionally permitted activities.

Table 17.33.01 lists the permitted, conditionally permitted, and prohibited activities in the CN zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.33.01: Permitted and Conditionally Permitted Activities

Activities	Zones				Additional Regulations
	CN-1	CN-2	CN-3	CN-4	
Residential Activities					
Permanent	P(L1) (L2) (L3)	P(L1) (L2) (L3)	P(L1) (L3)	P(L1) (L3)	
Residential Care	P(L1) (L2) (L3)	P(L1) (L2) (L3)	P(L1) (L3)	P(L1) (L3)	17.103.010
Service-Enriched Permanent Housing	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3)	17.103.010
Transitional Housing	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3)	17.103.010
Emergency Shelter	P(L5)	P(L5)	P(L5)	C(L1) (L3)	17.103.010
Semi-Transient	—	—	—	—	
Bed and Breakfast	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3)	
Civic Activities					
Essential Service	P(L17)	P(L17)	P(L17)	P(L17)	
Limited Child-Care Activities	P(L2)	P(L2)	P(L6)	P(L6)	
Community Assembly	C(L4)	C(L4)	C(L4)	C	
Recreational Assembly	P(L2)	P(L2)	P(L6)	P(L6)	
Community Education	C(L4)	C(L4)	C(L4)	C	
Nonassembly Cultural	P(L6)	P(L6)	P(L6)	P(L6)	

Administrative	P(L2)	P(L2)	P(L6)	P(L6)	
Health Care	C(L4)	C(L4)	C(L4)	C	
Special Health Care	C(L4) (L7)	C(L4) (L7)	C(L4) (L7)	C(L7)	17.103.020
Utility and Vehicular	C(L4)	C(L4)	C(L4)	C	
Extensive Impact	C(L4)	C(L4)	C(L4)	C	
Commercial Activities					
General Food Sales	P(L6)	P(L6)	P(L8)	P(L8)	
Full Service Restaurants	C(L4)	P(L6)	P(L6)	P(L6)	
Limited Service Restaurant and Cafe	C(L4)	P(L6)	P(L6)	P(L6)	
Fast-Food Restaurant	C(L4)	C(L4)	C(L4)	C	17.103.030 and 8.09
Convenience Market	C(L4)	C(L4)	C(L4)	C	17.103.030
Alcoholic Beverage Sales	C(L4)	C(L4)	C(L4)	C	17.103.030 and 17.114.030
Mechanical or Electronic Games	C(L4)	C(L4)	C(L4)	C	
Medical Service	P(L2)	P(L8)	P(L8)	P(L6)	
General Retail Sales	P(L6)	P(L6)	P(L9)	P(L9)	
Large-Scale Combined Retail and Grocery Sales	—	—	—	—	
Consumer Service	P(L6) (L10)	P(L6) (L10)	P(L6) (L10)	P(L6) (L10)	
Consultative and Financial Service	P(L2)	P(L11)	P(L6)	P(L6)	
Check Cashier and Check	—	—	—	—	

Cashing					
Consumer Cleaning and Repair Service	P(L6)	P(L6)	P(L6)	P(L6)	
Consumer Dry Cleaning Plant	C(L4)	C(L4)	C(L4)	C	
Group Assembly	C(L4) (L12)	C(L4) (L12)	C(L4) (L12)	C(L12)	
Personal Instruction and Improvement Services	P(L2)	P(L6)	P(L6)	P(L6)	
Administrative	P(L2)	P(L2)	P(L6)	P(L6)	
Business, Communication, and Media Services	P(L2)	P(L2)	P(L6)	P(L6)	
Broadcasting and Recording Services	P(L2)	P(L2)	P(L6)	P(L6)	
Research Service	C(L4)	C(L4)	P(L6)	P(L6)	
General Wholesale Sales	—	—	—	—	
Transient Habitation	—	—	—	—	
Building Material Sales	—	—	—	—	
Automobile and Other Light Vehicle Sales and Rental	—	—	—	—	
Automobile and Other Light Vehicle Gas Station and Servicing	—	—	—	C	
Automobile and Other Light Vehicle Repair and Cleaning	—	—	—	—	
Taxi and Light Fleet-Based Services	—	—	—	—	
Automotive Fee Parking	C(L4)	C(L4)	C(L4)	C	
Animal Boarding	—	—	—	—	

Animal Care	C(L4)	C(L4)	P(L6)	P(L6)	
Undertaking Service	—	—	—	—	
Industrial Activities					
Custom Manufacturing	C(L4) (L13)	C(L4) (L13)	C(L13)	C	
Light Manufacturing	—	—	—	—	
General Manufacturing	—	—	—	—	
Heavy/High Impact	—	—	—	—	
Research and Development	—	—	—	—	
Construction Operations	—	—	—	—	
Warehousing, Storage, and Distribution					
A. General Warehousing, Storage and Distribution	—	—	—	—	
B. General Outdoor Storage	—	—	—	—	
C. Self- or Mini-Storage	—	—	—	—	
D. Container Storage	—	—	—	—	
E. Salvage/Junk Yards	—	—	—	—	
Regional Freight Transportation	—	—	—	—	
Trucking and Truck-Related	—	—	—	—	
Recycling and Waste-Related					
A. Satellite Recycling Collection Centers	—	—	—	—	
B. Primary Recycling Collection Centers	—	—	—	—	
Hazardous Materials	—	—	—	—	

Production, Storage, and Waste Management					
Agriculture and Extractive Activities					
Limited Agriculture	C(L14)	C(L14)	P(L15)	P(L15)	
Extensive Agriculture	C(L16)	C(L16)	C(L16)	C(L16)	
Plant Nursery	C(L4)	C(L4)	C(L4)	C	
Mining and Quarrying	—	—	—	—	
Accessory off-street parking serving prohibited activities	C(L4)	C(L4)	C(L4)	C	17.116.075
Activities that are listed as prohibited, but are permitted or conditionally permitted on nearby lots in an adjacent zone	C(L4)	C(L4)	C(L4)	C	17.102.110

Limitations on Table 17.33.01:

L1. Residential Care is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when not located in a One-Family Dwelling Residential Facility. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.103.010 for other regulations regarding these activities.

L2. These activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on the ground floor of a street fronting building. Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, below.

L3. See Section 17.33.040 for limitations on the construction of new ground floor Residential Facilities.

L4. Any Conditional Use Permit (CUP) required in the above table or its associated limitations shall conform to the CUP criteria contained in Section 17.134.050 and to each of the following additional criteria:

1. That the proposal will not detract from the character desired for the area;
2. That the proposal will not impair a generally continuous wall of building facades;
3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

L5. Emergency shelters are permitted by-right within those portions of Martin Luther King Jr. Way, San Pablo Avenue, and Macarthur Boulevard corridors described in Section 17.103.015(A)(1)(2)(7) respectively and subject to the development standards in Section 17.103.015(B); permitted upon the granting of a Conditional Use Permit elsewhere in the zone subject to Limitations L1, L3, and L4 above.

L6. The total floor area devoted to these activities on the ground floor by any single establishment may only exceed five thousand (5,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, above.

L7. No new or expanded Special Health Care Civic Activity shall be located closer than two thousand five hundred (2,500) feet from any other such activity or five hundred (500) feet from any K-12 school or Transitional Housing. Enriched Housing, or Licensed Emergency Shelters Civic Activity. See Section 17.103.020 for further regulations regarding Special Health Care Civic Activities.

L8. A Medical Service Commercial Activity that occupies more than thirty-five (35) feet of frontage facing the principal street is not permitted except upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). All window space facing the principal street shall be clear, non-reflective, and allow views into the indoor space.

L9. The total floor area devoted to these activities on the ground floor by any single establishment may only exceed fifteen thousand (15,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, above.

L10. See Section 17.102.170 for special regulations relating to massage services. Also, no new or expanded laundromat shall be located closer than five hundred (500) feet from any existing laundromat. See Section 17.102.450 for further regulations regarding laundromats.

L11. With the exception of retail bank branches, these activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on the ground floor of a building. Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, above. The size limitation described in L5, above, shall apply to retail bank branches.

L12. No new or expanded adult entertainment activity shall be located closer than one thousand (1,000) feet to the boundary of any residential zone or three hundred (300) feet from any other adult entertainment activity. See Section 17.102.160 for further regulations regarding adult entertainment activities.

L13. Not permitted on the ground floor.

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L14. Limited Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic;

2. Agricultural chemicals or pesticides will not impact abutting properties or the surrounding neighborhood; and

3. The soil used in growing does not contain any harmful contaminants and the activity will not create contaminated soil.

L15. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure).

L16. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

L17. Community Gardens are permitted by right if they do not include the cultivation of animals, animal products, and/or livestock production, except for bee keeping involving no more than three (3) hives. The cultivation of animals, animal products and/or livestock production, except for bee keeping involving no more than three (3) hives, is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13248, § 3(Exh. A), 7-15-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.040 - Permitted and conditionally permitted facilities.

Table 17.33.02 lists the permitted, conditionally permitted, and prohibited facilities in the CN zones. The descriptions of these facilities are contained in Chapter 17.10.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the table.

"—" designates facilities that are prohibited.

Table 17.33.02: Permitted and Conditionally Permitted Facilities

Facilities	Zones	Additional

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	CN-1	CN-2	CN-3	CN-4	Regulations
Residential Facilities					
One-Family Dwelling	—(L1)	—(L1)	—(L1)	—(L1)	
One-Family Dwelling with Secondary Unit	—(L1)	—(L1)	—(L1)	—(L1)	17.103.080
Two-Family Dwelling	P(L2)	P(L2)	P(L3)	P	
Multifamily Dwelling	P(L2)	P(L2)	P(L3)	P	
Rooming House	P(L2)	P(L2)	P(L3)	P	
Mobile Home	—	—	—	—	
Nonresidential Facilities					
Enclosed Nonresidential	P	P	P	P	
Open Nonresidential	C(L4)	C(L4)	C(L4)	C(L4)	
Sidewalk Cafe	P	P	P	P	17.103.090
Drive-In	—	—	—	C	
Drive-Through	—	—	—	C(L5)	17.103.100
Telecommunications Facilities					
Micro Telecommunications	P(L6)	P(L6)	P(L6)	P(L6)	17.128
Mini Telecommunications	P(L6)	P(L6)	P(L6)	P(L6)	17.128
Macro Telecommunications	C	C	C	C	17.128
Monopole Telecommunications	C	C	C	C	17.128
Tower Telecommunications	—	—	—	—	17.128
Sign Facilities					
Residential Signs	P	P	P	P	17.104
Special Signs	P	P	P	P	17.104

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Development Signs	P	P	P	P	17.104
Realty Signs	P	P	P	P	17.104
Civic Signs	P	P	P	P	17.104
Business Signs	P	P	P	P	17.104
Advertising Signs	—	—	—	—	17.104

Limitations on Table 17.33.02:

L1. See Chapter 17.114 — Nonconforming Uses, for additions and alterations to legal nonconforming Residential Facilities.

L2. Construction of new ground floor Residential Facilities is not permitted except for incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

L3. Ground floor construction of new Residential Facilities is only permitted on interior lots and requires the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP process). New construction of ground floor residential facilities is not permitted on a corner lot.

L4. In the CN-1 and CN-2 Zones, no conditional use permit is required for Open Nonresidential Facilities to accommodate Civic Activities, seasonal sales, or special events. In the CN-3 and CN-4 Zones, no conditional use permit is required for Open Nonresidential Facilities to accommodate Civic Activities, Limited Agriculture, seasonal sales, or special events.

L5. No new or expanded Fast-Food Restaurants with Drive-Through Nonresidential Facilities shall be located closer than five hundred (500) feet of an elementary school, park, or playground. See Sections 17.103.030 and 17.103.100 for further regulations regarding Drive-Through Nonresidential Facilities.

L6. See Section 17.128.025 for restrictions on Telecommunication Facilities near residential, HBX Zones, or D-CE-3 or D-CE-4 Zones.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13168, § 5(Exh. A-2), 6-18-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.050 - Property development standards.

A. Zone Specific Standards. Table 17.33.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "—" indicates that a standard is not required in the specified zone.

Table 17.33.03: Property Development Standards

Development Standards	Zones				Additional Regulations
	CN-1	CN-2	CN-3	CN-4	

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Minimum Lot Dimensions					
Width Mean	25 ft	25 ft	25 ft	25 ft	1
Frontage	25 ft	25 ft	25 ft	25 ft	1
Lot area	4,000 sf	4,000 sf	4,000 sf	4,000 sf	1
Minimum/Maximum Setbacks					
Minimum front	0 ft	0 ft	0 ft	0 ft	2
Maximum front	10 ft	10 ft	10 ft	None	3
Minimum interior side	0 ft	0 ft	0 ft	0 ft	4, 5
Minimum street side	0 ft	0 ft	0 ft	0 ft	6
Rear (Residential Facilities)	10/15 ft	10/15 ft	10/15 ft	10/15 ft	7, 8
Rear (Nonresidential Facilities)	0/10/15 ft	0/10/15 ft	0/10/15 ft	0/10/15 ft	8
Design Regulations					
Minimum ground floor nonresidential facade transparency	65%	65%	65%	None	9
Minimum height of ground floor nonresidential facilities	12 ft	12 ft	12 ft	12 ft	10
Minimum separation between the grade and ground floor living space	—	—	2.5 ft	2.5 ft	11
Parking and driveway location requirements	Yes	Yes	Yes	No	12
Ground floor active space requirement	Yes	Yes	Yes	No	13

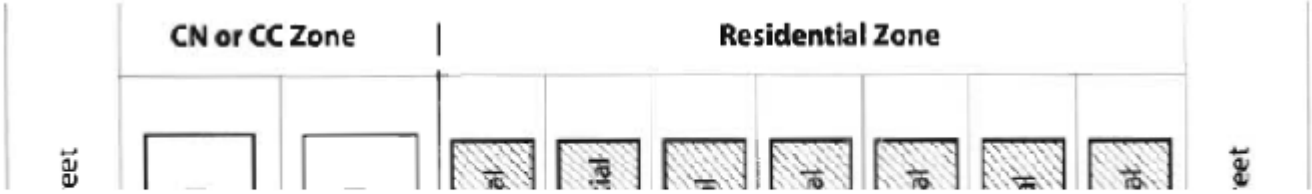
Height, Floor Area Ratio, Density, and Open Space Regulations	See Table 17.33.04	
Minimum required parking	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking	
Courtyard regulations	See Section 17.108.120	

Additional Regulations for Table 17.33.03:

1. See Sections 17.106.010 and 17.106.020 for exceptions to lot area, width mean, and street frontage regulations.

2. If fifty percent (50%) or more of the frontage on one (1) side of the street between two (2) intersecting streets is in any residential zone and all or part of the remaining frontage is in any commercial or industrial zone, the required front setback of the commercially or industrially zoned lots is one-half (½) of the minimum front setback required in the residential zone. If fifty percent (50%) or more of the total frontage is in more than one residential zone, then the minimum front setback on the commercially or industrially zoned lots is one-half (½) of that required in the residential zone with the lesser front setback (see Illustration for Table 17.33.03 [Additional Regulation 2]). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.33.03 [Additional Regulation 2]
*for illustration purposes only



3. The following notes apply to the maximum front yard requirement:

- **a.** The requirements only apply to the construction of new principal buildings.

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b. The requirements do not apply to lots containing Recreational Assembly, Community Education, Utility and Vehicular, or Extensive Impact Civic Activities or Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities as principal activities.

c. Maximum yards apply to seventy-five percent (75%) of the street frontage on the principal street and fifty percent (50%) on other streets, if any. All percentages, however, may be reduced to fifty percent (50%) upon the granting of regular design review approval (see Chapter 17.136 for the design review procedure). In addition to the CUP criteria contained in Section 17.136.050, the proposal to reduce to fifty percent (50%) must also meet each of the following criteria:

i. The additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;

ii. The proposal will not impair a generally continuous wall of building facades;

iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and

iv. The proposal will not interfere with the movement of people along an important pedestrian street.

4. Wherever an interior side lot line abuts an interior side lot line of any lot located in an RH or RD zone, the setback of the abutting portion of its side lot line is ten (10) feet. In the case where an interior side lot line abuts an interior side lot line in a RM zone, the setback of the abutting portion of its side lot line is five (5) feet. In the case where an interior side lot line abuts a side yard of an RU-1 or RU-2 lot, a side setback of four (4) feet is required (see Illustration for Table 17.33.03 [Additional Regulation 4], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.33.03 [Additional Regulation 4]
*for illustration purposes only

5. See Section 17.108.080 for the required interior side and rear yard setbacks on a lot containing two or more living units and opposite a legally required living room window.

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6. When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM zone or the RU-1 zone, the required street side yard setback in the rear twenty (20) feet of the reversed corner lot is one-half of the minimum front yard required on the key lot (see Illustration for Table 17.33.03 [Additional Regulation 6], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.33.03 [Additional Regulation 6]
*for illustration purposes only

7. Wherever a rear lot line abuts an alley, one-half of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.

8. When a rear lot line is adjacent to an RH, RD, or RM zone or the RU-1 zone, the required rear setback for both residential and nonresidential facilities is ten (10) feet if the lot depth is one-hundred (100) feet or less and fifteen (15) feet if the lot depth is more than one-hundred (100) feet. When a rear lot line is not adjacent to an RH, RD, or RM zone or the RU-1 zone, the required rear setback is ten (10) feet for residential facilities and there is no required setback for nonresidential facilities.

9. This percentage of transparency is only required for principal buildings that include ground floor nonresidential facilities and only apply to the facade facing the principal street. The regulations only apply to facades located within twenty (20) feet of a street frontage. The area of required transparency is between two (2) feet and nine (9) feet in height of the ground floor and must be comprised of clear, nonreflective windows that allow views out of indoor commercial space, residential space, or lobbies (see Illustration for Table 17.33.03 [Additional Regulation 9], below). Areas required for garage doors shall not be included in the calculation of facade area (see Note 12 for limitations on the location of parking access). Glass block does not qualify as a transparent window. Exceptions to this regulation may be allowed by the Planning Director for unique facilities such as convention centers, gymnasiums, parks, gas stations, theaters and other similar facilities.

Illustration for Table 17.33.03 [Additional Regulation 9]
*for illustration purposes only

10. This height is only required for new principal buildings and is measured from the sidewalk grade to the ground floor ceiling.

11. This regulation only applies to new residential facilities and ground floor living space located within fifteen (15) feet of a street frontage.

12. For the new construction of principal buildings in the CN-1, CN-2, and CN-3 zones, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Where this is not feasible, every reasonable effort shall be made to share means of vehicular access with abutting properties. Open parking areas shall not be located between the sidewalk and a principal building.

13. For the new construction of principal buildings in the CN-1, CN-2, and CN-3 zones, ground level parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the principal building except for incidental entrances to such activities elsewhere in the building. Exceptions to this regulation may be permitted by the Planning Director for utilities and trash enclosures that cannot be feasibly placed in other locations of the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Note 12, above.

B. Height, Floor Area Ratio (FAR), Density, and Open Space. Table 17.33.04 below prescribes height, FAR, density, and open space standards associated with the Height Areas described in the Zoning Maps. The number designations in the "Additional Regulations" column refer to regulations below the table.

Table 17.33.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations

Regulation	Height Area						Additional Regulations
	35	35*	45	60	75	90	
Maximum Height	35 ft	35	45 ft	60 ft	75 ft	90 ft	1, 2
Height Minimum							

Permitted height minimum	0 ft	0 ft	0 ft	35 ft	35 ft	35 ft	3
Conditionally permitted height minimum	NA	NA	NA ft	25 ft	25 ft	25 ft	3
Maximum Residential Density (square feet of lot area required per dwelling unit)							
Regular units	550	Same density regulations as abutting RH, RD, or RM zone	450	375	275	225	4, 5, 6
Rooming units	275	Same density regulations as abutting RH, RD, or RM zone	225	185	135	110	4, 5, 6
Maximum Nonresidential FAR	2.0	NA	2.5	3.0	4.0	4.0	4, 5, 6
Maximum Number of Stories (not including underground construction)	3	3	4	5	7	8	
Usable Open Space (square feet per residential unit)							
Group usable open space per regular unit	150	Same open space regulations as abutting RH, RD, or RM zone	150	150	150	100	6, 7
Group usable open space per regular unit when private open space substituted	30	Same open space regulations as abutting RH, RD, or RM zone	30	30	30	20	6, 7

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Group usable open space per Rooming unit	75	Same open space regulations as abutting RH, RD, or RM zone	75	75	75	50	6, 7
Group usable open space per rooming unit when private open space is substituted	15	Same open space regulations as abutting RH, RD, or RM zone	15	15	15	10	6, 7

Additional Regulations for Table 17.33.04:

1. The maximum height within ten (10) feet of the front property line is either the height limit on the subject lot shown in the above table or the height maximum for the height area of the parcel directly across the principal street, whatever is less (see Illustration for Table 17.33.04 [Additional Regulation 1], below).

Illustration for Table 17.33.04 [Additional Regulation 1]
*for illustration purposes only

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2. Buildings shall have a thirty (30) foot maximum height at the setback line associated with any rear or interior side lot line that abut a lot in an RH, RD, RM or RU-1 zone; this maximum height shall increase one foot for every foot of distance away from this setback line (see Illustration for Table 17.33.04 [Additional Regulation 2], below). Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

Illustration for Table 17.33.04 [Additional Regulation 2]
*for illustration purposes only

3. This minimum height requirement only applies to the new construction of a principal building that is located on parcels adjacent to a street right-of-way that is one hundred (100) feet wide or more. Buildings constructed to accommodate Essential Service, Utility and Vehicular, or Extensive Impact Civic Activities or Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities may be exempted from the height minimum regulation by the Planning Director. The allowed projections into the height limits contained in Section 17.108.030 are not counted towards the height minimum.

4. See Chapter 17.107 for affordable and senior housing incentives. A Secondary Unit may be permitted when there is no more than one (1) unit on a lot, subject to the provisions of Section 17.103.080. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five (5) or more bedrooms.

5. No portion of lot area used to meet the residential density requirements shall be used as a basis for computing the maximum nonresidential Floor Area Ratio (FAR) unless the total nonresidential floor area on the lot is less than three thousand (3,000) square feet.

6. In the 35* height area, residential developments are subject to the same residential density and open space regulations as the adjacent RH, RD, or RM zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

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7. Each square foot of private usable open space equals two square feet towards the total usable open space requirement, except that actual group space shall be provided in the minimum amount specified in the table per dwelling unit. All usable open space shall meet the standards contained in Chapter 17.126.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.060 - Special regulations for mini-lot and planned unit developments.

A. Mini-Lot Developments. In mini-lot developments, certain regulations that apply to individual lots in the CN Zones may be waived or modified when and as prescribed in Chapter 17.142.

B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the CN zones, and certain of the other regulations applying in said zone may be waived or modified.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.070 - Other zoning provisions.

A. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.

B. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

C. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the CN zones.

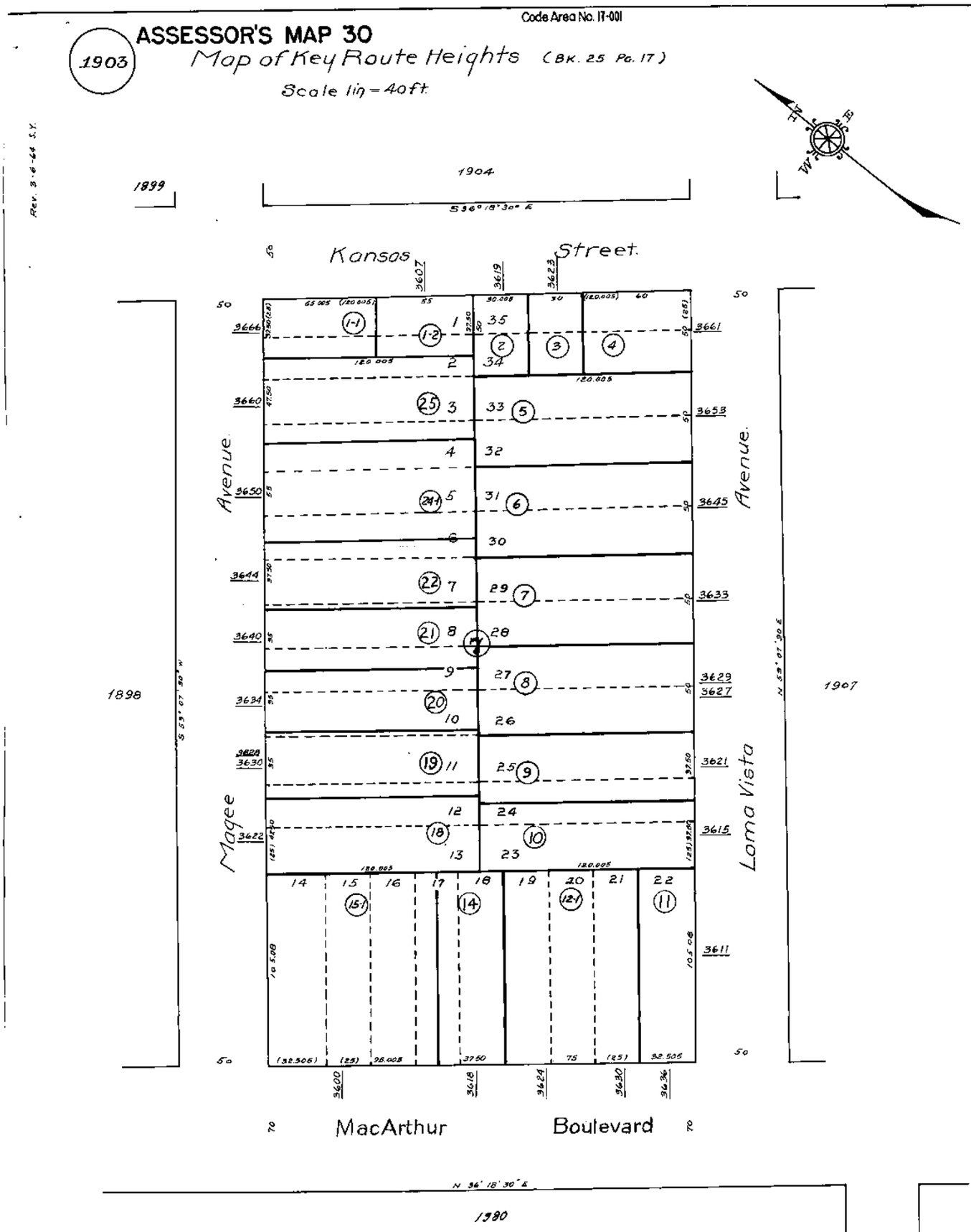
D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in CN zones.

E. Landscaping and Screening Standards. The landscaping and screening regulations set forth in Chapter 17.124 shall apply in the CN Zones.

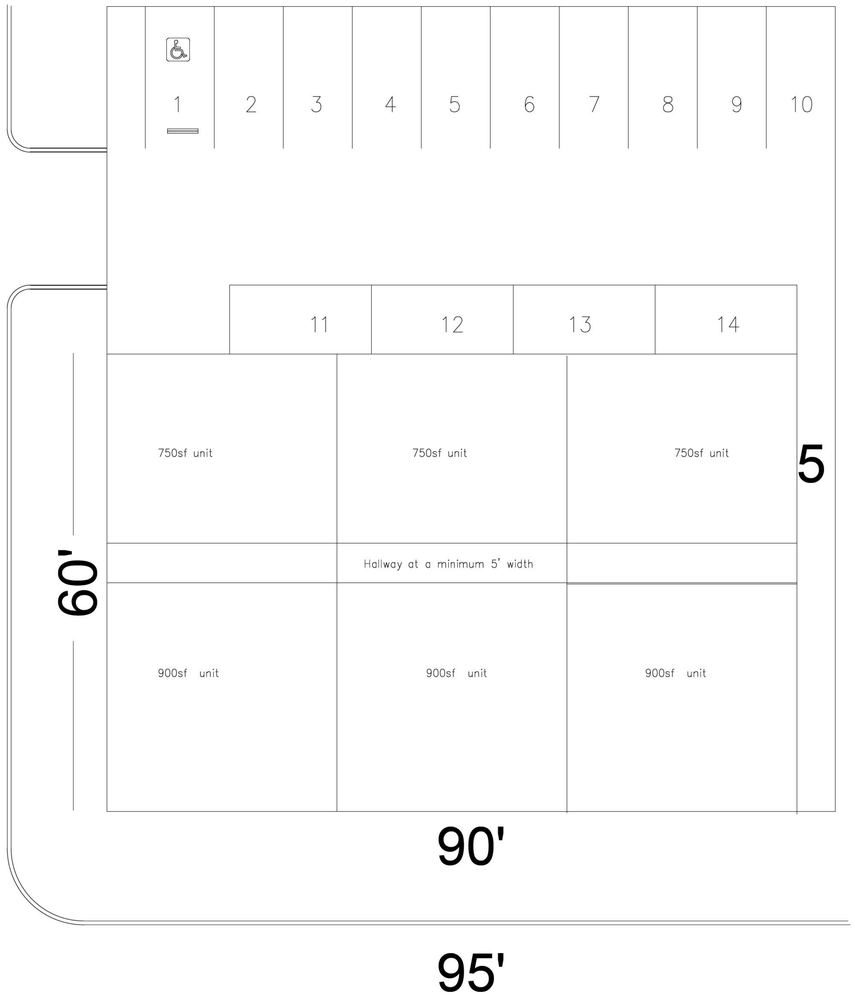
F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

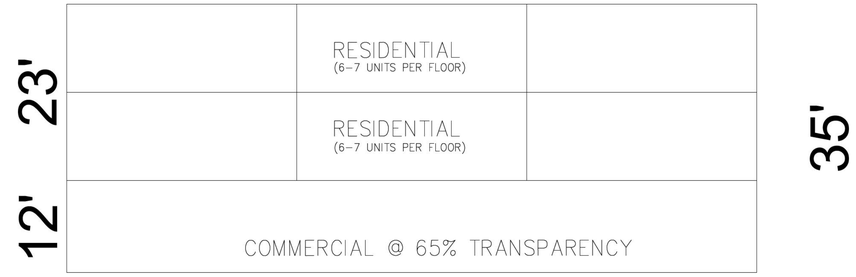
(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

[“plat map.pdf”]


Code Area No. 17-001
ASSESSOR'S MAP 30
1903
Map of Key Route Heights (BK. 25 PG. 17)
Scale 1in = 40ft.
Rev. 3-6-64 S.Y.
1899
1904
S 36° 18' 30" E
Kansas Street
Magee Avenue
Loma Vista Avenue
1898
1907
S 53° 07' 30" W
N 53° 07' 30" E
MacArthur Boulevard
N 36° 18' 30" E
1980

[“2015-12-23-0000-SP1.pdf”]





12 units at 900sf a unit
14 units at 770 sf

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KAUFFMAN GOMEZ
R H T E T R E

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1

From: Lai
To: Espinosa, Thomas
Subject: Fwd: 3600 MacArthur Blvd Oakland CA
Date: Thursday, December 24, 2015 12:02:52 PM

---------- Forwarded message ----------
From: "Anna siu" [redacted]
Date: Dec 24, 2015 11:30 AM
Subject: [redacted] Oakland CA
To: [redacted]
Cc:

Mr Lai,

I received your email from the seller and I want to introduce my self to you. My name is Ana Siu and I am representing the seller with this transaction. Yesterday I met with Mr Espinosa at the City of Oakland and he said that he's getting a copy of the entitlement for the property. I believed that Mr Espinosa works for the city and he has excess to any information that relates to the property.

I told Mr Espinosa that the seller won't and would not sign any paper other than a purchase contract. With a signed contract he will provide any documents that relates to this property. If you need any help write up a contract I will be more then welcome to help you with this.

Until then, the seller is looking forward to close a deal with you in 3 days, as Mr Espinosa said.

Once I received a signed purchase contract, the seller will ratify the offer and send you disclosures on the property. We will open escrow and would like to close this deal in 3 days.

Please advise

Ana Siu
C/O Louis Badertscher
[redacted]

Brenyah-Addow, Maurice,

From: Brenyah Addow, Maurice
Sent: Friday, April 15, 2016 5:01 PM
To: stephen tong
Cc: Ivonne Gomez; [redacted]
Subject: RE: update Status for [redacted]

Hi Stephen,
Your application for the subject property was for a Pre-application. My January 21s letter provided you with my comments on the initial submittal.
An official Design Review has not been filed yet.
So far I have met with Ivonne and discussed how the project can be revised to comply with the applicable criteria.
I got an email from Eric Kauffman with a pdf showing revisions to the project 3 days ago on April 11.
Due to my current workload I have not had a chance to look at it.
In any case, there is no official application to approve at this point. I any feedback provided at the Pre-application stage is intended to help you better refine your project in order to make it more successful when you formally apply.
Below is a table of the Development Standards for the project.
You can determine the allowable density by using dividing the lot area by 275 as shown in the density ratio below.

Development Standards	
Max Density	1 unit/275sq. ft. of site area
Height Area 75	75 feet
Max Nonresidential FAR	4.0 (Height Area 75)
Minimum setbacks	Zero for front and sides
Min rear setback	0/10/15
Minimum open space	150 sq. ft./ dwelling unit
Parking Location	Minimum 30 feet from primary street
Min Parking Residential	1/dwelling unit
Min Parking for Retail > 3,000 sq. ft.	1/400 sq. ft.

Thanks
-Maurice

From: stephen tong [redacted]
Sent: Friday, April 15, 2016 3:21 PM
To: Brenyah-Addow, Maurice
Cc: Ivonne Gomez
Subject: update Status for [redacted]

Hi Maurice

My Name is Stephen Tong owner Rep. for [redacted], My Architect is **KAUFFMANGOMEZ ARCHITECTURE.**

I understand Ivonne is the one who submit the plan for design review. Can you give me any update status for this project. Also can you send me the letter and state that this project is approved to build 18 units on this lot. If you can give me a quick respond, I will very appreciate for your help and respond

Thank you
Stephen Tong
Apex Construction
[redacted]

Brenyah-Addow, Maurice,

From: Brenyah-Addow, Maurice
Sent: Friday, April 29, 2016 3:01 PM
To: [redacted] stephen tong
Subject: RE: [redacted]

HI Ivonne,

I discussed the enhancements to [redacted] venue proposal as discussed.
Most of the comments were consistent with what I pointed out but it appears the floor plans and the elevations do not match especially the San Pablo elevation.
Some of the windows are narrower on the floor plans than what the elevations show, the two middle bay projections are not consistent with the floor plans, etc.

Thanks
-Maurice

From: kauffmangomezarchitecture [mailto [redacted]
Sent: Wednesday, April 27, 2016 6:28 PM
To: Brenyah-Addow, Maurice; stephen tong
Subject: RE: [redacted]

Hello Maurice,

Sounds perfect. I will have a 24x36 printed.

Thank you in advance,
Ivonne Gomez

-------- Original message --------
From: "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>
Date:04/22/2016 3:00 PM (GMT-08:00)
To: Ivonne Gomez <[redacted]
Cc:
Subject: RE: [redacted]

Hi Ivonne,

I looked at the revisions and I have some comments on it.

Before you file officially I would like to present it to my team for a final vetting.

Can you provides me with one full sized set.

Thanks

-Maurice

From: Ivonne Gomez[redacted]
Sent: Wednesday, April 20, 2016 4:19 PM
To: Brenyah-Addow, Maurice; Ivonne Gomez
Subject:[redacted]

Hello Maurice,

I spoke to Mr. Rose yesterday regarding an official Design Review application. It sounded like we need your green light before doing so and moving forward.

Please, let me know what steps we need to take to get to the Design Review Application Phase. I had the impression from your email to Stephen that it was something we could do now... from " In any case, there is no official application to approve at this point. "

We would like to fill out "an official application" for Design Review.

"Hi Stephen,

Your application for the subject property was for a Pre-application. My January 21s letter provided you with my comments on the initial submittal.

An official Design Review has not been filed yet.

So far I have met with Ivonne and discussed how the project can be revised to comply with the applicable criteria.

I got an email from Eric Kauffman with a pdf showing revisions to the project 3 days ago on April 11.

Due to my current workload I have not had a chance to look at it.

In any case, there is no official application to approve at this point. I any feedback provided at the Pre-application stage is intended to help you better refine your project in order to make it more successful when you formally apply.

Below is a table of the Development Standards for the project."

As always thank you in advance for your help. We were also able to get the 18 unit letter on Monday.

Respectfully,

Ivonne Gomez

Managing Partner

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

Brenyah-Addow, Maurice,

From: Brenyah-Addow, Maurice
Sent: Wednesday, May 11, 2016 2:51 PM
To: Ivonne Gomez
Subject: RE: San Pablo Planning Submittal

For submittal appointments, you need to call the appointment number at the back of the basic application form. You need 2 full sets and 2 reduced; we stamped site survey, landscape plan, photos and the standard items on the checklist.

From: Ivonne Gomez [mailto[redacted]
Sent: Wednesday, May 11, 2016 11:13 AM
To: Brenyah-Addow, Maurice; stephen tong
Subject: San Pablo Planning Submittal

Hello Maurice,

I am submitting three sets of 24x36 plans tomorrow for San Pablo to go into "Planning Submittal". Would I need to make an appointment with you or have it with someone else for submitting the set?

The changes below have been addressed:

"I discussed the enhancements t[redacted]avenue proposal as discussed.
Most of the comments were consistent with what I pointed out but it appears the floor plans and the elevations do not match especially the San Pablo elevation.
Some of the windows are narrower on the floor plans than what the elevations show, the two middle bay projections are not consistent with the floor plans, etc."

Thank you in advance for your help.

Respectfully,
Ivonne Gomez

Managing Partner

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

Record ID: ZP160005

Menu **Reports** **Help**

File Date: 01/25/2016

Application Status: Accepted

Application Detail: Detail

Application Type: Pre-Application

Address: [redacted]

Owner Name: SHIN HYUN H & KYUNG J

Owner Address: [redacted]KLAND, CA 946083023

Application Name: New 5-Story Mixed Use 18 Unit Condominium

Parcel No: 013 118300100

Description of Work: Construction of a five-story, 18 residential unit building. Ground floor commercial and parking spa

Contact Info:

Name	Organization Name	Contact Type	Rel
Ivonne Gomez		Applicant	

Job Value: $0.00

Total Fee Assessed: $842.27

Total Fee Invoiced: $842.27

Balance: $842.27

Workflow Status:

Task	Assigned To	Status	Status D
Application Intake		Accepted for...	01/25/20
Assignment	Maurice Brenyah...		
Pre-Application Review			

Condition Status:

Name	Short Comments	Status	Ap
PARCEL COMMENT	C-30/S-18. Replacem...	Complied	01/

Custom Fields: **PLN_ZP**

FEE CALCULATION INFORMATION

Major Pre-Application

PROPERTY INFORMATION

Zoning	General Plan Designation	Specific Plan Are
CC-2	Community Commercial	–

Historic Designated District	OCHS Rating	Heritage Propert
–	–	–

Historic Status	Historic Area - Primary	Historic Area - S
–	–	–

Local Register	Landmark
–	–

Item 6c - Evidence Exhibits 1-157

Service District	Council District
1	COUNCIL DISTRICT 1

S-7	**S-20**	**S-11**

Initiated by Product: AV360

City of Oakland
Community and Economic Development Agency - Zoning Division

ZONING PRE-APPLICATION

Questions & Answers

What is a Zoning pre-application? Why is it important?

A Zoning pre-application is the first step in the formal Zoning permit process. The pre-application is submitted *prior* to submitting your formal Zoning permit application and may include a meeting with the project's representatives (e.g., sponsor, agent, and architect) and a staff planner.

Working together, you and the planner will review your proposal to ensure that it meets the applicable zoning requirements as well as development and design-related criteria. If necessary, the planner will also work with you to strengthen your proposal by recommending modifications or alternatives for you to consider. A pre-application does not guarantee the approval of your Zoning permit, nor can the planner assure approval.

The pre-application provides a one-on-one opportunity for the planner to outline the specific zoning issues, permits and procedures (e.g., Variances, Use Permits, and Regular Design Review) associated with your project. The planner will also provide and review the appropriate permit application packet, Submittal Checklist, timelines and fees.

Pre-applications that are submitted early in the project stage can help ensure that the project meets necessary requirements and avoids costly delays.

Is it required?

In most cases, NO. However, a Zoning pre-application conference *is* recommended for projects that involve:

- Multiple Permits;
- Complicated Land Use Issues; or
- Alternative Permit Scenarios (affects processing timelines, fees or decision-making bodies).

Specifically, what can I expect to get from the Zoning pre-application?

Staff planners will review your preliminary project information prior to the pre-application conference and will be prepared to provide the following information:

- **MEASURES:** Criteria and guidelines that will be used to evaluate your project;
- **FINDINGS:** Key zoning, land use and/or design-related issues;
- **REQUIREMENTS:** Number and type of Zoning permits needed;
- **APPLICATIONS:** Appropriate applications, submittal requirements and fees;
- **PROCESSES:** Zoning permit process and timeline (i.e., notification, review period, decision-making body, appeal rights);
- **RECOMMENDATIONS:** Input on how to tailor your project to better meet the requirements and criteria; staff's experience with similar zoning applications which could reduce timelines and/or fees;
- **OTHER ISSUES:** Complex projects can also be submitted for review by the Technical Review Advisory Committee (TRAC) to provide feedback on non-planning issues related to building, fire, engineering services, traffic engineering, sewers, etc. The staff planner will relay back any information gained from TRAC review (TRAC meetings are for staff only and are not open to applicants or the public). If you would like your pre-application to be reviewed by TRAC, you will need to submit 10 sets of plans (see minimum submittal requirements below).

ZONING PRE-APPLICATION CONFERENCE REQUEST

1. General Information

APPLICANT'S NAME/COMPANY: Ivanne Gomez

PROPERTY ADDRESS: [redacted]

ASSESSOR'S PARCEL NUMBER: 13-1183-1 LOT AREA (ACRES/SQ. FT.): 7,895

EXISTING USE OF PROPERTY: Restaurant

DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.):
New 18 unit construction to include retail space on first floor.

2. PROPERTY OWNER AND APPLICANT INFORMATION

Applicant (Authorized Agent), **if different from Owner:** Ivanne Gomez

Applicant Mailing Address: [redacted]

City/State: San Pablo, CA **Zip:** 94806

Phone No.: [redacted].0106 **Fax No.:** **E-mail:** [redacted]

Owner: Christina Su

Owner Mailing Address: [redacted]

City/State: Oakland **Zip:** Yahoo.com

Phone No.: [redacted].3221 **Fax No.:** **E-mail:** [redacted]

Signature of Property Owner: [redacted] **Date:**

To be completed if Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf. [redacted] *erty Owner*

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS.: ZONING:

APPLICATION FEE[1]: $

EXPECTED PROCESSING TIME[2]:

[1]Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal.

[2]Expected processing time is only an estimate and is subject to change without notice due to staff workload and the completeness or complexity of your application.

L:\Zoning Forms\Pre-application application (5-14-08)

2112

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
90-7162-3222

JERRY TRAN
[redacted]

8/15/2016

PAY TO THE ORDER OF Thomas Espinosa $ **3,500.00

Three Thousand Five Hundred and 00/100********** DOLLARS

Thomas Espinosa

MEMO

[redacted]

[redacted]9719<
UNIFY FINANCIAL FCU
8/16/2016
TELLER 680 BATCH 60154

ENDORSE HERE

[redacted]

Electronic Endorsements:
BOFD >[redacted]9719< 8/16/2016 [redacted]271

>[redacted]9719< 8/16/2016 [redacted]188

A0781716

NCTO

Secretary of State Certificate of Amendment of Articles of Incorporation

Name Change Only - Stock

AMDT-STK-NA

FILED
Secretary of State
State of California
DEC 08 2016

IMPORTANT — Read Instructions before completing this form.

Filing Fee – $30.00

Copy Fees – First Page $1.00 & .50 for each attachment page;
Certification Fee – $5.00

This Space For Office Use Only

1. Corporation Name (Enter the exact name of the corporation as it currently is recorded with the California Secretary of State.)

Realtv World East Bay

2. 7-Digit Secretary of State File Number

C3819609

3. New Corporation Name

Item 3a: Enter the number, letter or other designation assigned to the provision in the Articles of Incorporation being amended (e.g., "I," "First," or "A"). **See Instructions** if the provision in the Articles of Incorporation being amended does not include a number, letter, or other designation. Any attachment is made part of this document.

Item 3b: Enter the new corporate name.

3a. Article 1 of the Articles of Incorporation is amended to read as shown in Item 3b below:

3b. The name of the corporation is Nexthome Generations, Inc.

4. Approval Statements

4a. The Board of Directors has approved the amendment of the Articles of Incorporation.

4b. Shareholder approval was (**check one**):

☐ By the required vote of shareholders in accordance with California Corporations Code section 902. The total number of outstanding shares of the corporation is _____. The number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was more than 50%.

☑ Not required because the corporation has no outstanding shares.

5. Read, sign and date below (see instructions for signature requirements)

We declare under penalty of perjury under the laws of the State of California that the matters set forth herein are true and correct of our own kn[redacted] California law to sign.

11/16/2016	[redacted]	Jerry Tran
Date	Signature	Type or Print Name of President
11/16/2016	[redacted]	Brian Tran
Date	Signature	Type or Print Name of Secretary

State of California
Secretary of State

S

Statement of Information
(Domestic Stock and Agricultural Cooperative Corporations)
FEES (Filing and Disclosure): $25.00.
If this is an amendment, see instructions.
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FE33543

FILED

In the office of the Secretary of State of the State of California

JUN-22 2016

This Space for Filing Use Only

1. **CORPORATE NAME**
REALTY WORLD EAST BAY

2. **CALIFORNIA CORPORATE NUMBER**
C3819609

No Change Statement (Not applicable if agent address of record is a P.O. Box address. See instructions.)

3. **If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.**
☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed **to Item 17**.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE [redacted]	OAKLAND, CA 94606		
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY [redacted]	OAKLAND, CA 94606		
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4 JERRY TRAN [redacted]	OAKLAND, CA 94606		

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

	ADDRESS	CITY	STATE	ZIP CODE
7. CHIEF EXECUTIVE OFFICER/ JERRY TRAN	[redacted]	OAKLAND, CA 94606		
8. SECRETARY BRIAN TRAN	[redacted]	OAKLAND, CA 94606		
9. CHIEF FINANCIAL OFFICER/ JERRY TRAN	[redacted]	, CA 94606		

Names and Complete Addresses of All Directors, Including Directors Who are Also Officers (The corporation must have at least one director. Attach additional pages, if necessary.)

	ADDRESS	CITY	STATE	ZIP CODE
10. NAME JERRY TRAN	[redacted]	OAKLAND, CA 94606		
11. NAME				
12. NAME				

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS
JERRY TRAN

15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, **IF AN INDIVIDUAL** CITY STATE ZIP CODE
[redacted], OAKLAND, CA 94606

Type of Business

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION
REAL ESTATE

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE
06/22/2016	JERRY TRAN	PRESIDENT	

Item 6c - Evidence Exhibits 1-157

BLOG : ALAMEDA

NEXTHOME EXPANDS INTO THE BAY AREA WITH NEXTHOME GENERATIONS (HTTPS://NEXTHOME.COM/2016/05/NEXTH

EXPANDS-BAY-AREA-NEXTHOME-GENERATIONS/)

BY IMRAN POLADI • MAY 31, 2016

• ANNOUNCEMENTS (HTTPS://NEXTHOME.COM/CATEGORY/ANNOUNCEMENTS/),EDUCATION (HTTPS://NEXTHOME.COM/CATEGORY/EDUCATION/),GENERAL (HTTPS://NEXTHOME.COM/CATEGORY/GENERAL/),MARKETING (HTTPS://NEXTHOME.COM/CATEGORY/MARKETING/),MORTGAGE (HTTPS://NEXTHOME.COM/CATEGORY/MORTGAGE-2/),PRESS RELEASES (HTTPS://NEXTHOME.COM/CATEGORY/PRESS-RELEASES/),SALES (HTTPS://NEXTHOME.COM/CATEGORY/SALES/),TECHNOLOGY (HTTPS://NEXTHOME.COM/CATEGORY/TECHNOLOGY/),TRAINING (HTTPS://NEXTHOME.COM/CATEGORY/TRAINING-2/)

Jerry Tran

Pleasanton, CA— May 31, 2016 — NextHome (http://nexthome.com/) is proud to announce our latest addition to the franchise, **NextHome Generations**. The brokerage is the 20th NextHome franchise in the state of California.

Owned and operated by local top-producing REALTOR® and broker, Jerry Tran, the Oakland-based brokerage will provide residential real estate sales and to the areas of Oakland, Emeryville, Berkeley, San Leandro, San Lorenzo, Newark, Hayward, Fremont, Union City and the rest of Alameda County.

A graduate of San Francisco State University, Tran originally sought a career in Criminal Justice after attaining his degree in May of 2011. At that time, the California Department of Real Estate (now known as CalBRE) allowed four-year degree graduates to test for their broker's license without any prior real estate experience. Tran took advantage of the opportunity and passed his broker exam in June 2011.

(https://nexthome.com/2016/05/nexthome-expands-bay-area-nexthome-generations/#more-4239)

(https://nexthome.com/2016/05/nexthome-expands-bay-area-nexthome-generations/#more-4239)

READ MORE (HTTPS://NEXTHOME.COM/2016/05/NEXTHOME-EXPANDS-BAY-AREA-NEXTHOME-GEN

PRESS RELEASES

- **NextHome expands in Oklahoma with NextHome Simply Real Estate (https://content.nexthome.com/public_relations/pr_2018-03-28.pdf)**
- **NextHome Salty Dog Realty is the newest NextHome franchisee (https://content.nexthome.com/public_relations/pr_2018-03-22.pdf)**
- **NextHome City Realty opens in Birmingham, Michigan (https://content.nexthome.com/public_relations/pr_2018-03-06.pdf)**

View more (/trending/in-the-news/)

IN THE NEWS

- **Leadership Lens: Consolidate the MLS! (https://www.inman.com/2018/02/22/leadership-lens-consolidate-mls/)**
- **SmartZip Accelerates its Enterprise Footprint with New Marketing Automation Capabilities and Top-Tier Franchise, Broker and Mortgage Customers (http://www.prweb.com/releases/2018/01/prweb15101897.htm)**
- **The Most Powerful People in the Residential Real Estate Brokerage Industry 2017/18 (https://www.t360.com/power200/2018)**

View more (/trending/in-the-news/)

RECENT TWEETS

Happy Friday! We are happy to announce the newest addition to the franchise in Pittsburg, CA. Welcome **#NextHome (http://twitter.com/search?q=%23NextHome)** Eas... **https://t.co/Oq9sATqYDY (https://t.co/Oq9sATqYDY)**
4 days ago (http://www.twitter.com/nexthomere)

We are expanding in Oklahoma! Please join us in welcoming our newest office based in Noble, **#NextHome (http://twitter.com/search?q=%23NextHome)** Simply Real E... **https://t.co/WWb1wWlCBf (https://t.co/WWb1wWlCBf)**
6 days ago (http://www.twitter.com/nexthomere)

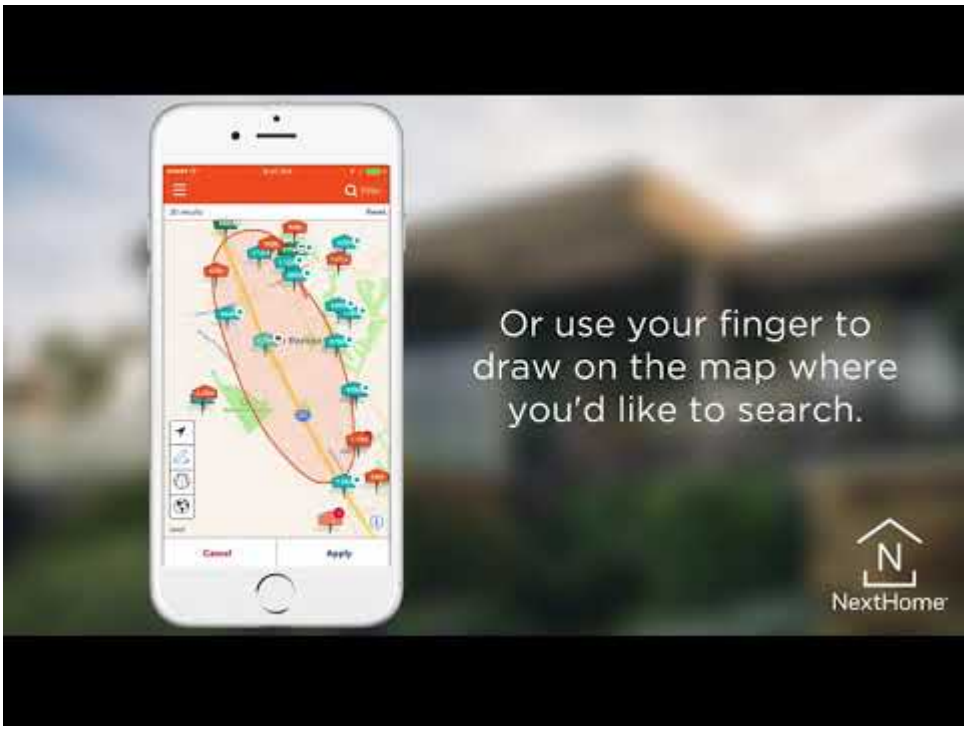
We loved having you! Thank you, Johnny for a top notch session **https://t.co/ZgFugDtVDk (https://t.co/ZgFugDtVDk)**
2 weeks ago (http://www.twitter.com/nexthomere)

Follow @nexthomere

YOUTUBE VIDEOS

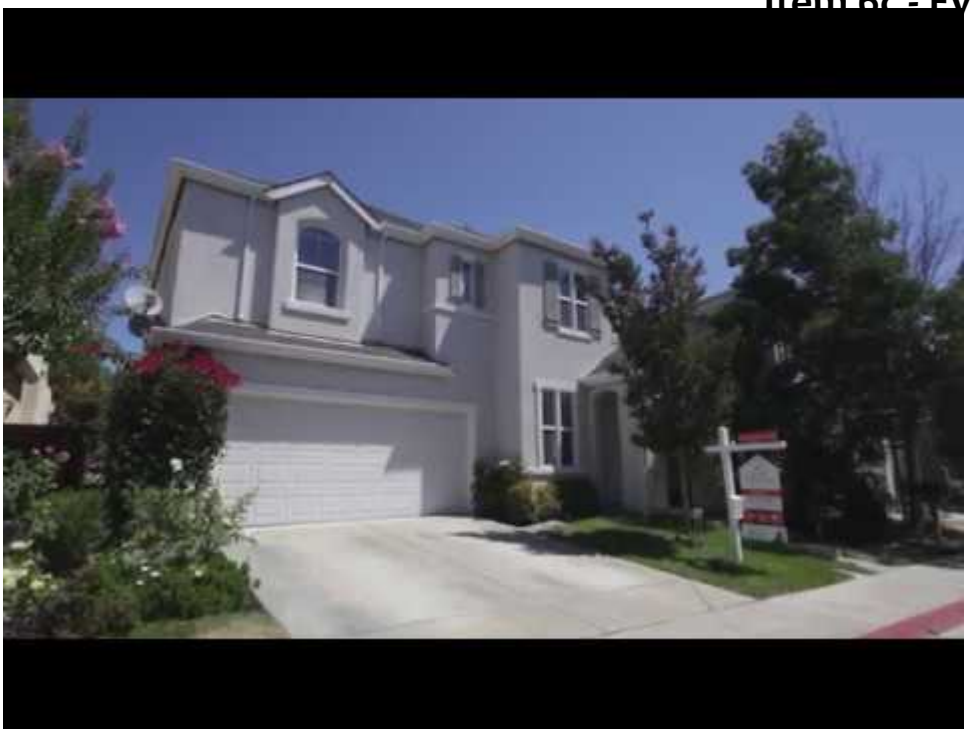
(https://www.youtube.com/watch?v=Hjpxhsbms_8)

Hello NextHomies! - Johnny Cupcakes #next2018 (https://www.youtube.com/watch?v=Hjpxhsbms_8)



(https://www.youtube.com/watch?v=XDV9Yi7CE-s)

NextHome's Mobile Connect App (https://www.youtube.com/watch?v=XDV9Yi7CE-s)



(https://www.youtube.com/watch?v=Dns51FsS8yo)

1554 Craiglee Way, San Ramon, CA 94582 (https://www.youtube.com/watch?v=Dns51FsS8yo)

LINKEDIN

NextHome on LinkedIn (http://www.linkedin.com/company/nexthome)

(https://nexthome.com)

Made with ❤ in California

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CORPORATE OFFICE - [redacted] CA 94588

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Pat Viswanathan

Wells Fargo Bank
Paramus, NJ

3749

55-2 / 212

Date 3/3/2016

PAY TO THE ORDER OF Thomas Espinosa $ **1,000.00 DOLLARS

One Thousand and 00/100**********

Thomas Espinosa

[redacted]

AUTHORIZED SIGNATURE

memo

[redacted] 4182 3749

FEDERAL RESERVE BOARD OF GOVERNORS R G. CC

[redacted]9719<
WESTERN FCU
3/15/2016
TELLER 701 BATCH 58955

[redacted]

Electronic Endorsements:
BOFD [redacted]9719< 3/15/2016 [redacted]777

[redacted]9719< 3/15/2016 [redacted]2351

Russell, Simon

From: Espinosa, Thomas
Sent: Friday, April 24, 2015 3:47 PM
To: [redacted]
Subject: FW: Geotechnical Report Proposal- [redacted]
Attachments: GE 2432 [redacted] Oakland pro.pdf

From: Jerry Yang [[redacted]
Sent: Wednesday, April 22, 2015 12:28 PM
To: Espinosa, Thomas
Subject: Fwd: Geotechnical Report Proposal- [redacted] Oakland

Hello Tom,

I am re-sending the email. Please confirm and thanks.

BR
Jerry Yang/GTC

-------- Forwarded Message --------
Subject: Geotechnical Report Proposal- [redacted], Oakland
Date: Tue, 21 Apr 2015 22:17:07 -0700
From: Jerry Yang [redacted]>
Reply-To:jyang[redacted]m
To:[redacted]tespinosa@oaklandnet.com

Hello Messrs Visa and Espinosa,

Many thanks for considering our services. Attached please find our proposed work order for the geoetchnical report for your review and approval. If approved. please send us the signed page with the retainer.

Somehow, I could not google the location of the Site. Is the Site a new developed property? Anyway, will follow up with you later.

Best regards,
Jerry Yang (cell [redacted]-2550)
GeoTrinity Consultants, Inc.
[redacted]
Oakland, CA 94621
[redacted]9950
[redacted]-9957
[redacted]

April 21, 2015

GTC GeoTrinity Consultants, Inc.
• Geotechnical Engineering
• Environmental Science
• Construction Services

Mr. Pat Visa
[redacted]
Newark, NJ 07104

Re: Geotechnical Investigation
Residential Development, [redacted]
Oakland, California

Dear Mr. Visa:

In accordance with your request, GeoTrinity Consultants Inc. (GTC) is pleased to submit this proposal to perform a geotechnical investigation for the proposed residential development at 5963 Margarito Street in Oakland, California. Our proposal is based on: 1) the project information provided by you and our site visit, 2) our previous work in the project vicinity, 3) and preliminary review of available published and unpublished soil and geologic data on the project vicinity.

1.0 DESCRIPTION OF PROJECT

Based on the information provided to us, it is our understanding that the project will consist of the construction of one multi-story wood-frame, single-family residential structure on a vacant downslope lot. Structural loads and grading are yet to be determined; however, we assume that structural loads will be representative for this type of construction. Access driveways, site retaining walls, and underground utilities are also planned.

2.0 SCOPE OF SERVICES

Based on our understanding of the proposed construction, we recommend the following scope of work for our geotechnical investigation:

2.1 A subsurface exploration program under the direction of our geotechnical engineer who would supervise, log, and sample two borings at the site drilled to a maximum depth of 20 feet, or 5 feet into the refusal, whichever encountered earlier. Borings will be located within the proposed building and retaining wall footprints utilizing a portable hydraulic rig due the limited access. The boreholes will be backfilled with cuttings and grouted with cement, if required.

Standard penetration resistance would be determined at approximately 2.5-foot depth increments in the boring. The standard penetration resistance has the dual advantage that the blow count obtained permits a rough correlation with the relative density of sand and the shear strength of clays.

Relatively undisturbed samples will be recovered from various depths in the boring using the Modified California Sampler to help determine strength and compressibility characteristics of the subsurface materials

2.2 Laboratory testing of selected samples recovered from the exploratory borings. These tests would include:

2.2.1 Classification and index tests such as sieve analysis and Atterberg Limits determinations.

2.2.2 Moisture content and dry density determinations to aid in the qualitative evaluation of the soil types encountered and their strength characteristics.

2.2.3 Strength tests to provide strength capacities for the landslide repair and retaining wall, if required.

2.2 Submittal of a geotechnical investigation report presenting, as applicable, but not necessarily limited to the following:

2.3.1 Description of physical properties and characteristics of the subsurface soils including groundwater level and possible seasonal variations in the level.

2.3.2 Recommendations for excavation and site earthwork including procedures for subgrade preparation, drainage requirements, temporary construction slopes, permanent slopes, and proper placement of fill and backfill.

2.3.3 Foundation design recommendations for the proposed residential development, including applicable bearing capacities, lateral loads, passive resistance of soil against the foundations, and coefficient of friction between the soil and foundations for seismic design.

2.3.4 Discussion of probable total and differential settlements for the foundation. Seismically induced settlement will be evaluated and mitigation measures will be presented, if required.

2.3.5 Guide specifications for earthwork.

Additionally, the presence, type, and extent of hazardous and corrosive materials and fault traces, if any, are beyond our scope of work. We would be pleased to provide these services upon request.

3.0 SCHEDULE

We would begin our studies within two to three days after receiving your authorization to proceed, and would require about two weeks after the drilling to complete our studies and submit a final geotechnical investigation report. Preliminary information would be available within three days after completion of our field portion of the studies.

4.0 FEES AND CONDITIONS

The fee for our geotechnical investigation will be a lump sum of $2,600 (not to exceed). If you approve of the scope and cost, please sign one copy of this proposal, and return it to our office at your convenience. We would start our studies upon receiving your authorization to proceed and an initial payment of $1,300 for our drilling and laboratory cost. Upon completion of the work, the remaining portion of the fee would be due upon submittal of the report.

Additional consultation services which are beyond the scope of this proposal will be provided on a "time and materials" basis in accordance with the Schedule of Charges attached to this proposal.

5.0 CLOSING AND AUTHORIZATION

We thank you for consideration of our firm and look forward to being of service to you on this project. To authorize the scope of services, cost, and attached General Conditions and Schedule of Charges, please sign one copy of this proposal, and return it to our office at your earliest convenience.

We look forward to being of continued service to you on this project. Should you have any questions or require additional information, please do not hesitate to call our project manager, Mr. Jerry R. Yang, at [redacted] 2550.

Sincerely,

GeoTrinity Consultants, Inc.

[redacted]

Jerry R. Yang
Project Manager

JJY:mac
Copies: Addressee (1)

Authorization for Geotechnical Investigation Services:

If you approve of the aforementioned scope of work and cost estimate for the geotechnical investigation of the proposed residential development for the [redacted] *Street project, please sign and return one copy to GeoTrinity at your earliest convenience. Our Fax is* [redacted] *9957 and mailing address is* [redacted] *Oakland CA 94621.*

Accepted By:	_____	Date:	_____
Printed Name:	Mr. Pat Visa	Title:	Owner
Accepted By:	_____	Date:	_____
Printed Name:	_____	Title:	_____

GENERAL CONDITIONS – GeoTrinity Consultants, Inc.

TERMS

Invoices for services will be submitted at GeoTrinity Consultants Inc. (GeoTrinity) option, on a monthly basis or when the work is completed. Invoices will be due immediately, but will not be delinquent if paid on or before the 10th day following the end of the month during which the invoice is dated.

SAMPLES

All geotechnical samples of soil and rock will be destroyed 30 days after issuance of our report unless CLIENT advises GeoTrinity otherwise. Upon request, GeoTrinity will deliver samples to CLIENT at CLIENT's expense, or GeoTrinity will store them for an agreed storage charge. If the samples contain hazardous materials, the samples shall be deemed CLIENT's property at all times and CLIENT shall be responsible for the disposal of such samples.

RIGHT OF ENTRY

CLIENT shall provide for GeoTrinity's right to enter from time to time property owned by CLIENT and/or other(s) in order for GeoTrinity to fulfill the scope of services indicated hereunder. GeoTrinity will use reasonable care to minimize damage to property. However, CLIENT understands that use of exploration equipment may unavoidably cause some damage, the correction of which is not part of this AGREEMENT. If GeoTrinity is asked to restore the property, GeoTrinity will charge an additional amount to so restore the property.

BURIED UTILITIES

CLIENT will furnish to GeoTrinity information identifying the type and location of utility lines and other man-made objects beneath the site's surface. GeoTrinity will take reasonable precautions to avoid damaging these man-made objects. CLIENT agrees to waive any claim against GeoTrinity and to defend, indemnify and hold GeoTrinity harmless from any claim or liability for injury or loss allegedly arising from GeoTrinity's damaging underground utilities or other man-made objects that were not called to GeoTrinity's attention or which were not properly located on plans furnished to GeoTrinity.

LIMITATIONS OF LIABILITY

CLIENT hereby agrees that, to the fullest extent permitted by law, GeoTrinity's total liability to CLIENT, all consultants, contractors or subcontractors for any and all injuries, claims, losses, expenses or damages whatsoever, including without limitation attorneys' fees and costs, arising out of or in any way relating to the project, the site or this agreement from any cause or causes including but not limited to GeoTrinity's negligence, errors, omissions, strict liability, breach of contract or breach of warranty, shall not exceed the greater of the total amount paid by the CLIENT for the services of GeoTrinity under this contract or $100,000 whichever is greater.

INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify and hold GeoTrinity, its agents, subcontractors and employees harmless from and against any and all claims, defense costs, including attorneys' fees, damages and other liabilities arising out of or in any way related to GeoTrinity's reports or recommendations concerning this AGREEMENT, GeoTrinity's presence on the project property, or the presence, release or threatened release of asbestos, hazardous substances or pollutants on or from the project property, provided that CLIENT shall not indemnify GeoTrinity against liability for damages to the extent directly caused by the sole negligence or intentional misconduct of GeoTrinity, its agents, subcontractors or employees.

GENERAL LIABILITY INSURANCE AND LIMITATION

GeoTrinity assumes the risk of damage to its own supplies and equipment proximately resulting from GeoTrinity's sole negligence or willful misconduct. If CLIENT's contract or purchase order places greater responsibilities upon GeoTrinity or requires further insurance coverage, GeoTrinity, if specifically directed by CLIENT, will take out additional insurance (if procurable) at CLIENT's expense; but GeoTrinity shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GeoTrinity's insurance.

STANDARD OF CARE

Services performed by GeoTrinity under this AGREEMENT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this AGREEMENT, or in any report, opinion, document or otherwise.

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

If pollutants are discovered that pose unanticipated risks while GeoTrinity is performing these services, it is hereby agreed that the scope of services, schedule and the estimated project cost will be reconsidered and that this contract shall immediately become subject to renegotiation or termination. In the event that the AGREEMENT is terminated because of the discovery of pollutants posing unanticipated risks, it is agreed that GeoTrinity shall be paid for our total charges for labor performed and reimbursable charges incurred to the date of termination of this AGREEMENT, including, if necessary, any additional labor or reimbursable charges incurred in demobilizing. CLIENT also agrees that the discovery of unanticipated hazardous substances may make it necessary for GeoTrinity to take immediate measures to protect health and safety. GeoTrinity agrees to notify CLIENT as soon as practically possible should unanticipated hazardous substances or suspected hazardous substances be encountered. CLIENT authorizes GeoTrinity to take measures that in GeoTrinity's sole judgment are justified to preserve and protect the health and safety of GeoTrinity's personnel and the public. CLIENT agrees to compensate GeoTrinity for the additional cost of working to protect employee's and the public health and safety.

AQUIFER CONTAMINATION

Subsurface sampling may result in unavoidable contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated area, linking it to an aquifer, underground stream or other hydrous body not previously contaminated and capable of spreading hazardous materials off-site. Because nothing can be done to eliminate the risk of such an occurrence, and because subsurface sampling is a necessary aspect of the work which ENGINEER will perform on CLIENT's behalf, CLIENT waives any claim against ENGINEER, and agrees to defend, indemnify and hold ENGINEER harmless from any claim or liability for injury or loss which may arise as a result of alleged cross-contamination caused by sampling. CLIENT further agrees to compensate ENGINEER for any time spent or expenses incurred by ENGINEER in defense of any such claim, in accordance with ENGINEER's prevailing fee schedule and expense reimbursement policy.

DISPUTES

If a dispute arises out of or relating to this AGREEMENT or the breach thereof that cannot be settled through direct discussions, the parties agree to first endeavor to settle the dispute in an amicable manner by mediation under the Construction Industry Mediation Rules of the American Arbitration Association, or other similar organization. If a lawsuit is filed and legal or other costs are incurred, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in the defense of the claim, including staff time at current billing rates, court costs, attorneys' fees and other claim-related expenses.

Russell, Simon

From: Espinosa, Thomas
Sent: Friday, April 24, 2015 4:00 PM
To: jyang[redacted]
Subject: soils report at [redacted] Drive oakland, Ca

Owners email [redacted]@yahoo.com

Tom Espinosa

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
(510) 238-2949

Russell, Simon

From: Espinosa, Thomas
Sent: Monday, April 27, 2015 9:04 AM
To: [redacted]@yahoo.com
Subject: FW: Send data from MFP11219019 04/27/2015 08:54
Attachments: DOC042715.pdf

-----Original Message-----
From: Building Services [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
Sent: Monday, April 27, 2015 8:55 AM
To: Espinosa, Thomas
Subject: Send data from MFP11219019 04/27/2015 08:54

Scanned from MFP11219019
Date:04/27/2015 08:54
Pages:8
Resolution:300x300 DPI

Document sent from Toshiba copier. Please do not reply to this message

GEOTECNIA

Consulting Geotechnical Engineers

[redacted]
Walnut Creek, CA 94596
W[redacted]

April 21, 2015
Proposal Number: 15-1694

Mr. Pat Visa
[redacted]
Newark, NJ 07104

(via e-mail at [redacted]yahoo.com)

Subject: **Proposal for Geotechnical Study**
Proposed Single-Family Residence on Vacant Lot at [redacted] Drive
Oakland, California

Hi Mr. Visa:

GEOTECNIA is pleased to present this proposal to perform a geotechnical study in association with the proposed single-family residence on a vacant lot at [redacted] Drive in Oakland, California, as requested by Mr. Thomas Espinosa. The purposes of our study are mainly to (1) evaluate the geologic and geotechnical conditions at the site; and (2) provide geotechnical criteria for design and construction of the proposed residence, as appropriate.

The accompanying Professional Service Agreement contains our proposed scope of services and fee. Please read the entire agreement, including the assumptions made (pages 3 and 4), the items not included in the scope and the proposed fee (page 4), the **Dispute Resolution** and **Limitation of Liability** sections in the General Conditions (page 6), and the billing and payment terms (page 7). Please return one signed copy of the attached agreement (Client to complete the authorization portion at the bottom of page 7) along with a **$2,250 advance/retainer** as the written authorization to proceed with our study.

If you have any questions about the proposal or would like to schedule the work, please call me at [redacted]-1067 (cell). Thank you for the opportunity to submit this proposal, and I look forward to meeting you and helping you with this project.

Sincerely,
GEOTECNIA

[redacted]

Luis E. Moura, Principal, F.ASCE
Civil Engineer #39791, Geotechnical Engineer #2130

Attachments

PROFESSIONAL SERVICE AGREEMENT

Date: April 21, 2015

Proposal Number: 15-1694

Project Name: Geotechnical Study, Proposed Single-Family Residence on Vacant Lot at [redacted]

Project Location: Oakland, California

Client: Mr. Pat Visa

Mailing Address: [redacted]
Newark, NJ 07104

Project Description: Client retains GEOTECNIA to perform a geotechnical study in association with the proposed single-family residence on a vacant lot at [redacted] Drive in Oakland, California. Our project understanding is based on our telephone and e-mail communications with the Client's project manager, Mr. Thomas Espinosa, as well as a cursory review of the materials e-mailed to us by Mr. Espinosa, available information in our files, and the Google Earth Image of the site. We understand that the subject vacant lot consists of a downslope lot between two adjacent residences, and the Client plans on building a three-story, single-family residence on the subject lot, with the upper story at street level. The purposes of our study are mainly to (1) evaluate the geologic and geotechnical conditions at the site; and (2) provide geotechnical criteria for design and construction of the proposed residence, as appropriate. No other project details are known at this time.

Scope of Services: GEOTECNIA's scope of work will be limited to the following:

1) Perform a site reconnaissance visit to observe the subject site, determine the extent of the field exploration program, evaluate the access conditions for the field exploration program and type of equipment needed, mark the proposed boring locations, and check the immediate vicinity, as applicable.

2) Review available geotechnical reports and published geologic, landslide, fault, and seismic hazard maps of the site vicinity in our files and at the City of Oakland Engineering Department, as appropriate.

3) Drill, log, and sample (or continuously sample) 2 or 3 borings at the site, where accessible to the portable sampling equipment and where not on top of tree roots, walls, footings, existing underground lines, or other obstructions, to estimated depths ranging from 10 to 20 feet or practical refusal, as appropriate; however, the actual number, locations, and depths of the borings will be determined during the field exploration program.

4) Test selected samples of the soils recovered from the borings as appropriate. The testing program may include various types of tests as necessary to evaluate some of the index and engineering properties of the soils; however, the types and numbers of tests will be determined after completion of Task 3.

5) Perform geologic/geotechnical interpretations and engineering analyses.

6) Produce a signed and stamped geotechnical report (submitted electronically as a pdf file) including:

- A discussion of site surface and subsurface conditions
- Conclusions pertaining to geotechnical considerations such as the presence of fill and weak or expansive soils; settlements; and construction considerations, as appropriate
- A discussion of geologic hazards such as landsliding, fault rupture, ground shaking, liquefaction, and lateral spreading, as appropriate
- Recommendations for geotechnical parameters for design of the proposed residence and associated retaining walls, as appropriate

We will coordinate with the Client or his representative the dates and times to perform our site reconnaissance and drilling program; the latter would be based on the availability of a drilling subcontractor. The drilling date may need to be re-scheduled depending on weather conditions, on-site logistics, or equipment failure.

This proposal does not include obtaining any City or County permits or grouting the borings. The borings would be backfilled with the drill cuttings generated during drilling, and any excess cuttings would be spread near the boring locations. This proposal does not include disposing of any of the drill cuttings off-site.

We assumed that either we will be given a plan showing the locations of known underground utilities at the site, or that the Client will clear the proposed boring locations of underground utilities. We did not include the cost of a utility locating subcontractor in our estimate. We will Call Underground Service Alert (USA) and make an effort to look

for surface evidence of underground lines around the boring locations to check for the presence of underground utilities, as appropriate; however, the Client must assume responsibility for repairing any underground lines that may be damaged by the drilling and sampling equipment, unless those lines have been properly marked on the surface prior to the start of our field exploration program.

We also assumed that no active fault or landslide is present at either lot. If an active fault or landslide is present or suspected to be present after completing Tasks 2 and 3, additional geologic and geotechnical services may be required to determine the actual fault location or extent of the landslide.

Our scope of work for Tasks 1-6 does not include an evaluation of any potential hazardous waste contamination of the soil or groundwater or corrosion potential of the soils at the site. If contamination were encountered during drilling, we would stop the drilling operations and contact the Client for further instructions. Our scope of work for Tasks 1-6 also does not include conducting laboratory compaction tests for fill compaction control or R-value tests for pavement design; a fault or landslide investigation; development of site-specific earthquake response spectra; performing percolation tests; installing piezometers or inclinometers; meeting attendance; development of construction shoring recommendations; preparation of plans or specifications; plan review; value engineering; construction observation and testing services; a mold assessment; nor an environmental assessment.

Fees: We propose to perform Tasks 1-6 as described above for a **fixed fee of $4,500**. Prior to commencement of our services, Client agrees to remit an advance/retainer of $2,250. The balance of the fee ($2,250) would be due and payable at the time the Task 6 report is submitted. No report will be provided unless the balance is paid at the time the report is submitted. If our services were stopped after Task 2, our minimum fee would be a flat fee of $600 and we would refund the unused portion of the retainer ($1,650) after the Client's check clears our bank (typically at least two weeks after the check is deposited).

Services requested by the Client beyond the scope listed above for Tasks 1-6, such as additional field exploration or laboratory testing, design consultation, value engineering, plan review, or services during construction, would be performed under a retainer and billed on a time-and-materials basis in accordance with the Schedule of Charges in effect at the time those services were provided (the 2015 Schedule of Charges is attached).

Conditions: The following General Conditions are incorporated into and made part of this Professional Service Agreement:

GENERAL CONDITIONS

1. STANDARD OF CARE—Services performed by GEOTECNIA under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions at the time the services were provided. No other representation, express or implied, and no warranty or guarantee is included or intended in this agreement, or in any report, opinion, document or otherwise. GEOTECNIA' analysis and recommendations will be based upon the results of test borings, or other investigative work. Client recognizes that subsurface conditions may change with time or vary from those encountered at the location where borings or explorations are made by GEOTECNIA and that the data interpretations and recommendations of GEOTECNIA are based solely on the information available. GEOTECNIA will not be responsible for interpretation or use by others of the information developed by GEOTECNIA.

2. EXCLUSIONS—Unless agreed to, in writing, GEOTECNIA' scope of work does not include evaluation of soil contamination; soil chemistry; corrosivity; ground water contamination; potential hazardous materials; presence or absence of wetlands; approval of or observation of the installation of construction materials; or establishing or verifying construction lines and grades.

3. RIGHT OF ENTRY—Client shall provide for GEOTECNIA' right to enter from time to time property owned by Client and/or others in order for GEOTECNIA to fulfill the scope of services included herein. Client waives any claim against GEOTECNIA, and agrees to defend, indemnify and hold GEOTECNIA harmless from any claim or liability for injury or loss allegedly arising from procedures associated with exploration activities or discovery of hazardous materials or suspected hazardous materials.

4. JOB SITE SAFETY—Client agrees that in accordance with generally accepted construction practices, the construction contractor will be required by Client to assume complete responsibility for job site conditions during the course of construction, including safety of persons and property. Neither the professional activities of GEOTECNIA, nor the presence of GEOTECNIA employees or subcontractors, shall be construed to imply that GEOTECNIA has any responsibility for methods of work performance, superintendence, sequencing of construction, or safety in, on or about the job site.

5. NOTIFICATION OF HAZARDOUS MATERIALS—When hazardous materials are known, assumed or suspected to exist at a site, GEOTECNIA is required to take appropriate precautions to protect the health and safety of all personnel, to comply with applicable laws and regulations and to follow procedures that GEOTECNIA deems prudent to minimize risk to employees and the public. Client hereby warrants that if he knows or has any reason to assume or suspect that hazardous materials may exist at the project site, he has so informed GEOTECNIA. Client also warrants that he has done his best to inform GEOTECNIA of such known or suspected hazardous materials' type, quantity and location.

6. MONITORING—If GEOTECNIA is retained to provide a site representative to monitor specific portions of construction work or other field services as set forth in the proposal, then the following applies: For the specified assignment, GEOTECNIA representatives will report observations and professional opinions to Client or his designated representative. No action of GEOTECNIA can be construed as altering any agreement between Client and others. GEOTECNIA will report to Client any observed GEOTECNIA-related work which, in GEOTECNIA' professional opinion, does not conform with plans and specifications. GEOTECNIA has no right to reject or stop work of any agent of Client. Such rights are reserved solely for Client. Furthermore, GEOTECNIA' presence on site does not in any way guarantee the completion or quality of the performance of the work of any party retained by Client to provide field or construction-related services.

7. TERMINATION—Upon the event of substantial failure of performance in accordance with the terms herein by the other party, either party may terminate this agreement upon seven (7) days written notice. In the event of termination by either party, GEOTECNIA shall be paid for services performed to the termination notice date plus reasonable termination expenses including the cost of completing analyses, records and reports necessary to document project status at time of termination, costs advanced to other companies or laboratories and for equipment purchased specifically for this project.

8. DISPUTE RESOLUTION—The Client and GEOTECNIA agree to first try to resolve any disputes that arise between them by meeting and attempting to reach a mutually-agreeable resolution. If the Client and GEOTECNIA are not able to reach agreement on disputes that may arise during or after the performance of GEOTECNIA's services, both agree that all claims, disputes, and other matters in controversy between GEOTECNIA and Client arising out of or in any way related to this agreement will be submitted to **non-binding mediation** unless both parties mutually agree otherwise. Client and GEOTECNIA further agree that no other dispute-resolution method will be used to resolve any disputes that may arise as a result of this Agreement.

9. LIMITATION OF LIABILITY—In recognition of the relative risks and benefits of the project to both the Client and GEOTECNIA, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of GEOTECNIA and its subconsultants to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, **so that the total aggregate liability of GEOTECNIA and its subconsultants to all those named shall not exceed GEOTECNIA's total fee for services rendered on this project**. Client and GEOTECNIA acknowledge that this provision was expressly negotiated and agreed upon. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

10. OWNERSHIP OF DOCUMENTS—Unless indicated otherwise in specific project contracts, all reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by GEOTECNIA as instruments of service shall remain the property of GEOTECNIA.

    Client agrees that all reports and other work furnished to Client or his agents, which are not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever.

11. BILLING AND PAYMENT— GEOTECNIA will submit periodic invoices to Client and a final bill upon completion of services. Payment is due and payable upon presentation of the invoice, and is delinquent if payment has not been received within thirty (30) days from date of invoice for invoices that are mailed out. Services performed after submittal of the report will only be performed under a retainer; the amount of the retainer will be determined based on the estimated costs for our services after the Client provides us information about the construction schedule, and a new retainer will be required when the initial retainer amount has been exhausted. No services will be provided after submittal of the report when the retainer amount has been exhausted, until an additional retainer is paid by the Client. Any unused retainer amount will be returned to the Client at the end of our services.

Client agrees to pay an additional charge of one-and-one-half (1.5) percent per month or the maximum rate allowed by law on a delinquent account, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. If Client objects to all or any portion of the invoice, Client will notify GEOTECNIA in writing within fourteen (14) days of the invoice date, identify the cause of disagreement, and pay when due that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. All time and expenses incurred (including attorney's fees) in connection with collection of any delinquent amount will be paid by Client to GEOTECNIA per GEOTECNIA's current fee schedules. In the event Client fails to pay GEOTECNIA within sixty (60) days after invoices are rendered, Client agrees that GEOTECNIA will have the right to consider the failure to pay GEOTECNIA's invoice as a breach of this agreement. At this point a lien may be filed on the property. If any of the Client's checks is returned by GEOTECNIA's bank due to non-sufficient funds, GEOTECNIA will (1) immediately stop work on this contract, (2) only accept cash or bank's cashier checks (a.k.a. official checks) as payment, and (3) only perform additional services under a retainer.

AUTHORIZATION

The undersigned agrees to the terms and conditions of this Professional Service Agreement:

GEOTECNIA

[redacted]

By: _____

Luis E. Moura, Principal
Civil Engineer #39791
Geotechnical Engineer #2130

April 21, 2015

CLIENT

By: _____

Client Signature

_____

Typed/Printed Client Name

_____

Position

Date: _____

GEOTECNIA
Consulting Geotechnical Engineers
[redacted]
Walnut Creek, CA 94596
[redacted]

2015 SCHEDULE OF CHARGES

PERSONNEL	HOURLY RATE
Principal Engineer/Geologist	$190
Project Engineer/Geologist	$165
Field Engineer/Geologist	$150
Field Technician (includes nuclear gauge; see criteria below)	$125
Drafting	$110
Miscellaneous Labor/Travel Time	$90
Legal Services (Depositions, Witness, or Expert Testimony)	$350

OTHER COSTS

Mileage using the company vehicle is charged at $0.70 per mile. In addition, reimbursable direct costs and outside services are charged at cost plus 20 percent. These reimbursable costs and outside services may include, but are not limited to:

Consultant and Subcontracted Services
Travel: Airfare, Auto Rental, Parking (for projects requiring flying)
Subsistence: Lodging and Meals (for projects requiring overnight stays)
Miscellaneous Costs: Field Expenses, Equipment Rental, Special Fees, Permits, Licenses, Special Insurance, Printing, Reproduction, Aerial Photos, Overnight Mail, Special Delivery, etc.

CONSTRUCTION OBSERVATION

Each site visit by the Engineer or Geologist includes travel time and is subject to a minimum of 2 hours of personnel time plus mileage. Field Technician charges (at $125 per hour) are subject to the following criteria: (1) a minimum of 2 hours is charged for just showing up at the site when scheduled, regardless of whether any testing is done; or (2) a minimum of 4 hours is charged when any testing is performed after arriving at the site as scheduled.

The Schedule of Charges is subject to revision at the beginning of each calendar year, effective January 1. The new rates will be used after each revision is made.

Russell, Simon

From: Espinosa, Thomas
Sent: Monday, April 27, 2015 9:04 AM
To: [redacted]@yahoo.com
Subject: FW: Send data from MFP11219019 04/27/2015 08:54
Attachments: DOC042715.pdf

-----Original Message-----
From: Building Services [mailto:BuildingServices_Toshiba32412@oaklandnet.com]
Sent: Monday, April 27, 2015 8:54 AM
To: Espinosa, Thomas
Subject: Send data from MFP11219019 04/27/2015 08:54

Scanned from MFP11219019
Date:04/27/2015 08:54
Pages:6
Resolution:300x300 DPI

Document sent from Toshiba copier. Please do not reply to this message

April 21, 2015

GTC GeoTrinity Consultants, Inc.
• Geotechnical Engineering
• Environmental Science
• Construction Services

Mr. Pat Visa
[redacted]
Newark, NJ 07104

Re: Geotechnical Investigation
Residential Development, [redacted]
Oakland, California

Dear Mr. Visa:

In accordance with your request, GeoTrinity Consultants Inc. (GTC) is pleased to submit this proposal to perform a geotechnical investigation for the proposed residential development at 5963 Margarito Street in Oakland, California. Our proposal is based on: 1) the project information provided by you and our site visit, 2) our previous work in the project vicinity, 3) and preliminary review of available published and unpublished soil and geologic data on the project vicinity.

1.0 DESCRIPTION OF PROJECT

Based on the information provided to us, it is our understanding that the project will consist of the construction of one multi-story wood-frame, single-family residential structure on a vacant downslope lot. Structural loads and grading are yet to be determined; however, we assume that structural loads will be representative for this type of construction. Access driveways, site retaining walls, and underground utilities are also planned.

2.0 SCOPE OF SERVICES

Based on our understanding of the proposed construction, we recommend the following scope of work for our geotechnical investigation:

2.1 A subsurface exploration program under the direction of our geotechnical engineer who would supervise, log, and sample two borings at the site drilled to a maximum depth of 20 feet, or 5 feet into the refusal, whichever encountered earlier. Borings will be located within the proposed building and retaining wall footprints utilizing a portable hydraulic rig due the limited access. The boreholes will be backfilled with cuttings and grouted with cement, if required.

Standard penetration resistance would be determined at approximately 2.5-foot depth increments in the boring. The standard penetration resistance has the dual advantage that the blow count obtained permits a rough correlation with the relative density of sand and the shear strength of clays.

Relatively undisturbed samples will be recovered from various depths in the boring using the Modified California Sampler to help determine strength and compressibility characteristics of the subsurface materials

2.2 Laboratory testing of selected samples recovered from the exploratory borings. These tests would include:

2.2.1 Classification and index tests such as sieve analysis and Atterberg Limits determinations.

2.2.2 Moisture content and dry density determinations to aid in the qualitative evaluation of the soil types encountered and their strength characteristics.

2.2.3 Strength tests to provide strength capacities for the landslide repair and retaining wall, if required.

2.2 Submittal of a geotechnical investigation report presenting, as applicable, but not necessarily limited to the following:

2.3.1 Description of physical properties and characteristics of the subsurface soils including groundwater level and possible seasonal variations in the level.

2.3.2 Recommendations for excavation and site earthwork including procedures for subgrade preparation, drainage requirements, temporary construction slopes, permanent slopes, and proper placement of fill and backfill.

2.3.3 Foundation design recommendations for the proposed residential development, including applicable bearing capacities, lateral loads, passive resistance of soil against the foundations, and coefficient of friction between the soil and foundations for seismic design.

2.3.4 Discussion of probable total and differential settlements for the foundation. Seismically induced settlement will be evaluated and mitigation measures will be presented, if required.

2.3.5 Guide specifications for earthwork.

Additionally, the presence, type, and extent of hazardous and corrosive materials and fault traces, if any, are beyond our scope of work. We would be pleased to provide these services upon request.

3.0 SCHEDULE

We would begin our studies within two to three days after receiving your authorization to proceed, and would require about two weeks after the drilling to complete our studies and submit a final geotechnical investigation report. Preliminary information would be available within three days after completion of our field portion of the studies.

4.0 FEES AND CONDITIONS

The fee for our geotechnical investigation will be a lump sum of $2,600 (not to exceed). If you approve of the scope and cost, please sign one copy of this proposal, and return it to our office at your convenience. We would start our studies upon receiving your authorization to proceed and an initial payment of $1,300 for our drilling and laboratory cost. Upon completion of the work, the remaining portion of the fee would be due upon submittal of the report.

Additional consultation services which are beyond the scope of this proposal will be provided on a "time and materials" basis in accordance with the Schedule of Charges attached to this proposal.

5.0 CLOSING AND AUTHORIZATION

We thank you for consideration of our firm and look forward to being of service to you on this project. To authorize the scope of services, cost, and attached General Conditions and Schedule of Charges, please sign one copy of this proposal, and return it to our office at your earliest convenience.

We look forward to being of continued service to you on this project. Should you have any questions or require additional information, please do not hesitate to call our project manager, Mr. Jerry R. Yang, at [redacted]-2550.

Sincerely,

GeoTrinity Consultants, Inc.

Jerry R. Yang
Project Manager

JJY:mac
Copies: Addressee (1)

Authorization for Geotechnical Investigation Services:

If you approve of the aforementioned scope of work and cost estimate for the geotechnical investigation of the proposed residential development for the 5963 Margarito Street project, please sign and return one copy to GeoTrinity at your earliest convenience. Our Fax is 510-383-9957 and mailing address is "7770 Pardee Lane, Suite 101. Oakland CA 94621.

Accepted By:		Date:	
Printed Name:	Mr. Pat Visa	Title:	Owner
Accepted By:		Date:	
Printed Name:		Title:	

GENERAL CONDITIONS – GeoTrinity Consultants, Inc.

TERMS

Invoices for services will be submitted at GeoTrinity Consultants Inc. (GeoTrinity) option, on a monthly basis or when the work is completed. Invoices will be due immediately, but will not be delinquent if paid on or before the 10th day following the end of the month during which the invoice is dated.

SAMPLES

All geotechnical samples of soil and rock will be destroyed 30 days after issuance of our report unless CLIENT advises GeoTrinity otherwise. Upon request, GeoTrinity will deliver samples to CLIENT at CLIENT's expense, or GeoTrinity will store them for an agreed storage charge. If the samples contain hazardous materials, the samples shall be deemed CLIENT's property at all times and CLIENT shall be responsible for the disposal of such samples.

RIGHT OF ENTRY

CLIENT shall provide for GeoTrinity's right to enter from time to time property owned by CLIENT and/or other(s) in order for GeoTrinity to fulfill the scope of services indicated hereunder. GeoTrinity will use reasonable care to minimize damage to property. However, CLIENT understands that use of exploration equipment may unavoidably cause some damage, the correction of which is not part of this AGREEMENT. If GeoTrinity is asked to restore the property, GeoTrinity will charge an additional amount to so restore the property.

BURIED UTILITIES

CLIENT will furnish to GeoTrinity information identifying the type and location of utility lines and other man-made objects beneath the site's surface. GeoTrinity will take reasonable precautions to avoid damaging these man-made objects. CLIENT agrees to waive any claim against GeoTrinity and to defend, indemnify and hold GeoTrinity harmless from any claim or liability for injury or loss allegedly arising from GeoTrinity's damaging underground utilities or other man-made objects that were not called to GeoTrinity's attention or which were not properly located on plans furnished to GeoTrinity.

LIMITATIONS OF LIABILITY

CLIENT hereby agrees that, to the fullest extent permitted by law, GeoTrinity's total liability to CLIENT, all consultants, contractors or subcontractors for any and all injuries, claims, losses, expenses or damages whatsoever, including without limitation attorneys' fees and costs, arising out of or in any way relating to the project, the site or this agreement from any cause or causes including but not limited to GeoTrinity's negligence, errors, omissions, strict liability, breach of contract or breach of warranty, shall not exceed the greater of the total amount paid by the CLIENT for the services of GeoTrinity under this contract or $100,000 whichever is greater.

INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify and hold GeoTrinity, its agents, subcontractors and employees harmless from and against any and all claims, defense costs, including attorneys' fees, damages and other liabilities arising out of or in any way related to GeoTrinity's reports or recommendations concerning this AGREEMENT, GeoTrinity's presence on the project property, or the presence, release or threatened release of asbestos, hazardous substances or pollutants on or from the project property, provided that CLIENT shall not indemnify GeoTrinity against liability for damages to the extent directly caused by the sole negligence or intentional misconduct of GeoTrinity, its agents, subcontractors or employees.

GENERAL LIABILITY INSURANCE AND LIMITATION

GeoTrinity assumes the risk of damage to its own supplies and equipment proximately resulting from GeoTrinity's sole negligence or willful misconduct. If CLIENT's contract or purchase order places greater responsibilities upon GeoTrinity or requires further insurance coverage, GeoTrinity, if specifically directed by CLIENT, will take out additional insurance (if procurable) at CLIENT's expense; but GeoTrinity shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GeoTrinity's insurance.

STANDARD OF CARE

Services performed by GeoTrinity under this AGREEMENT will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this AGREEMENT, or in any report, opinion, document or otherwise.

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

If pollutants are discovered that pose unanticipated risks while GeoTrinity is performing these services, it is hereby agreed that the scope of services, schedule and the estimated project cost will be reconsidered and that this contract shall immediately become subject to renegotiation or termination. In the event that the AGREEMENT is terminated because of the discovery of pollutants posing unanticipated risks, it is agreed that GeoTrinity shall be paid for our total charges for labor performed and reimbursable charges incurred to the date of termination of this AGREEMENT, including, if necessary, any additional labor or reimbursable charges incurred in demobilizing. CLIENT also agrees that the discovery of unanticipated hazardous substances may make it necessary for GeoTrinity to take immediate measures to protect health and safety. GeoTrinity agrees to notify CLIENT as soon as practically possible should unanticipated hazardous substances or suspected hazardous substances be encountered. CLIENT authorizes GeoTrinity to take measures that in GeoTrinity's sole judgment are justified to preserve and protect the health and safety of GeoTrinity's personnel and the public. CLIENT agrees to compensate GeoTrinity for the additional cost of working to protect employee's and the public health and safety.

AQUIFER CONTAMINATION

Subsurface sampling may result in unavoidable contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated area, linking it to an aquifer, underground stream or other hydrous body not previously contaminated and capable of spreading hazardous materials off-site. Because nothing can be done to eliminate the risk of such an occurrence, and because subsurface sampling is a necessary aspect of the work which ENGINEER will perform on CLIENT's behalf, CLIENT waives any claim against ENGINEER, and agrees to defend, indemnify and hold ENGINEER harmless from any claim or liability for injury or loss which may arise as a result of alleged cross-contamination caused by sampling. CLIENT further agrees to compensate ENGINEER for any time spent or expenses incurred by ENGINEER in defense of any such claim, in accordance with ENGINEER's prevailing fee schedule and expense reimbursement policy.

DISPUTES

If a dispute arises out of or relating to this AGREEMENT or the breach thereof that cannot be settled through direct discussions, the parties agree to first endeavor to settle the dispute in an amicable manner by mediation under the Construction Industry Mediation Rules of the American Arbitration Association, or other similar organization. If a lawsuit is filed and legal or other costs are incurred, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in the defense of the claim, including staff time at current billing rates, court costs, attorneys' fees and other claim-related expenses.

15-Jan-18

12Jan18-1375

This is a substitute document representing a CASH OUT TICKET

Posting Date 08-Apr-15

Sequence number 002290901340

Amount 100.00

Account Number 6308

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002290901339 Posting date 08-Apr-15 Amount 2900.00

CHASE DEPOSIT/DEPÓSITO

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPÓSITO

Today's Date/Fecha 4/8/15

Customer Name (Please Print)/Nombre del cliente (en letra de molde) Thomas Espinosa

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X [redacted]

Start your account number here/ [redacted]uenta aquí [redacted]6208

CASH/ EFECTIVO ▶	
CHECK/ CHEQUE ▶	3000.00
TOTAL FROM OTHER SIDE/ TOTAL DEL REVERSO ▶	
SUBTOTAL ▶	
LESS CASH/ MENOS EFECTIVO RECIBIDO ▶	100.00
TOTAL $	2900.00

[redacted] 258 2[redacted] [redacted] 40 20[redacted]

15-Jan-18 12Jan18-1375

THIS ITEM IS PART OF A LEGAL STATEMENT RECONSTRUCTION
GROUP ID G12Jan18-1375
Sequence number 002290901341 Posting date 08-Apr-15 Amount 3000.00

ZATLUYSAL
[redacted]
OAKLAND, CA 94619-2442

charles SCHWAB 204
92-15/311
150

4/8/2015
Date

Pay to the Order of Thomas Espinoza $ 3,000 —

Threethousand 00/100 Dollars

The Bank of New York Mellon
1 Wall Street
New York, NY 10286

Schwab One

[redacted]

For Loan

[redacted] 157 [redacted] 3100 20201

June 7, 2021, PEC Meeting Agenda Packet Pg. 836

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ABOUT

Our Story

Zati Uysal, born in the mountains of southern Turkey and raised on the coast of the Mediterranean, developed early in life a passion for the simple, wholesome foods of the region. He brought his love of those foods and the culture of his homeland to Piedmont Avenue in Oakland, California when he opened his restaurant ("Zatis") in February of 1991. In addition to creating delectable Mediterranean cuisine, Zati began importing smooth and silky Extra Virgin Olive Oil from Turkey under his own label, Zatis Delightfully Turkish. The line expanded from a single olive oil to organic oils, organic dried figs, apricots and mulberries, and tasty olives and olive products, and will continue to grow in the coming years. After 22 years, Zati has closed the restaurant but will continue to bring the fine Delightfully Turkish® food products to local stores and beyond.

Each of the Delightfully Turkish® products we bring from Turkey are the finest qual ty, picked and prepared with great care in the same way as in Zati's mother's village in the mountains. Every product we sell is in honor of Emine, w th love and respect for the tradition of qual ty and excellence which she represents. We hope that you will share these products with your family and friends in the same spirit. Our sincere thanks for visiting our site.

NAME NAME NAME

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CONTACT US

Sales: [redacted]-0937
Accounts [redacted]-0950

[redacted]
Oakland, CA 94619
[redacted]fullyturkish.com

Name *

Email *

Subject

Message

Send

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Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 915
STREET_NAME : Begins With 24TH
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: 0600334

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: TRASH & DEBRIS AROUND THE ENTIRE BUILDING9/09- MONITOR CONDITIONS PER COMPLIANCE PLAN WITH CITY ATTORNEY
Date Opened: 1/25/2006
Record Status: Non-Actionable
Record Status Date: 3/7/2011
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|1/26/06 complaint verified|>>> 02/09/2006 11:13:44 ANDER#J 0101|Verified complaint property is still blighted submitting a clean up|package and request for billing to Mr. Lepori for approval and to|continue the process. Re Inspection date 04-04-06|>>> 03/08/2006 07:06:48 ESPIN#T 0100|Transfer complaint to Mr. Lepori file with Thomas Espinosa|>>> 04/04/2006 07:30:13 ESPIN#T 0172|4/04/06 - Site visited, verified clean up and took photos. Submitting|for processing. EXL|>>> 04/04/2006 13:35:34 LABAY#E 0142|Forwarded Notice to Proceed for invoicing and payment. TR|>>> 04/14/2006 12:42:21 HOLLO#A 0127|Went to property to close complaint site is again blighted sent a|notice to abate a blight with attached list of violations.|>>> 06/22/2006 14:31:09 ESPIN#T 0237|Verified compliant sent a Official Notice to Abate A Blight re inspec|t|ion date 07-21-06|>>> 06/26/2006 13:42:07 ESPIN#T 0011|Verified that property is still not clean or boarded up took pictures|and submitting a Clean-up package and request fot billing to Mr Lepori|for approval and to continue the process re-inspection date 08-31-06|>>> 07/20/2006 13:47:39 ESPIN#T 0185|Ms Williams has entered into a compliance plan the nexr inspection|will be on 08-30-06.|>>> 08/06/2006 06:12:27 ESPIN#T 0133|Visited site today with Ms Williams substantial, also pulled all|necessary permits, granting extention until 09-29-06 for completion.|Also on this date will supply me with a date that the building will be|painted. Owner must maintain cleaniness and management of properties.|>>> 08/30/2006 14:51:09 ESPIN#T 0016|Suspending complaint until 12-18-06 for building to be painted|>>> 10/05/2006 06:30:17 ESPIN#T 0076|Verified complaint took photos, submitted a clean-up package, request|for billing, and a prospective lien to Mr. Lepori for approval and to|continue the process. Re-Inspection date 01-23-07.|>>> 12/18/2006 15:18:57 ESPIN#T 0021|Bid awarded

		to Arthur Young Debris Removal on 12-26-06. I typed the|Notice To Proceed/Contract today placed necessary documents in a|document envelope and submitted it all to Antoinette for signature|approval.|>>> 12/27/2006 15:14:23 DUNAW#C 0409|VISITED SITE, TOOK PICTURES, SUBMITTED FOR PROCESSING|>>> 01/09/2007 08:24:29 FLORE#M 0119|Rec'd completed contract pkg indicating job had been done by contract-|or and approved by inspector.|Forwarded Notice to Proceed for invoicing and payment. TR|>>> 01/22/2007 13:55:32 HOLLO#A 0454|Complaint has been complied with, closing complaint.|>>> 01/29/2007 15:34:39 ESPIN#T 0189|9/09- city attorney fashioned compliance agreement with owner; monitor|of conditions thru 9/11(?) set up with this open case file.|>>> 09/03/2009 08:26:59 FIELD#RA 0073|12-8-10|Sute visit,verified blighting condtions;trah on left side porch and|stairs , car tires, bicycle parts in open storage.Overgrown vegatat-|ion. Reinspect 1-5-11|>>> 12/08/2010 16:04:32 MILES#DC 0016|12-10-10 prepared notice|>>> 12/10/2010 15:01:12 MILES#DC 0016|1-5-11 Site Visit , not blighted at this inspection.|>>> 01/05/2011 14:40:08 MILES#DC 0027|09/07/11 Site visit, observed pile of trash at left side of building|overgrowth at right side and litter under stairs at right front .|>>> 09/08/2011 15:25:01 MILES#DC 000W|Ownership verified per County Assessor: No change to info. 9/29/11 /RT|>>> 09/29/2011 16:25:46 TEGAN#R 0026|Forwarding Violation Appeal received from owner to District Supervisor|Rich Fielding for determination. 9/29/11 /RT|>>> 09/29/2011 16:29:06 TEGAN#R 0026|10-20-11 Violations existed at time of inspection recomend denial|forward form to S Smith|>>> 10/20/2011 15:02:40 MILES#DC 0015|SENT OUT HEARING PACKET WITH LTR OF AGENCY TO [redacted] SAN MARTIN,|CA, 95046-1436. HEARING IS HELD ON 11 OCTOBER, 2012 AT 11:00AM RM#2.VG|>>> 10/02/2012 15:16:07 TEMP#PTS 002H
1/25/2006	PTS	TRASH & DEBRIS AROUND THE ENTIRE BUILDING 9/09- MONITOR CONDITIONS PER COMPLIANCE PLAN WITH CITY ATTORNEY
1/21/2014	PTS	|Prospective lien recorded on 02/05/07-2007052745-a copy given to|Code Accounting for fee charging|>>> 02/06/2007 15:14:00 LOVET#K 0033|Prospective lien recorded on 03/02/07-2007092554-a copy given to|Code Accounting for fee charging|>>> 03/09/2007 15:19:39 LOVET#K 0034|Prospective lien recorded on 02-05-07-2007053637- a copy given to|Code Accounting for fee charging|>>> 07/12/2007 10:33:03 LOVET#K 0109

Record ID: *0604676*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: VERIFIED CLEAN UP, BOARD UPREMOVE AND SECURE ENTRY DOOR.
Date Opened: 6/28/2006
Record Status: Abated
Record Status Date: 1/9/2017
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|OWNERSHIP VERIFIED PER WIN2DATA/LA WANDA|>>> 07/02/2006 09:33:34 WYRIC#L 0071|6/29/06: Unit exhibits trash and garbage inside the unit. Also entry d|oor was vandalized. (20/62)|>>> 07/03/2006 08:12:40 BARRO#HS 0025|Verified that property is still not clean or boarded up took pictures|and submitting a Clean-up package and request fot billing to Mr Lepori|for approval and to continue the process re-inspection date 08-31-06|>>> 07/20/2006 13:53:09 ESPIN#T 0185|Typed Bid Quote on 7/26/06 and made necessary copies to complete|the Bid/Clean Up packages for contractors to pickup.|>>> 07/26/2006 14:51:01 LOVET#K 0455|Bid awarded to Arthur Young Monday 7-24-06. Typed Notice to Proceed|and made necessary copies to place in file to submit to Acting|Inspection Services Manager for signature approval on 7-26-06|>>> 07/26/2006 14:53:40 LOVET#K 0455|extention 20/81 09-29-06|>>> 09/06/2006 06:46:48 ESPIN#T 0121|Complaint has been complied with closing complaint.|>>> 10/05/2006 06:33:33 ESPIN#T 0076|Re activated complaint.|Verified compaint visited site walk thru all the units and property,|sent a notice to abate, re inspection dates 12-06-06 and 01-10-06.|>>> 11/01/2006 09:25:42 ESPIN#T 0067|11/07/06 inspected site, verified clean up, took photos, people|out front of building drinking and putting trash on ground.bottom|level is boarded up. submitting for payment processing.|RLW|>>> 11/07/2006 15:42:03 WALKE#R 0076|11/08/06 correction to above note: Verified property appeared to be|to be cleaned by owner for contract dated 7/27/06|RLW|>>> 11/08/2006 10:17:22 WALKE#R 0021|Forwarded Notice to Proceed for invoicing and payment. TR|>>> 11/13/2006 13:37:36 HOLLO#A 0381|Met with Matt Hawkins, Elizabeth Williams, Her attorney granted Ms.|Williams an extention until 04-11-07 until next inspection. All work|must be completed by 05/31/07.|Property is clean and secure and all permits are pulled and work is in|process.|>>> 03/06/2007 15:01:11 ESPIN#T 0214|recieved call from Ms. Williams informing me that there has

		been a|a large amount of trash dumped in front of herm building, police came|and alerted illegal dumping, do not sit, miss williams, not responsibl|e and she is being responsible by calling us, the police, and illegal|dumping.|>>> 03/12/2007 09:02:53 ESPIN#T 0211|Extended complaints by request of Mr. Fielding to coordinate transfer|of complaints to 04-17-07.|>>> 04/16/2007 07:56:24 ESPIN#T 0221|Transfer to district 1 and 2, complaints and DAR put in Mr. Fielding|inbox. Files available with TAE.|>>> 04/17/2007 14:58:27 ESPIN#T 0211
6/28/2006	PTS	VERIFIED CLEAN UP, BOARD UP REMOVE AND SECURE ENTRY DOOR.
1/21/2014	PTS	|Prospective lien recorded 11/27/06-2006435661|>>> 11/28/2006 11:23:19 LOVET#K 0210

Record ID: *0604987*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: BOARD UP/OPD ASAP
Date Opened: 7/12/2006
Record Status: Closed
Record Status Date: 8/17/2009
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
7/12/2006	PTS	BOARD UP/OPD ASAP

Record ID: *1305928*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: FIRE DAMAGE
Date Opened: 12/11/2013
Record Status: Closed
Record Status Date: 10/1/2015
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/20/2014	GCLARKE	Agent for owner came in with drawings. Owner making progress. Next site visit set for 3-20-14. GXC 2168
1/21/2014	PTS	|Site visit on 9-20-13 verified the violations. Posted Yellow Tag on|front of building. Property ownership verified through the County|Assessor Display. Violation letter submitted along with photos of the|violations and a self certification letter. Compliance date set for|1-13-14. GXC x2168|>>> 12/11/2013 10:07:45 CLARK#G 001M|OWNERSHIP CHECKED; NO CHANGE IN OWENR NAME & ADDRESS|NOV SENT REG & CERT W/APPEAL ON 12/11/13 - KXC|>>> 12/11/2013 13:31:22 CHENG#K 0016|Site visit on 12-12-13, met with property manager Derrick Canada 510-|882-0639. Verified recent fire. Squatter have breached dwelling and|started fire. Dwelling had been boarded up from the previous fire.|Discussed the board up of dwelling and fencing of property. Met with|Derrick in office later in afternoon and took him to zoning to review|the proposed wrought iron fence. Supply Derrick with a copy of the|City of Oakland board up specs. Owner is working with insurance comp.|Next site visit set for 1-13-14. GXC x2168.|>>> 12/13/2013 08:13:34 CLARK#G 0008|Site visit on 1-13-14 found a dumpster in front of the building and|the removal of fire debris. Called and spoke with property owner|Elizabeth Williams, informed her that the building permit has not been|issued yet and she will need an obstruction permit. She is leaving|town today 1-14-14 and will come into office next week 1-22-14. GXC|x2168.|>>> 01/14/2014 08:12:03 CLARK#G 000T|Next site visit set for 2-13-14. GXC x2168.|>>> 01/14/2014 08:15:18 CLARK#G 000T
12/11/2013	PTS	FIRE DAMAGE
10/1/2015	TESPINOSA	all permits have been finaled.
3/20/2014	GCLARKE	3-20-14: Owner making progress. Waiting for owner to obtain permits. Next site visit set for 4-22-14. GXC x2168.

Record ID: *9403356*

Address: 915 24TH ST

APN: 005 043100503
Unit #:
Description: V0030
Date Opened: 8/16/1994
Record Status: Closed
Record Status Date: 11/17/2000
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
8/16/1994	PTS	V0030

Record ID: 9801086

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: VACANT UNSECURE 4-UNIT BUILDING; HUMAN FECES, GROCERY CARTS FULL OFTRASH & JUNK. PLEASE BOARD UP.
Date Opened: 2/27/1998
Record Status: Closed
Record Status Date: 1/29/1999
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
2/27/1998	PTS	VACANT UNSECURE 4-UNIT BUILDING; HUMAN FECES, GROCERY CARTS FULL OF TRASH & JUNK. PLEASE BOARD UP.

Record ID: B8803779

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: GENERAL REPAIRS
Date Opened: 8/17/1988
Record Status: Final
Record Status Date: 9/1/1988
Job Value: $7,000.00
Requestor: NICK GERANIO/AMERICAN HOUSING
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: B9203703

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: RPELACE BATHTUBS USING NEW IRON TUBS ENCLOSE WATER PROOF WAL LS
Date Opened: 9/14/1992
Record Status: Expired
Record Status Date: 7/22/1993
Job Value: $6,000.00
Requestor: S. GUTJALENKO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: DRX140219

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: To do fire-damaged repairs to a four-unit, two-story residential property. This includes the replacement of 14 windows on the sides, replace flat roof to a pitch roof (gable) and do interior repairs/alterations to the two-story, 4 residential dwelling units.
Date Opened: 2/20/2014
Record Status: Approved
Record Status Date: 2/20/2014
Job Value: $0.00
Requestor:
: Elpidio Ramos
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: E9203574

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: CORRECT CODE VIOLATIONS
Date Opened: 11/2/1992
Record Status: Final
Record Status Date: 12/4/1992
Job Value: $0.00
Requestor: SERGIO GUTZALENKO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L004622

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: PER COUNTY RECORDS MKH 3/25/11
Date Opened: 4/15/1998
Record Status: Lien Created
Record Status Date: 4/15/1998
Job Value: $0.00
Requestor: VICKERS VIC C
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|7/8/99, see parcel comments

Record ID: L024005

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 4/27/2006
Record Status: Lien Created
Record Status Date: 4/27/2006
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L024102

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 5/25/2006
Record Status: Lien Created
Record Status Date: 5/25/2006
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L024522

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 9/27/2006
Record Status: Lien Created
Record Status Date: 9/27/2006
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L024834

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 12/27/2006
Record Status: Lien Created
Record Status Date: 12/27/2006
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L025025

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 2/26/2007
Record Status: Lien Created
Record Status Date: 2/26/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L025268

Address: 915 24TH ST
APN: 005 043100503

Unit #:
Description:
Date Opened: 3/28/2007
Record Status: Lien Created
Record Status Date: 3/28/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L025450

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 3/28/2007
Record Status: Lien Created
Record Status Date: 3/28/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L025859

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 5/29/2007
Record Status: Lien Created
Record Status Date: 5/29/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L025907

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description:
Date Opened: 5/29/2007
Record Status: Lien Created
Record Status Date: 5/29/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: P9202992

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: EXISTING FACILITIES FOR 9[redacted] & 9[redacted] BECAUSE [redacted] & 9[redacted] ARE FIRE DAMAGED AND WILL NEED SEPARATE PERMITS. CHANGED TUB DRAINS, GAS WATER RE-CONNECT

Date Opened: 10/22/1992
Record Status: Final
Record Status Date: 2/23/1994
Job Value: $0.00
Requestor: S HYLAND
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB0700557

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: Repair fence & siding, stairs & railings; repair sheetrock, doors, as necessary. Sidewalk less than 25 sf. Elec,Plmb outside
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 9/6/2007
Job Value: $2,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RE0700494

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: Electrical repairs as needed.
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 9/6/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RP0700464

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: Plumbing repairs as needed.
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 9/6/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: Y9201595

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: METER RESET
Date Opened: 10/22/1992

Record Status: Expired
Record Status Date:
Job Value: $0.00
Requestor: S. HYLAND
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
		For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = 915
STREET_NAME : Begins With 24TH
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0600334

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: TRASH & DEBRIS AROUND THE ENTIRE BUILDING9/09- MONITOR CONDITIONS PER COMPLIANCE PLAN WITH CITY ATTORNEY
Date Opened: 1/25/2006
Record Status: Non-Actionable
Record Status Date: 3/7/2011
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/26/2006	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/8/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 01/26/06
4/4/2006	THOMAS A ESPINOSA	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 08/02/06
6/21/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
7/21/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 06/21/06
8/2/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	NO COMMENT
8/30/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 81 on 08/02/06
8/31/2006	THOMAS A ESPINOSA	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 08/02/06
9/29/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Suspended	Reinsp requested from insp result 81 on 08/30/06
12/18/2006	THOMAS A ESPINOSA			

		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 96 on 09/29/06
12/26/2006	MARTIN FLORES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
1/23/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 93 on 12/18/06
12/8/2010	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
1/5/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
3/7/2011	WING LOO	1st Inspection	No Entry	NO VIOLATIONS
3/7/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
3/7/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
3/8/2011	WING LOO	1st Inspection	No Entry	Scheduled inspection voided by result code 97 on 03/07/11
6/8/2011	RICHARD FIELDING	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
9/7/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
9/7/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
9/8/2011	WING LOO	1st Inspection	No Entry	Scheduled inspection voided by result code 97 on 03/07/11
10/11/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
12/8/2011	DAVID C MILES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	NO COMMENTS
1/9/2012	RICHARD FIELDING	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 12/08/11

Record ID: *0604676*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: VERIFIED CLEAN UP, BOARD UPREMOVE AND SECURE ENTRY DOOR.
Date Opened: 6/28/2006
Record Status: Abated
Record Status Date: 1/9/2017
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/29/2006	HUGO BARRON	1st Inspection	Violation Verified	ENTRY DOOR LOCK WAS VANDALIZED
7/20/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 06/29/06
8/31/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 93 on 07/20/06
9/29/2006	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 81 on 08/31/06
11/7/2006	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	NO COMMENT
12/6/2006	ROBERT WALKER	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 11/07/06
3/6/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	EXTENSION
4/11/2007	THOMAS A ESPINOSA	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 81 on 03/06/07
4/17/2007	STEVE E JOHNSON	1st Inspection	No Entry	

				Scheduled inspection voided by result code 98 on 09/07/07
4/25/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	PROGRESS
5/31/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Reinsp requested from insp result 95 on 04/25/07
6/8/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	CLEANED AND BOARDED
6/28/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	MONITOR
9/7/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	
12/13/2007	STEVE E JOHNSON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	CLEAN & REPARIED

Record ID: *0604987*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: BOARD UP/OPD ASAP
Date Opened: 7/12/2006
Record Status: Closed
Record Status Date: 8/17/2009
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/26/2006	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 08/17/09 - complaint closed 08/17/09

Record ID: *1305928*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: FIRE DAMAGE
Date Opened: 12/11/2013
Record Status: Closed
Record Status Date: 10/1/2015
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/20/2013	GREGORY CLARKE	1st Inspection	Violation Verified	
1/13/2014	GREGORY CLARKE	1st Inspection	No Violations	Reinsp requested from insp result 93 on 09/20/13
3/20/2014	Greg Clarke	Follow-up Inspection	No Abated	Waiting for owner to obtain permits. Rescheduled for 1 month
	Anthony Harbaugh	1st Inspection	Cancelled	Reinsp requested from insp result 95 on 01/13/14
		Follow-up Inspection	Scheduled	
		Follow-up Inspection	Pending	

Record ID: *9403356*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: V0030
Date Opened: 8/16/1994
Record Status: Closed

Record Status Date: 11/17/2000
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *9801086*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: VACANT UNSECURE 4-UNIT BUILDING; HUMAN FECES, GROCERY CARTS FULL OFTRASH & JUNK. PLEASE BOARD UP.
Date Opened: 2/27/1998
Record Status: Closed
Record Status Date: 1/29/1999
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/4/1998	PERMIT TRACKING CODE	1st Inspection	No Entry	Inspection voided 11/01/00 - complaint closed

Record ID: *B8803779*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: GENERAL REPAIRS
Date Opened: 8/17/1988
Record Status: Final
Record Status Date: 9/1/1988
Job Value: $7,000.00
Requestor: NICK GERANIO/AMERICAN HOUSING
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/22/1988		WALLBRD/SHINGLE 03N	APPROVED	
8/22/1988		WALLBRD/SHINGLE 03N	APPROVED	
9/1/1988		FINAL BUILDING 04P	APPROVED	
9/1/1988		FINAL BUILDING 04P	APPROVED	

Record ID: *B9203703*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: RPELACE BATHTUBS USING NEW IRON TUBS ENCLOSE WATER PROOF WAL LS
Date Opened: 9/14/1992
Record Status: Expired
Record Status Date: 7/22/1993
Job Value: $6,000.00
Requestor: S. GUTJALENKO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/26/1992		INFORMATION 00N	APPROVED	
10/26/1992		INFORMATION 00N	APPROVED	
12/15/1992		ROUGH 03P	CORRECTION NOTICE	

12/15/1992	ROUGH 03P	CORRECTION NOTICE

Record ID: DRX140219

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: To do fire-damaged repairs to a four-unit, two-story residential property. This includes the replacement of 14 windows on the sides, replace flat roof to a pitch roof (gable) and do interior repairs/alterations to the two-story, 4 residential dwelling units.
Date Opened: 2/20/2014
Record Status: Approved
Record Status Date: 2/20/2014
Job Value: $0.00
Requestor:
: Elpidio Ramos
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: E9203574

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: CORRECT CODE VIOLATIONS
Date Opened: 11/2/1992
Record Status: Final
Record Status Date: 12/4/1992
Job Value: $0.00
Requestor: SERGIO GUTZALENKO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/5/1992		ROUGH 03P	CORRECTION NOTICE	
11/5/1992		ROUGH 03P	CORRECTION NOTICE	
11/6/1992		ROUGH 03P	CORRECTION NOTICE	
11/6/1992		ROUGH 03P	CORRECTION NOTICE	
11/10/1992		UTILITY RELEASE 04N	APPROVED	
11/10/1992		UTILITY RELEASE 04N	APPROVED	
11/16/1992		MISCELLANEOUS 00N	INSP CANCELLED	
11/16/1992		MISCELLANEOUS 00N	INSP CANCELLED	
11/18/1992		MISCELLANEOUS 00N	INSP CANCELLED	
11/18/1992		MISCELLANEOUS 00N	INSP CANCELLED	
11/20/1992		ROUGH 03P	CORRECTION NOTICE	
11/20/1992		ROUGH 03P	CORRECTION NOTICE	
11/24/1992		ROUGH 03P	PARTIAL APPROVAL	
11/24/1992		ROUGH 03P	PARTIAL APPROVAL	
11/30/1992		MISCELLANEOUS 00N	NO ACCESS/NO PLANS	
11/30/1992		MISCELLANEOUS 00N	NO ACCESS/NO PLANS	
12/3/1992		ROUGH 03P	NO ACCESS/NO PLANS	
12/3/1992		ROUGH 03P	NO ACCESS/NO PLANS	
12/4/1992		FINAL ELECTRICAL 04P	APPROVED	
12/4/1992		UTILITY RELEASE 04N	APPROVED	
12/4/1992		FINAL ELECTRICAL 04P	APPROVED	
12/4/1992		UTILITY RELEASE 04N	APPROVED	

Record ID: P9202992

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: EXISTING FACILITIES FOR 9[redacted] & 9[redacted] BECAUSE 9[redacted] &[redacted] ARE FIRE DAMAGED AND WILL NEED SEPARATE PERMITS. CHANGED TUB DRAINS, GAS WATER RE-CONNECT
Date Opened: 10/22/1992

Record Status: Final
Record Status Date: 2/23/1994
Job Value: $0.00
Requestor: S HYLAND
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/23/1992		ROUGH 03P	NO PROGRESS	
10/23/1992		ROUGH 03P	NO PROGRESS	
10/28/1992		ROUGH 03P	CORRECTION NOTICE	FEES DUE $15.45
10/28/1992		ROUGH 03P	CORRECTION NOTICE	FEES DUE $15.45
11/3/1992		ROUGH 03P	NO ACCESS/NO PLANS	
11/3/1992		ROUGH 03P	NO ACCESS/NO PLANS	
11/5/1992		ROUGH 03P	CORRECTION NOTICE	
11/5/1992		ROUGH 03P	CORRECTION NOTICE	
11/18/1992		ROUGH 03P	INSP CANCELLED	
11/18/1992		ROUGH 03P	INSP CANCELLED	
11/25/1992		ROUGH 03P	INSP CANCELLED	
11/25/1992		ROUGH 03P	INSP CANCELLED	
12/3/1992		ROUGH 03P	NO PROGRESS	
12/3/1992		ROUGH 03P	NO PROGRESS	
12/7/1992		ROUGH 03P	INSP CANCELLED	
12/7/1992		ROUGH 03P	INSP CANCELLED	
12/8/1992		ROUGH 03P	PARTIAL APPROVAL	
12/8/1992		ROUGH 03P	PARTIAL APPROVAL	
12/18/1992		ROUGH 03P	INSP CANCELLED	
12/18/1992		ROUGH 03P	INSP CANCELLED	
6/30/1993		MISCELLANEOUS 00N	CORRECTION NOTICE	
6/30/1993		MISCELLANEOUS 00N	CORRECTION NOTICE	
7/2/1993		ROUGH 03P	CORRECTION NOTICE	
7/2/1993		ROUGH 03P	CORRECTION NOTICE	
11/3/1993		ROUGH 03P	APPROVED	911 + 915 24TH ST.
11/3/1993		ROUGH 03P	APPROVED	911 + 915 24TH ST.
12/10/1993		GAS TEST 04N	APPROVED	
12/10/1993		GAS TEST 04N	APPROVED	
2/23/1994		FINAL PLUMBING 04P	APPROVED	
2/23/1994		FINAL PLUMBING 04P	APPROVED	

Record ID: *RB0700557*

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: Repair fence & siding, stairs & railings; repair sheetrock, doors, as necessary. Sidewalk less than 25 sf. Elec,Plmb outside
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 9/6/2007
Job Value: $2,000.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/6/2007	STEVE J BRANDEBERRY	FINAL BUILDING 04P	APPROVED	COMPLIANCE LIST COMPLETED
9/6/2007	STEVE J BRANDEBERRY	FINAL BUILDING 04P	APPROVED	COMPLIANCE LIST COMPLETED

Record ID: *RE0700494*

Address: 915 24TH ST
APN: 005 043100503
Unit #:

Description: Electrical repairs as needed.
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 9/6/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/6/2007	STEVE J BRANDEBERRY	FINAL ELECTRICAL 04P	APPROVED	COMPLIANCE LIST COMPLETED
9/6/2007	STEVE J BRANDEBERRY	FINAL ELECTRICAL 04P	APPROVED	COMPLIANCE LIST COMPLETED

Record ID: RP0700464

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: Plumbing repairs as needed.
Date Opened: 2/6/2007
Record Status: Final
Record Status Date: 9/6/2007
Job Value: $0.00
Requestor: WILLIAMS ELIZABETH A
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/6/2007	STEVE J BRANDEBERRY	FINAL PLUMBING 04P	APPROVED	COMPLIANCE LIST COMPLETED
9/6/2007	STEVE J BRANDEBERRY	FINAL PLUMBING 04P	APPROVED	COMPLIANCE LIST COMPLETED

Record ID: Y9201595

Address: 915 24TH ST
APN: 005 043100503
Unit #:
Description: METER RESET
Date Opened: 10/22/1992
Record Status: Expired
Record Status Date:
Job Value: $0.00
Requestor: S. HYLAND
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
10/23/1992		Frame	CORRECTION NOTICE	[redacted]915, PERMIT REQ.
10/28/1992		Frame	CORRECTION NOTICE	PERMIT REQ. 68 - 10/23/92

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Update Results

CITY OF OAKLAND

Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = [redacted]
STREET_NAME : Begins With MYRTLE
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <>

Record ID: 0104317

Address: [redacted]
APN: 005 043100102
Unit #:
Description: TRASH AND DEBRIS, AND TRASH CANS IN PUBLIC VIEW. REMOVE
Date Opened: 5/22/2001
Record Status: Abated
Record Status Date: 6/27/2001
Job Value: $0.00
Requestor: ANONYMOUS
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	|05/30/01 - Verified owner information, released ltr. jmv|>>> 05/30/2001 08:46:10 MARQU#JJ OAK0817|6/15/01 - Tenant of property called needs extension. He says he will|be ordering a dumpster to haul away trash in yard. Told him an exten-|sion will be granted for an additional two weeks,only if he move trash|bins & send me copy of dumpster order. DC|>>> 06/15/2001 10:29:35 CARRI#D OAK1162CA|06/19/01 - CB site visit the trash cans have been moved & dumpter has|been delivered|>>> 06/20/2001 15:17:44 CARRI#D OAK1162CA|extension granted for additional two weeks. 20/81 DC|>>> 06/20/2001 15:20:36 CARRI#D OAK1162CA
5/22/2001	PTS	TRASH AND DEBRIS, AND TRASH CANS IN PUBLIC VIEW. REMOVE

Record ID: 0502116

Address: [redacted]
APN: 005 043100102
Unit #:
Description: TRASH, DEBRIS, RECYCLING PART, VEHICLE PARTS, FURNITURE BEING STOREDIN OPEN AREAS. REMOVE MORE STUFF FRONT BACK YARD.
Date Opened: 5/17/2005
Record Status: Abated
Record Status Date: 6/30/2015
Job Value: $0.00
Requestor: INSPECTOR HB.
:

Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
5/17/2005	PTS	TRASH, DEBRIS, RECYCLING PART, VEHICLE PARTS, FURNITURE BEING STORED IN OPEN AREAS. REMOVE MORE STUFF FRONT BACK YARD.
1/21/2014	PTS	|5/16/5: open areas exhibit excessive accumalation of trash, debris, ov|ergrown, recycling materials, vehicles parts. (20/62)|>>> 05/17/2005 08:33:31 BARRO#HS 0196|OWNERSHIP VERIFIED/LA WANDA|>>> 05/18/2005 15:07:49 WYRIC#L 0378|6/2/5: Met the owner's relative at the site, and explained him what he|needs to remove, also I told him that is ok to screen the front fence|provided use an approved material. He stated that will clean the oen|areas.|>>> 06/03/2005 08:23:38 BARRO#HS 0142|6/6/5: Owner removed the vehicle encroaching the sidewalk, and the deb|ris in the front yard. Still working, extension granted. (20/64)|>>> 06/07/2005 09:29:59 BARRO#HS 0305|6/30/5: Front and side yards are clean, needs to remove more stuff fro|m the back yard.|>>> 07/01/2005 08:31:48 BARRO#HS 0042

Record ID: 0707341

Address: [redacted]
APN: 005 043100102
Unit #:
Description: ABANDONED BLIGHTED PROPERTY IN NEED OF REPAIR AND CLEAN-UP
Date Opened: 9/24/2007
Record Status: Verified
Record Status Date: 10/12/2007
Job Value: $0.00
Requestor: PERRIES PROPERTIES INVESTORS & MANAGEMENT
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
9/24/2007	PTS	ABANDONED BLIGHTED PROPERTY IN NEED OF REPAIR AND CLEAN-UP
1/21/2014	PTS	|verified owner's info is correct per win2data.|>>> 10/23/2007 16:11:25 PATCH#W 0198|10/12/07 - Inspected property. Took photos. Giving case to super|Fielding to give to substandard properties.|>>> 10/23/2007 16:12:31 PATCH#W 0198|11/01/07 visited site, site has blighted and substandard conditions|sending Notice to Abate Letter out 11/02/07|>>> 11/02/2007 09:06:33 WALKE#R 0083|11/09/07 visited site talked with owners granson wilford Perry|510 472-9209. unable to do compliance plan with him not on title.|he said house is in probate. grand mother past. will begin cleaning|site. next inspection 11/26/07|>>> 11/09/2007 14:34:42 WALKE#R 0163|11/16/07 visited site some materials have been removed. next|inspection 12/4/07|>>> 11/19/2007 09:14:47 WALKE#R 0200|11/26/07 verified site, yard has been cleaned. substandard conditions|still exist due to fire. tok photos. next inspection 1/24/07|>>> 11/26/2007 15:34:05 WALKE#R 0064|Received case from Problem Properties Supervisor Wilson for possible|substandard declaration. Visited property, took pictures MF X3465|>>> 12/10/2007 09:53:54 FLORE#M 0221|12-11-07 Discussed case with problem properties supervisor Wilson.|It has been determined that this property will be declared substandard|Processing the case for SS/PN Declaration. MF X3465.|>>> 12/19/2007 11:20:26 FLORE#M 0338|12-20-07 List of violations was prepared and the case was processed|for SS/PN declaration. MF X3465|>>> 02/05/2008 08:40:07 FLORE#M 0191|Visited property for SS/PN Monitoring. No progress to date. MF X3465|>>> 02/05/2008 08:41:54 FLORE#M 0191|02/04/08 talked to grandson at site about property. no progress made|he informed me house was still in probate. informed primary inspector|of what he said while in area.|>>> 02/05/2008 10:45:56 WALKE#R 0108|Visited property for SS/PN monitoring. No progress to date. MF X3465|>>> 02/13/2008 15:26:52 FLORE#M 0072|Owner's grandson came into the office. Mr Perry can be reached at 510|472-9709. Property is in probate. When the case is settled, he will|come in and sign a compliance plan. He is attempting to file a billing|appeal. MF X3465|>>> 02/28/2008 09:24:48 FLORE#M 0192|This building is rated Dc2+, minor to secondary importance,contributor|to early residential neighborhood near McClymonds.Preservation Element|says historic SS/PN properties should be rehabbed if feasible - can't|tell from photo how much is left after fire. Betty Marvin x6879|>>> 03/04/2008 11:43:42 MARVI#BJ 0174|Received phone call from neighbor. People are living downstairs unit|I will call Wilford Perry and ask him to vacagte the home. MF X3465|>>> 04/23/2008 08:25:19 FLORE#M 0064|05-23-08 Visited property for SS/PN monitoring. No progress to date.|MF X3465|>>> 05/27/2008 09:23:45 FLORE#M 0041|08-18-08 Visited property for SS/PN monitoring. No progress to date.|MF X3465|>>> 12/12/2008 15:47:48 FLORE#M 0339|10/15/08 Visited property for SS/PN monitoring. No progress to date.|MF X3465|>>> 12/12/2008 15:50:20 FLORE#M 0339|12-11-08 Visited property for SS/PN monitoring. No progress to date.|MF X3465|>>> 12/12/2008 15:51:28 FLORE#M 0339|Received call from neighbor, people are getting in to the property|and creating problems. I called Wilford Perry and he will go to the|property and secure it. MF X3465|>>> 12/15/2008 15:15:00 FLORE#M 0468|03/27/09 Visited property for SS/PN

		monitoring. No progress has been|made to adress the violations. MF X3465|>>> 03/30/2009 11:06:32 FLORE#M 0432|OWNERSHIP UPDATE INFORMATION:|Previous Owner: WYNN TEMIA|New Owner: PERRIES PROPERTIES INVESTORS & MANAGEMENT|(SAME ADDRESS)|>>> 07/22/2009 09:44:49 MEEKI#A 0183|10/05/09 Site visit verified that the property is in disrepair, it is|blighted and code violations have not been adressed. Submitting 75,000|prospective lien will be submitted and the Substandard Packet will be|re-submitted. MF X3465|>>> 10/06/2009 10:20:03 FLORE#M 0218|Received request for Prospective Lien form. Forwarding processed form|to Antoinette Renwick for signature approval- ASM|>>> 10/14/2009 13:55:23 MEEKI#A 0123|Received signed Prospective Lien, forwarding to Lula Perez for notary|stamp and signature-ASM|>>> 10/16/2009 13:26:51 MEEKI#A 0191|Prospective Lien signed, notarized, being forwarded to county.|>>> 11/05/2009 09:50:48 LOVET#K 0128|Prospective Lien recorded on 11/06/09-2009352233-copy given to|Code Accounting.|>>> 11/09/2009 11:48:15 LOVET#K 0100|09-30-11 Site visit conducted. Unable to access the property. The|premises is in extremely blighted condition. I will review the case|with Supervisor Wilson before proceeding. MF X3465|>>> 10/04/2011 09:56:27 FLORE#M 0045|11-9-11 Inspection verified that the trash & debris have been removed|Abating the cleanup case. Mf x3465|>>> 11/14/2011 16:33:51 FLORE#M 0043
1/21/2014	PTS	|Prospective lien recorded 02/27/08-2008075378- a copy given to|Code Accounting for fee charging|>>> 02/28/2008 09:02:04 LOVET#K 0232
12/23/2009	PTS	INVOICE COMMENT FOR INVOICE # I0070581: FOR DOC #2009352233 @ $75,000 MKH
11/12/2009	PTS	INVOICE COMMENT FOR INVOICE # I0070247: FOR DOC #2009352233 @ $75,000 MKH

Record ID: 1106628

Address: [redacted]
APN: 005 043100102
Unit #:
Description: OPEN STORAGE, TRASH, DEBRIS, GRAFITTI
Date Opened: 10/4/2011
Record Status: Abated
Record Status Date: 11/9/2011
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
10/4/2011	PTS	OPEN STORAGE, TRASH, DEBRIS, GRAFITTI
1/21/2014	PTS	|9-30-11 Inspection verified the trash and debris. Sending Notice to|Abate. Next inspection 11-9-11 MF X3465|>>> 11/14/2011 16:30:29 FLORE#M 0043|11-9-1 inspection verified that the trash and debris have been removed|Abating the cleanup case Nuisance case still exists. MF X3465|>>> 11/14/2011 16:32:11 FLORE#M 0043

Record ID: 1403770

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Trash and debris on property
Date Opened: 10/21/2014
Record Status: Courtesy Letter Sent
Record Status Date: 10/22/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
10/22/2014	AMEEKINS	Courtesy notice mailed. Deadline 11/12/14

Record ID: 1504225

Address: [redacted]
APN: 005 043100102
Unit #:
Description: MAJOR CONSTRUCTION W/OUT PERMITS, OPEN TRENCHES, STRUCTURE HAS BEEN LIFTED.
Date Opened: 11/30/2015
Record Status: Open

Record Status Date: 11/30/2015
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
1/4/2016	GMARTINELLI	1-4-16, meet with new owner Alexander on site today, Alexander said he will be submitting his plans for permits next week, to legalize foundation, complete reframing of downstairs, relocate stairway to lower floor, alter walls on upper floor, adding three bathrooms, relocating laundry room, replace 7 windows, replace siding, remodel kitchen, all new electrical, plumbing, heating, and mechanical, and new wall board. Alexanders number is [redacted]-7918
12/8/2015	GMARTINELLI	12-7-15, inspection found building with a no trespassing sign, was able to view from public sidewalk new framing, windows, and exterior electrical alterations. Stop work was issued and placed on front fence.

Record ID: 9403373

Address: [redacted]
APN: 005 043100102
Unit #:
Description: B42406
Date Opened: 10/5/1994
Record Status: Closed
Record Status Date: 7/19/1999
Job Value: $0.00
Requestor:
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
10/5/1994	PTS	B42406

Record ID: DRX160045

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Replacement of 6 front windows and 4 side windows ok per zoning
Date Opened: 1/14/2016
Record Status: Approved
Record Status Date: 1/14/2016
Job Value: $0.00
Requestor: Alexander Machado
: Alexander Machado
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: DRX160200

Address: [redacted]
APN: 005 043100102
Unit #:
Description: DRX spdr to remodel interior, convert 453 sf of lowest level rear to bed/bath, change exterior windows, repair exterior walls where needed, within existing building shell, with bp's; no added units/kitchens; has interior stairs *update 2/6/17: zoning staff visited site 9/26/16, ok with all except: (1) restore obsolete curb cut and (2) reduce front fence to 42" or semi-transparent up to 6' (eg wrought iron) - OMC requires curb restoration. ABR
Date Opened: 2/11/2016
Record Status: Approved
Record Status Date: 2/11/2016
Job Value: $0.00
Requestor:
: alexandre machado
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

4/13/2016	MHACKETT	related to inquire at the zoning counter: no plans or case file was found in the filing cabinets.
5/27/2016	DVALESKA	5-27-16: dv (per ABR), note that neighbor Dan [redacted] City Jorge Reyes found work beyond scope of DRX and BP approval (453 sf where 1275 sf addition is alleged by neighbor); Planning staff finds no other DRX or DS approving such addition, particularly in setbacks.

Record ID: L028099

Address: [redacted]
APN: 005 043100102
Unit #:
Description:
Date Opened: 4/28/2008
Record Status: Lien Created
Record Status Date: 4/28/2008
Job Value: $0.00
Requestor: WYNN TEMIA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: L032578

Address: [redacted]
APN: 005 043100102
Unit #:
Description:
Date Opened: 12/21/2009
Record Status: Lien Created
Record Status Date: 12/21/2009
Job Value: $0.00
Requestor: PERRIES PROPERTIES INVESTORS & MANAGEMENT
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: OB1600165

Address [redacted]
APN: 005 043100102
Unit #:
Description: Reserve 1 NON-METERED parking space(s) in front of parcel only for dumpster for cleanup. Post 72 hours prior in residential areas. No impact on traffic lane or sidewalk allowed. No-parking signs picked up by applicant after payment, 4th FLOOR. To Have Illegally Parked Vehicle Ticketed Call 510-777-3333. Applicant arranges towing. Comply with terms set forth in CVC Section 22651 (m). For Towed Vehicle: Call 510-238-3021. Note: Stop Work Notice was issued for this permit. Additional fees may apply. RE: RB1600256 Contact: 925 202-7918
Date Opened: 2/16/2016
Record Status: Expired
Record Status Date: 2/17/2016
Job Value: $0.00
Requestor: A MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RB1600256

Address [redacted]
APN: 005 043100102
Unit #:
Description: Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 453 SF in 1st floor; add 2 new BR & 3 new baths; replace windows; replace siding per CE#1504225. DRX160045 3/3/16 Also legalize 453SF in 2nd floor (Total 2 story, 906 SF), raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2".
Date Opened: 1/21/2016
Record Status: Revoked
Record Status Date: 3/3/2016
Job Value: $120,000.00

Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
3/3/2016	TJULL	Per TCL - Need completely new permit for work including CE Routing slip, FC and zoning approval on plans. NEEDS 2x FEES
3/2/2016	TJULL	Needs 2x fees, FC, & valuation adjusted for Stop Work orders & exceeding scope of work. Needs revised plans that address all work

Record ID: RB1600937

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 2 story 906 SF, add 2 new BR & 3 new baths; replace windows; replace siding, raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2". per CE#1504225. DRX160045
Date Opened: 3/3/2016
Record Status: Expired
Record Status Date: 2/24/2017
Job Value: $160,000.00
Requestor: Ivonne Gomez - LOA
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
3/3/2016	MBELLOMO	Plan reviewed and approved under RB1600256. Field check insp. and x2 fee required per routing slip by DM. Advised applicant to request partial refund for RB1600256.
5/27/2016	DVALESKA	5-27-16: dv (per ABR) note that neighbor Dan at [redacted] and Jorge Reyes-City insp. allege that owner is going beyond scope of DRX and BP for 453 sf addition and adding 1275 more sf w/o permits, including building in rear yard
9/26/2016	AROSE	Zoning 9/26/16 - planners visited site with inspectors - all planning items appear OK except: (1) restore obsolete curb cut and (2) reduce front fence to 42" or semi-transparent up to 6' (eg wrought iron). Aubrey x 2071 w/ DV
9/30/2016	ALEIGHTON	Letter from DMiles mailed cert and reg mail to Ivone Gomez [redacted] Ca 94520 on 9/30/16 explaining what needs to be done to have the permit finaled. Cert mailing #7014 0510 0001 3985 1461
12/16/2016	ALEIGHTON	Certified mail dated 9/30/16 returned as "return to sender: unclaimed"

Record ID: RE1601218

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Electrical for Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 2 story 906 SF, add 2 new BR & 3 new baths; replace windows; replace siding, raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2". per CE#1504225. DRX160045
Date Opened: 4/12/2016
Record Status: Final
Record Status Date: 8/26/2016
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RM1601720

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Mechanical/ Install new FAU system/ Remodel SFD:
Date Opened: 9/12/2016
Record Status: Final
Record Status Date: 9/23/2016
Job Value: $0.00
Requestor: ALEXANDRE MACHADO

:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: RP1600976

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Plumbing for Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 2 story 906 SF, add 2 new BR & 3 new baths; replace windows; replace siding, raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2". per CE#1504225. DRX160045
Date Opened: 4/12/2016
Record Status: Final
Record Status Date: 8/26/2016
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS

Record ID: SL1501998

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance . Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/3/2015
Record Status: Withdrawn
Record Status Date: 10/27/2015
Job Value: $0.00
Requestor:
:
Business Name: ACE SEWER LATERAL CONTRACTOR
License #: 994389

COMMENT DATE	COMMENTER	COMMENTS

Record ID: X1501711

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance . Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/3/2015
Record Status: Withdrawn
Record Status Date: 11/5/2015
Job Value: $0.00
Requestor:
:
Business Name: ACE SEWER LATERAL CONTRACTOR
License #: 994389

COMMENT DATE	COMMENTER	COMMENTS

Record ID: ZW1500573

Address: [redacted]
APN: 005 043100102
Unit #:
Description: it is okay to repair exterior siding to match existing
Date Opened: 12/24/2015
Record Status: Complete
Record Status Date: 12/24/2015
Job Value:

Requestor:
: Elvecio Machado
Business Name:
License #:

COMMENT DATE	COMMENTER	COMMENTS
		For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Update Results

CITY OF OAKLAND

Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
CONTACT_TYPE = Blank
STREET_NBR = [redacted]
STREET_NAME : Begins With MYRTLE
STREET_TYPE : Begins With
APN = ----
DATE_OPENED >=
DATE_OPENED <= 12/31/2017
RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
RECORD_TYPE_TYPE <> Lien

Record ID: 0104317

Address: [redacted]
APN: 005 043100102
Unit #:
Description: TRASH AND DEBRIS, AND TRASH CANS IN PUBLIC VIEW. REMOVE
Date Opened: 5/22/2001
Record Status: Abated
Record Status Date: 6/27/2001
Job Value: $0.00
Requestor: ANONYMOUS
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/21/2001	DAVID CARRILLO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
6/19/2001	DAVID CARRILLO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Scheduled reinsp from 63 result on 05/21/01
6/27/2001	DAVID CARRILLO	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp generated from insp result 81 on 06/19/01

Record ID: 0502116

Address: [redacted]
APN: 005 043100102
Unit #:
Description: TRASH, DEBRIS, RECYCLING PART, VEHICLE PARTS, FURNITURE BEING STOREDIN OPEN AREAS. REMOVE MORE STUFF FRONT BACK YARD.
Date Opened: 5/17/2005
Record Status: Abated
Record Status Date: 6/30/2015
Job Value: $0.00
Requestor: INSPECTOR HB.

:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
5/16/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
6/6/2005	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	IN PROGRESS
6/30/2005	HUGO BARRON	1st Inspection	Unable to Verify	Auto scheduled from 64 result on 06/06/05

Record ID: 0707341

Address: [redacted]
APN: 005 043100102
Unit #:
Description: ABANDONED BLIGHTED PROPERTY IN NEED OF REPAIR AND CLEAN-UP
Date Opened: 9/24/2007
Record Status: Verified
Record Status Date: 10/12/2007
Job Value: $0.00
Requestor: PERRIES PROPERTIES INVESTORS & MANAGEMENT
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/26/2007		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULED
10/12/2007	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 01/05/12 - complaint abated 11/09/11
10/12/2007		1st Inspection	Violation Verified	SENT CASE TO SUPER RF FOR SUB-PROP
10/29/2007		1st Inspection	Unable to Verify	Reinsp generated from insp result 93 on 10/12/07
11/1/2007	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	BLIGHTED SIGHT TRASH AND DEBRIS
11/9/2007	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	TALKED WITH WILLRED PERRY 510-472-9209 COMPLIANCE PLAN NEEDED
11/16/2007	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	SOME PROGRESS MADE. SOME MATERIALS REMOVED
11/26/2007	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	VISISTED SITE YARD HAS BEEN CLEANED, TOOK PHOTO, SUBSTANDARD STILL
12/4/2007	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Reinsp requested from insp result 95 on 11/16/07
12/17/2007	MARTIN FLORES	1st Inspection	Violation Verified	
1/3/2008	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp requested from insp result 93 on 12/17/07
1/24/2008	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 01/05/12 - complaint abated 11/09/11
1/24/2008	PERMIT TRACKING CODE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 01/05/12 - complaint abated 11/09/11
2/4/2008	ROBERT WALKER	1st Inspection	Violation Verified	OWNER STATES HOUSED IS STILL IN PROBLE
2/13/2008	MARTIN FLORES	1st Inspection	No Violations	Reinsp generated from insp result 93 on 02/04/08
2/25/2008	MARTIN FLORES	1st Inspection	Unable to Verify	

				Reinsp generated from insp result 95 on 02/13/08
4/18/2008	MARTIN FLORES	1st Inspection	No Violations	SS/PN MONITORING
4/28/2008	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp generated from insp result 95 on 04/18/08
8/18/2008	MARTIN FLORES	1st Inspection	No Violations	SS/PN MONITORING
8/26/2008	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp generated from insp result 95 on 08/18/08
10/14/2008	MARTIN FLORES	1st Inspection	No Violations	SS/PN MONITORING
10/22/2008	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp generated from insp result 95 on 10/14/08
12/11/2008	MARTIN FLORES	1st Inspection	No Violations	SS/PN MONITORING INSP.
12/23/2008	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp generated from insp result 95 on 12/11/08
3/27/2009	MARTIN FLORES	1st Inspection	No Violations	SS/PN INSPECTION
4/6/2009	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp generated from insp result 95 on 03/27/09
10/5/2009	MARTIN FLORES	1st Inspection	Violation Verified	PUBLIC NUISANCE INSPECTION
10/13/2009	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp generated from insp result 93 on 10/05/09
9/26/2011	MARTIN FLORES	1st Inspection	Unable to Verify	
9/30/2011	MARTIN FLORES	1st Inspection	Violation Verified	MONITORING INSPECTION
10/31/2011	MARTIN FLORES	1st Inspection	Unable to Verify	Reinsp requested from insp result 93 on 09/30/11

Record ID: *1106628*

Address: [redacted]
APN: 005 043100102
Unit #:
Description: OPEN STORAGE, TRASH, DEBRIS, GRAFITTI
Date Opened: 10/4/2011
Record Status: Abated
Record Status Date: 11/9/2011
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/9/2011	MARTIN FLORES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	MONITORING INSP

Record ID: *1403770*

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Trash and debris on property
Date Opened: 10/21/2014
Record Status: Courtesy Letter Sent
Record Status Date: 10/22/2014
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *1504225*

Address: [redacted]
APN: 005 043100102
Unit #:
Description: MAJOR CONSTRUCTION W/OUT PERMITS, OPEN TRENCHES, STRUCTURE HAS BEEN LIFTED.

Date Opened: 11/30/2015
Record Status: Open
Record Status Date: 11/30/2015
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/7/2015	Gene Martinelli	1st Inspection	Violation Verified	12-7-15, inspection found building with a no trespassing sign, was able to view from public sidewalk new framing, windows, and exterior electrical alterations. Stop work was issued and placed on front fence.
	Gene Martinelli	Monitoring Inspection	Scheduled	

Record ID: 9403373

Address: [redacted]
APN: 005 043100102
Unit #:
Description: B42406
Date Opened: 10/5/1994
Record Status: Closed
Record Status Date: 7/19/1999
Job Value: $0.00
Requestor:
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX160045

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Replacement of 6 front windows and 4 side windows ok per zoning
Date Opened: 1/14/2016
Record Status: Approved
Record Status Date: 1/14/2016
Job Value: $0.00
Requestor: Alexander Machado
: Alexander Machado
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: DRX160200

Address: [redacted]
APN: 005 043100102
Unit #:
Description: DRX spdr to remodel interior, convert 453 sf of lowest level rear to bed/bath, change exterior windows, repair exterior walls where needed, within existing building shell, with bp's; no added units/kitchens; has interior stairs *update 2/6/17: zoning staff visited site 9/26/16, ok with all except: (1) restore obsolete curb cut and (2) reduce front fence to 42" or semi-transparent up to 6' (eg wrought iron) - OMC requires curb restoration. ABR
Date Opened: 2/11/2016
Record Status: Approved
Record Status Date: 2/11/2016
Job Value: $0.00
Requestor:
: alexandre machado
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *OB1600165*

Address: [redacted]

APN: 005 043100102

Unit #:

Description: Reserve 1 NON-METERED parking space(s) in front of parcel only for dumpster for cleanup. Post 72 hours prior in residential areas. No impact on traffic lane or sidewalk allowed. No-parking signs picked up by applicant after payment, 4th FLOOR. To Have Illegally Parked Vehicle Ticketed Call 510-777-3333. Applicant arranges towing. Comply with terms set forth in CVC Section 22651 (m). For Towed Vehicle: Call 510-238-3021. Note: Stop Work Notice was issued for this permit. Additional fees may apply. RE: RB1600256 Contact: 925 202-7918

Date Opened: 2/16/2016

Record Status: Expired

Record Status Date: 2/17/2016

Job Value: $0.00

Requestor: A MACHADO

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: *RB1600256*

Address: [redacted]

APN: 005 043100102

Unit #:

Description: Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 453 SF in 1st floor; add 2 new BR & 3 new baths; replace windows; replace siding per CE#1504225. DRX160045 3/3/16 Also legalize 453SF in 2nd floor (Total 2 story, 906 SF), raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2".

Date Opened: 1/21/2016

Record Status: Revoked

Record Status Date: 3/3/2016

Job Value: $120,000.00

Requestor: ALEXANDRE MACHADO

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/9/2016	Felix Melendez	Foundation	Not Pass	Date: 2/9/2016 2/9/16 C/N 1)Revise plans and get approval at city for footing detail for center section being done, or build per plans. (Inspection to come, schedule inspection when you decide). 2)Anchor bolts need to be galvanized. 3)Maintain earth clearance min 3" and clean excess dirt from trench. 4) Obtain obstruction permit for trash container and clean the construction debris from public right of way/sidewalk. • To discuss a NO PASS result, call 510-238-4786 before 8:30AM, or bring your approved plans to the inspection counter before 8:30AM • Do not cover any work until written approval by your inspector is granted. • To approve field revisions, bring the approved plans, 3 copies of the revision, required calculations/certifications/reports/etc. & review fees to the inspection counter before 8:30AM. • Permits will expire unless a major inspection is approved at least every 6 months • Building, Electrical, Mechanical and Zoning inspections must be scheduled separately, well in advance at 510-238-3444. • Additional fees will apply after exceeding the "prepaid Inspection limit" • Inspection cancellations after 10:00AMwill be deducted from the prepaid inspection limit
2/11/2016	Gene Martinelli	Foundation	Not Pass	Date: 2/11/2016 Correction Notice 2-11-16 Stop Work issued for plans misrepresent the original building on the submitted and approved plans. Building appears to be raised from the original height by 3 feet or

greater. The existing rear porch was also not represented correctly in drawings. The porch was submitted as an existing addition. Needs to resubmit drawings to correctly described the existing conditions and obtain zoning approvals, building permits and all trade permits. Double fees required since job was already started prior to permits. A reassessment of the job cost will also be needed.

Record ID: RB1600937

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 2 story 906 SF, add 2 new BR & 3 new baths; replace windows; replace siding, raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2". per CE#1504225. DRX160045
Date Opened: 3/3/2016
Record Status: Expired
Record Status Date: 2/24/2017
Job Value: $160,000.00
Requestor: Ivonne Gomez - LOA
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
3/8/2016	Anthony Harbaugh	Field Check	Ok to Issue	Date: 3/8/2016 OK to issue a permit, plans reflect scope of work being done on job site. Will need to comply with title 24. Electrical, plumbing and mechanical permits needed.
3/29/2016	Anthony Harbaugh	Frame	Pass	Date: 3/29/2016 Wall frame and shear nail ok. Roof frame and plywood nail ok.
8/26/2016	Ken Palmer	Final Building	Partial	Date: 8/26/2016 Final pending mechanical permit issuance and final inspection, interior handrails, glazing tempered at bottom interior landing and PSL
	Anthony Harbaugh	Field Check	Cancelled	

Record ID: RE1601218

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Electrical for Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 2 story 906 SF, add 2 new BR & 3 new baths; replace windows; replace siding, raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2". per CE#1504225. DRX160045
Date Opened: 4/12/2016
Record Status: Final
Record Status Date: 8/26/2016
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/15/2016	Anthony Harbaugh	Frame	Pass	Date: 4/15/2016 Rough OK.
8/26/2016	Ken Palmer	Final Electrical	Pass	Date: 8/26/2016 Final OK

Record ID: RM1601720

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Mechanical/ Install new FAU system/ Remodel SFD:
Date Opened: 9/12/2016
Record Status: Final
Record Status Date: 9/23/2016
Job Value: $0.00

Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
9/23/2016	Steve Johnson	Final Mechanical	Pass	Date: 9/23/2016 Final approved.
	Joanneke F Verschuur	Final Mechanical	Cancelled	
	Jorge Reyes	Final Mechanical	Scheduled	

Record ID: RP1600976

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Plumbing for Remodel SFD: Reframe exterior walls; add new foundation & interior stairs; legalize 2 story 906 SF, add 2 new BR & 3 new baths; replace windows; replace siding, raise height of 1st floor from 10'2" to 12', lower roof so overall height is reduced from 27'-2" to 25'-2". per CE#1504225. DRX160045
Date Opened: 4/12/2016
Record Status: Final
Record Status Date: 8/26/2016
Job Value: $0.00
Requestor: ALEXANDRE MACHADO
:
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/15/2016	Anthony Harbaugh	Frame	Pass	Date: 4/15/2016 Rough OK.
8/26/2016	Ken Palmer	Final Plumbing	Pass	Date: 8/26/2016 Final OK

Record ID: SL1501998

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance . Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/3/2015
Record Status: Withdrawn
Record Status Date: 10/27/2015
Job Value: $0.00
Requestor:
:
Business Name: ACE SEWER LATERAL CONTRACTOR
License #: 994389

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: X1501711

Address: [redacted]
APN: 005 043100102
Unit #:
Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum $5,800.00 fine for non-compliance . Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.
Date Opened: 8/3/2015
Record Status: Withdrawn
Record Status Date: 11/5/2015
Job Value: $0.00
Requestor:
:
Business Name: ACE SEWER LATERAL CONTRACTOR
License #: 994389

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

Record ID: ZW1500573

Address: [redacted]
APN: 005 043100102

Unit #:
Description: it is okay to repair exterior siding to match existing
Date Opened: 12/24/2015
Record Status: Complete
Record Status Date: 12/24/2015
Job Value:
Requestor:
: Elvecio Machado
Business Name:
License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments

For real-time, direct access to information via the Internet, 24 hours a day - https://aca.accela.com/oakland

Russell, Simon

From: Ivonne Gomez [redacted]
Sent: Thursday, December 03, 2015 7:50 AM
To: Espinosa, Thomas [redacted]
Subject: [redacted]
Attachments: Oakland, CA Planning Code -RM-2.pdf; PLAT MAP.pdf; Profile with Plat Map.pdf

Hello Thomas,

Please see attachment.

[redacted]

Lot size: 3,300 sf
Zoning: RM-2 (RM-2 Mixed Housing Type Residential Zone - 2. The intent of the RM-2 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.)

Permitted Density: 1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater

Respectfully,
Ivonne Gomez

Chapter 17.17 - RM MIXED HOUSING TYPE RESIDENTIAL ZONES REGULATIONS

Sections:

17.17.010 - Title, intent, and description.

A. Title and Intent. The provisions of this Chapter shall be known as the Mixed Housing Type Residential (RM) regulations. The intent of the RM regulations is to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.

B. Description of Primary Zones. This Chapter establishes land use regulations for the following four primary zones:

1. **RM-1 Mixed Housing Type Residential Zone - 1.** The intent of the RM-1 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes and duplexes, and neighborhood businesses where appropriate.
2. **RM-2 Mixed Housing Type Residential Zone - 2.** The intent of the RM-2 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.
3. **RM-3 Mixed Housing Type Residential Zone - 3.** The intent of the RM-3 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.
4. **RM-4 Mixed Housing Type Residential Zone - 4.** The intent of the RM-4 zone is to create, maintain, and enhance residential areas typically located on or near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings at somewhat higher densities than RM-3, and neighborhood businesses where appropriate.

C. Description of Combining Zone. This Chapter establishes land use regulations for the following combining zone:

1. **C Residential Commercial Combining Zone.** The intent of the C combining zone is to allow for expanded commercial uses, as well as new commercial uses within certain areas of the Mixed Housing Type Residential (RM) zones. When an above primary zone is combined with the C combining zone, the C Residential Commercial Combining Zone permitted uses supersede those of the primary zone.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.17.020 - Required design review process.

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.17.030 - Permitted and conditionally permitted activities.

Table 17.17.01 lists the permitted, conditionally permitted, and prohibited activities in the RM zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.17.01: Permitted and Conditionally Permitted Activities

Activities	Primary Zones				Combining Zone*	Additional Regulations
	RM-1	RM-2	RM-3	RM-4	C	
Residential Activities						
Permanent	P(L1)	P(L1)	P(L1)	P(L1)	P(L1)	17.103.010
Residential Care	P(L1)	P(L1)	P(L1)	P(L1)	P(L1)	17.103.010
Service-Enriched Permanent Housing	C(L1)	C(L1)	C(L1)	C(L1)	C(L1)	17.103.010
Transitional Housing	C(L1)	C(L1)	C(L1)	C(L1)	C(L1)	17.103.010
Emergency Shelter	—	— P(L2)	—	—	—	
Semi-Transient	—	—	—	—	—	
Bed and Breakfast	C	C	C	C	P	17.10.125
Civic Activities						
Essential Service	P	P	P	P	P	
Limited Child-Care Activities	P	P	P	P	P	

Community Assembly	C	C	C	C	C	
Recreational Assembly	C	C	C	C	C	
Community Education	C	C	C	C	C	
Nonassembly Cultural	C	C	C	C	C	
Administrative	C	C	C	C	C	
Health Care	C	C	C	C	C	
Special Health Care	—	—	—	—	—	
Utility and Vehicular	C	C	C	C	C	
Extensive Impact	C	C	C	C	C	
Commercial Activities						
General Food Sales	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Full Service Restaurants	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Limited Service Restaurant and Cafe	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Fast-Food Restaurant	—	—	—	—	—	
Convenience Market	—	—	—	—	—	
Alcoholic Beverage Sales	—(L6)	—(L6)	—(L6)	—(L6)	—(L6)	
Mechanical or Electronic Games	—	—	—	—	—	
Medical Service	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L7)	
General Retail Sales	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Large-Scale Combined	—	—	—	—	—	

Retail and Grocery Sales						
Consumer Service	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L7)	
Consultative and Financial Service	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Check Cashier and Check Cashing	—	—	—	—	—	
Consumer Cleaning and Repair Service	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Consumer Dry Cleaning Plant	—	—	—	—	—	
Group Assembly	—	—	—	—	C(L7)(L8)	
Personal Instruction and Improvement Services	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	P(L5)	
Administrative	P(L3) (L4) (L9)	P(L3) (L4) (L9)	P(L3) (L4) (L9)	P(L3) (L4) (L9)	P(L5)	
Business, Communication, and Media Services	—	—	C(L3) (L4)	C(L3) (L4)	P(L5)	
Broadcasting and Recording Services Commercial Activities	—	—	—	—	—	
Research Service	—	—	—	—	—	
General Wholesale Sales	—	—	—	—	—	
Transient Habitation	—	—	—	—	—	
Building Material Sales	—	—	—	—	—	
Automobile and Other Light Vehicle Sales and Rental	—	—	—	—	—	

Automobile and Other Light Vehicle Gas Station and Servicing	—	—	—	—	—	
Automobile and Other Light Vehicle Repair and Cleaning	—	—	—	—	—	
Taxi and Light Fleet-Based Services	—	—	—	—	—	
Automotive Fee Parking	—	—	—	—	—	
Animal Boarding	—	—	—	—	—	
Animal Care	—	—	—	—	—	
Undertaking Service	—	—	—	—	—	
Industrial Activities (all)	—	—	—	—	—	
Agriculture and Extractive Activities						
Limited Agriculture	P(L10)	P(L10)	P(L10)	P(L10)	P(L10)	
Extensive Agriculture	C(L11)	C(L11)	C(L11)	C(L11)	C(L11)	
Plant Nursery	C	C	C	C	C	
Mining and Quarrying	—	—	—	—	—	
Accessory off-street parking serving prohibited activities	—	—	—	—	—	17.116.075
Activities that are listed as prohibited but are permitted or conditionally permitted on nearby lots in an adjacent zone	C	C	C	C	C	17.102.110

Limitations on Table 17.17.01:

Item 6c - Evidence Exhibits 1-157

* If a base zone (RM-1, RM-2, RM-3, or RM-4) also has the C combining zone, the C regulations supersede the base zone.

.1. Residential Care is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when not located in a One-Family Dwelling Residential Facility. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.103.010 for other regulations regarding these activities.

L2. Emergency shelters are permitted by-right within that portion of the Martin Luther King Jr. Way corridor described in Section 17.103.015(A)(1) and subject to the development standards in Section 17.103.015(B).

L3. These activities may only be located in an existing ground floor of a Nonresidential Facility that was both built prior the effective date of this chapter (April 14, 2011) and not originally used for a Civic Activity. For the purposes of this limitation, a facility is considered built if it received its certificate of occupancy or passed its final building inspection on its building permit. Also, these activities may only operate within the hours of 7:00 a.m. and 10:00 p.m.

L4. The overall outside dimensions of an existing nonresidential facility built prior to the effective date of this chapter (April 14, 2011) devoted to this activity shall not be increased; and no open parking, loading, or production serving such activity shall be relocated or increased in size. For the purposes of this limitation, a facility is considered built if it received its certificate of occupancy or passed its final building inspection on its building permit. This regulation supersedes the applicable provisions in Chapter 17.114.

.5. These activities may only be located on the ground floor of an existing or new nonresidential facility and may only operate within the hours of 7:00 a.m. and 10:00 p.m.; a Conditional Use Permit (CUP) is required if the facility exceeds three thousand (3,000) square feet (see Chapter 17.134 for the CUP procedure).

L6. In the case of an existing, nonconforming Alcoholic Beverage Sales Activity, the total floor area, open areas, or outside building dimensions occupied by the establishment shall not be increased. This regulation supersedes the Nonconforming Activity [in] Subsection 17.114.080.A.1.

L7. These activities may only be located on the ground floor of an existing or new nonresidential facility and the activity may only operate within the hours of 7:00 a.m. and 10:00 p.m.

L8. Adult entertainment activities are prohibited.

L9. These activities may only be located in an existing ground floor of nonresidential facility that was both built prior to the effective date of this chapter (April 15, 2011) and not original used for a Civic Activity. For the purposes of this limitation, a facility is considered built if it received its certificate of occupancy or passed its final building inspection on its building permit. Also, these activities may only operate within the hours of 7:00 a.m. and 10:00 p.m.; a Conditional Use Permit (CUP) is required if the ground floor nonresidential facility exceeds one thousand five hundred (1,500) square feet (see Chapter 17.134 for the CUP procedure).

.10. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any on-site sales occur no more than two (2) times per week between the hours of 8:00 am and 9:00 pm in a temporary movable structure not exceeding two hundred (200) square feet in size; conditionally

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permitted if the activity is larger in either land area, or in sales area, frequency, or hours of operation (see Chapter 17.134 for the CUP procedure).

.11. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13248, § 3(Exh. A), 7-15-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.17.040 - Permitted and conditionally permitted facilities.

Table 17.17.02 lists the permitted, conditionally permitted, and prohibited facilities in the RM zones. The descriptions of these facilities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the table.

"—" designates facilities that are prohibited.

Table 17.17.02: Permitted and Conditionally Permitted Facilities

Facilities	Zones					Additional Regulations
	RM-1	RM-2	RM-3	RM-4	C*	
Residential Facilities						
One-Family Dwelling	P	P	P	P	P	
One-Family Dwelling with Secondary Unit	P	P	P	P	P	17.103.080
Two-Family Dwelling	C(L1)	P	P	P	Same as underlying zone	
Multifamily Dwelling	—	C(L1)	C(L1)	P(L1)	Same as underlying zone	

Rooming House	—	—	—	—	—	
Mobile Home	—	—	—	—	—	
Nonresidential Facilities						
Enclosed Nonresidential	P	P	P	P	P	
Open Nonresidential	P	P	P	P	C(L5)	
Sidewalk Cafe	P(L2)	P(L2)	P(L2)	P(L2)	P(L2)	17.103.090
Drive-In Nonresidential	—	—	—	—	—	
Drive-Through Nonresidential	—	—	—	—	—	
Telecommunications Facilities						
Micro Telecommunications	C	C	C	C	C	17.128
Mini Telecommunications	C	C	C	C	C	17.128
Macro Telecommunications	C	C	C	C	C	17.128
Monopole Telecommunications	C	C	C	C	C	17.128
Tower Telecommunications	—	—	—	—	—	17.128
Sign Facilities						
Residential Signs	P	P	P	P	P	17.104
Special Signs	P	P	P	P	P	17.104
Development Signs	P	P	P	P	P	17.104
Realty Signs	P	P	P	P	P	17.104
Civic Signs	P	P	P	P	P	17.104
Business Signs	P(L3)	P(L3)	P(L3)	P(L3)	P(L4)	17.104
Advertising Signs	—	—	—	—	—	17.104

Limitations on Table 17.17.02:

* If a base zone (RM-1, RM-2, RM-3, or RM-4) also has the C combining zone, the C regulations supersede the base zone.

L1. See Table 17.17.03, Property Development Standards, for additional regulations on this density.

L2. Sidewalk cafes are allowed only as an accessory facility to an approved Full Service Restaurant or Limited Service Restaurant and Cafe. The sidewalk cafe may only operate within the hours of 7:00 a.m. to 10:00 p.m. No more than three (3) tables and no more than ten (10) chairs or seats are allowed. If more tables or chairs are requested, a Conditional Use Permit (CUP) is required (see Chapter 17.134 for the CUP procedure). See Section 17.103.090 for other regulations regarding Sidewalk Cafes; however, the regulations in this Section supersede any contradicting regulations in Section 17.103.090.

L3. Business Signs are only allowed on existing nonresidential facilities built prior to the effective date of this chapter (April 14, 2011); otherwise Chapter 17.104 applies. For the purposes of this limitation, a facility is considered built if it received its certificate of occupancy or passed its final building inspection on its building permit. Also, the maximum aggregate area of display surface of all business, civic, and residential signs on any one lot shall be 0.5 square foot for each one foot of lot frontage in the case of an interior lot, or 0.25 square feet for each one foot of lot frontage in the case of a corner lot. The aggregate shall include only one face of a double-faced sign. The total amount of aggregate sign area shall not exceed 100 square feet on any one property. See Chapter 17.104 for other regulations regarding Business Signs; however, the regulations in this section supersede any contradicting regulations in Chapter 17.104.

L4. Business Signs are allowed in the C combining zone, otherwise Section 17.104 applies. The maximum aggregate area of display surface of all business, civic, and residential signs on any one lot shall be one square foot for each one foot of lot frontage in the case of an interior lot, or 0.5 square feet for each one foot of lot frontage in the case of a corner lot. The aggregate shall include only one face of a double-faced sign. The total amount of aggregate sign area shall not exceed one hundred (100) square feet on any one property. See Chapter 17.104 for other regulations regarding Business Signs; however, the regulations in this section supersede any contradicting regulations in 17.104.

L5. For RM Zones with the C combining zone, Open Nonresidential Facilities accommodating activities other than Civic Activities, Limited Agriculture, seasonal sales, or special events are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13251, § 5(Exh. A), 7-29-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.17.050 - Property development standards.

A. Zone Specific Standards. Table 17.17.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "—" indicates that a standard is not required in the specified zone.

Table 17.17.03: Property Development Standards

Development Standards	Zones				Additional Regulations

	RM-1	RM-2	RM-3	RM-4	
Minimum Lot Dimensions					
Width mean	45 ft	25 ft/45 ft	25 ft	25 ft	1
Frontage	25 ft	25 ft	25 ft	25 ft	1
Lot area	5,000 sf	2,500 sf/ 4,000 sf/ 5,000 sf	4,000 sf	4,000 sf	1
Maximum Density					
Permitted density	1 primary unit per lot	1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater	1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater	1 unit on lots less than 4,000 sf; For 1 — 4 units, 1 unit per 1,100 sf of lot area; only on lots 4,000 sf or greater	2
Conditionally permitted density (only for lots 4,000 sf or greater)	2 units	For 3 or more units, 1 unit per 2,500 sf of lot area	For 3 or more units, 1 unit per 1,500 sf of lot area	For 5 or more units, 1 unit per 1,100 sf of lot area;	2, 3

Minimum Setbacks for Lots Equal to or Greater than Four Thousand (4,000) Square Feet					
Minimum front (<20% street-to-setback gradient)	20 ft	20 ft	15 ft	15 ft	4, 5
Minimum front (>20% street-to-setback gradient)	5 ft	5 ft	5 ft	5 ft	4, 5, 6
Minimum interior side	5 ft	3 ft/4 ft/5 ft	4 ft	4 ft	1, 7, 8, 9
Minimum street side	5 ft	3 ft/4 ft/5 ft	4 ft	4 ft	1, 4, 7, 8, 10
Rear	15 ft	15 ft	15 ft	15 ft	11
Side and Rear Setbacks for Smaller Lots (Less than Four Thousand (4,000) Square Feet)	See Table 17.17.04 for setbacks for smaller lots				
Floor Area Ratio (FAR) and Lot Coverage for 1 or 2 Units	See Table 17.17.05 for FAR and maximum lot coverage for 1 or 2 units				
Maximum Lot Coverage for 3 or More Units	N/A	40%	50%	N/A	
Height Regulations for All Lots with a Footprint Slope of <20%					
Maximum wall height primary building	25 ft	25 ft	30 ft	35 ft	12, 13, 14
Maximum pitched roof height primary building	30 ft	30 ft	30 ft	35 ft	12, 13, 14
Maximum height for accessory structures	15 ft	15 ft	15 ft	15 ft	12
Height Regulations for all Lots with a Footprint Slope of > 20%	See Table 17.17.06 for Height regulations for all lots with a footprint slope of >20%				
Maximum Wall Length Before Articulation Required for all	40 ft	40 ft	40 ft	40 ft	15

Lots with a Footprint Slope of > 20%					
Minimum Parking					
Minimum parking spaces required per unit	1.5	1/1.5	1	1	16, 17
Additional parking spaces required for secondary unit	1	1	1	1	16, 18
Minimum Parking Spaces for Nonresidential Activities	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking				
Minimum Open Space					
Group open space per unit	300 sf	300 sf	200 sf	175 sf	19
Group open space per unit when private open space substituted	100 sf	100 sf	85 sf	70 sf	19
Courtyard Regulations	See Section 17.108.120				

Additional Regulations for Table 17.17.03:

1. See Sections 17.106.010 and 17.106.020 for exceptions to lot area, width mean and street frontage regulations. For the RM-2 Zone in the West Oakland District only (defined for the purposes of this Chapter as all areas between Interstate 980 to the east, Interstate 880 to the south and west, and Interstate 580 to the north), the minimum lot width mean shall be reduced to twenty-five (25) feet and the minimum lot area shall be reduced to four thousand (4,000) square feet.

a. Also for the RM-2 Zone in the West Oakland District only, a conditional use permit to further reduce the minimum lot area from four thousand (4,000) square feet (as specific above) to two thousand five hundred (2,500) square feet and the minimum interior side and street side setbacks from four (4) feet (as specified in additional regulation 8. below) to three (3) feet may be granted upon determination that the proposal conforms to the conditional use permit criteria set forth in the conditional use permit procedure in Chapter 17.134, and to the following additional criteria:

i. Excluding the subject parcel, the prevalent size of existing lots in the surrounding block is three thousand (3,000) square feet or less, and the prevalent frontage width along the same block face is thirty-five (35) feet or less.

2. See Chapter 17.107 for affordable and senior housing incentives. A Secondary Unit may be permitted when there is no more than one (1) unit on a lot, subject to the provisions of Section 17.103.080. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five (5) or more bedrooms.

3. A Conditional Use Permit (CUP) for density may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the CUP procedure in Chapter 17.134. In addition, the CUP in the RM-1 and RM-2 Zones may only be granted upon determination that the proposal conforms to the following additional use permit criteria. In the RM-3 Zone, this CUP may only be granted upon determination that the proposal conforms to additional criteria a., d., and e.

a. That the proposed development will not adversely affect adjoining property, nor the surrounding neighborhood, with consideration to be given to density; to the availability of neighborhood facilities and play space to the generation of traffic and the capacity of surrounding streets; and to all other similar, relevant factors;

b. That the site design and landscaping and the scale, height, length and width, bulk, coverage, and exterior treatment of structures are in harmony with neighborhood character and with facilities on nearby lots;

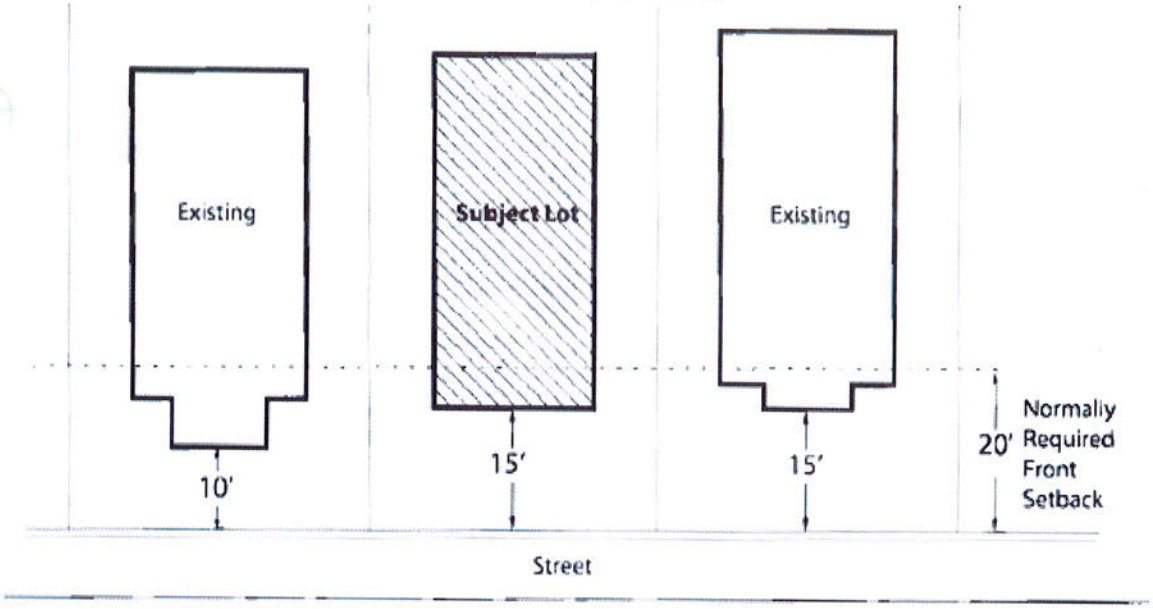
c. That the shape and siting of the facilities are such as to minimize blocking of views and direct sunlight from nearby lots and from other Residential Facilities in the surrounding neighborhood;

d. That the design and site planning of the buildings, open areas, parking and service areas, and other facilities provide a convenient, attractive, and functional living environment; and that paths, stairways, accessways, and corridors are designed to minimize privacy impacts;

e. That lot shape, size, and dimensions allow a development which will provide satisfactory internal living conditions without adversely affecting the privacy, safety, or residential amenity of adjacent residences.

4. If adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than twenty (20) feet or fifteen (15) feet respectively, the minimum front setback may be reduced for buildings and other structures on the subject lot up to a line parallel to the front lot lien and extended from the most forward projection of the principal Residential Facility on the adjacent lots having the deeper front setback depth, provided such projection is enclosed, has a wall height of at least eight (8) feet, and has a width of at least five (5) feet. In the case of a corner lot or lot that has a vacant parcel next to it, this same principal may apply if the two (2) lots adjacent to the corner lot or lot along its front lot line have less than a twenty (20) feet or fifteen (15) feet, respectively, front setback (see Illustration for Table 17.17.03 [Additional Regulation 4], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.17.03 [Additional Regulation 4]
*For illustration purposes only



5. On lots with only residential facilities, paved surfaces within required street-fronting yards, and any unimproved rights-of-way of adjacent streets, shall be limited to fifty percent (50%) on interior lots and thirty percent (30%) on corner lots. Exceptions: The maximum percentages of paved surfaces specified in this additional regulation may be exceeded within unimproved rights-of-way in the following cases upon issuance of a private construction of public improvements (P-job) permit or if undertaken directly by the City or by a private contractor under contract to the City:

a. Roadway construction or widening;

b. Sidewalk construction or widening; and

c. Any work pursuant to an approved final map, parcel map or final development plan pursuant to a planned unit development permit.

For purposes of this additional regulation, an unimproved right-of-way is the portion of a street or alley right-of-way that is not paved.

6. In all residential zones the minimum front setback depth otherwise required by the applicable individual zone regulations shall be reduced to five (5) feet on any lot with a street-to-setback gradient that exceeds twenty percent (20%), provided, however, that the distance from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least eighteen (18) feet (see Illustration for Table 17.17.03 [Additional Regulation 5], below). See Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.17.03 [Additional Regulation 5]
*for illustration purposes only

7. No front or side setbacks are required for commercial facilities in the C combining zone except wherever an interior side lot line of any lot located in the C combining zone abuts an interior side lot line of any lot that is not located in a C combining zone or commercial zone, there shall be provided on the former lot, along the abutting portion of its side lot line, a side yard with a minimum width of five (5) feet. (Where it abuts a rear lot line, no yard is required). Section 17.108.080 still applies. Also, see Section 17.108.130 for allowed projections into setbacks.

8. For the RM-2 Zone in the West Oakland District only (defined for the purposes of this Chapter as all areas between Interstate 980 to the east, Interstate 880 to the south and west, and Interstate 580 to the north), the minimum interior side and street side setbacks for lots equal to or greater than four thousand (4,000) square feet shall be reduced to four (4) feet. See additional regulation 1. above for further reduced interior side and street side setbacks for the RM-2 Zone in the West Oakland District only; and Table 17.17.04 for general reduced side, and rear setbacks for smaller lots. See also Section 17.108.130 for allowed projections into setbacks.

9. See Section 17.108.080 for the required interior side and rear setbacks on a lot containing two (2) or more living units and opposite a legally-required living room window.

10. In all residential zones, on every corner lot which abuts to the rear a key lot which is in a residential zone, there shall be provided on the street side of such corner lot a side setback with a minimum width equal to one-half (½) of the minimum front setback depth required on the key lot and no less than the minimum side setback width required along an interior side lot line of the corner lot. However, such side setback shall not be required to exceed five (5) feet in width if it would reduce to less than twenty-five (25) feet the buildable width of any corner lot. Such setback shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130. This does not apply to lots within the C combining zone (see Illustration for Table 17.17.03 [Additional Regulation 9], below). See also Subsection 17.110.040.C for special controls on location of detached accessory buildings on such corner lots.

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Illustration Table 17.17.03 [Additional Regulation 9]
*for illustration purposes only

11. Wherever a rear lot line abuts an alley, one-half (½) of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback depth actually on the lot itself shall not be reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.

12. See Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

13. In the RM-1 and RM-2 Zones if at least sixty percent (60%) of the buildings in the immediate context are no more than one (1) story in height, the maximum wall height shall be fifteen (15) feet within the front twelve (12) feet of buildable area. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any approval of any variance, conditional use permit, design review, determination of exemption from design review, or other special zoning approval or, if no special zoning approval is required, part of any Planning Department approval of a building permit application.

14. In the RM-2 Zone, the maximum pitched roof height may be increased to thirty-five (35) feet and maximum wall height may increase to thirty (30) feet upon the granting of a Conditional Use Permit (CUP) (see Chapter 17.134 for the CUP procedure). An increased wall height shall only be permitted in conjunction with a project with a pitched roof (a "pitched roof," as used in this Section, is defined as having

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a vertical to horizontal ratio of a minimum of four in twelve (4:12) slope). In addition to the criteria contained in Section 17.136.050, any proposed increase in roof height must also meet the following use permit criteria:

a. The additional pitched roof height is required to accommodate a roof form that is consistent with the historic context in the neighborhood; and

b. In conjunction with an increased pitched roof height, the additional wall height is required to accommodate a wall height that is consistent with the historic context in the neighborhood.

15. If the total wall length within ten (10) feet of the side lot line exceeds forty (40) feet, then the building wall shall be articulated by at least one (1) section of additional setback. See design guidelines for more specific bulk regulations and context standards.

16. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117. Also, additional parking standards apply within the S-11 and S-12 Zones, as prescribed in Chapters 17.92 and 17.94.

17. In the RM-2 Zone, when the lot is less than four thousand (4,000) square feet in size or forty-five (45) feet in width only one (1) parking space is required per unit. For the RM-2 Zone in the West Oakland District only (defined for the purposes of this Chapter as all areas between Interstate 980 to the east, Interstate 880 to the south and west, and Interstate 580 to the north), the minimum parking requirement shall be only one (1) space per unit regardless of lot size or width.

18. One (1) parking space for the Secondary Unit is required in addition to any required parking spaces for the Primary Unit. Additional regulations that apply to Secondary Units are provided in Section 17.103.080.

19. Each square foot of private usable open space equals two (2) square feet towards the total usable open space requirement, except that actual group space shall be provided in the minimum amount specified in the table per dwelling unit. All usable open space shall meet the standards contained in Chapter 17.126.

B. Setbacks for Smaller Lots. Table 17.17.04 below prescribes reduced setback standards for lots less than four thousand (4,000) square feet. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.17.04 Setbacks for Smaller Lots (Less than Four Thousand (4,000) Square Feet)

Regulation	Lot Size		Additional Regulations
	< 4,000 sf or < 40 feet wide	< 3,000 sf or < 35 feet wide	
Minimum Setbacks			
Minimum interior side	4 ft	3 ft	1

Minimum street side	4 ft	3 ft	1
Rear	15 ft	15 ft	1

Additional Regulations for Table 17.17.04:

1. See Section 17.108.130 for allowed projections into setbacks.

C. Floor Area Ratio (FAR) and Lot Coverage for One- and Two-Family Dwelling Units Only. Table 17.17.05 below prescribes FAR and lot coverage standards associated with lot sizes. The numbers in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.17.05 Floor Area Ratio (FAR) and Lot Coverage Regulations for One- and Two-Family Dwelling Units Only

Regulation	Lot Size in Square Feet					Additional Regulations
	<5,000	>5,000 and <12,000	>12,000 and <25,000	>25,000 and <43,560	>43,560	
Maximum FAR for Lots with a Footprint Slope >20%	0.55	0.50	0.45	0.30	0.20	1, 2
Maximum Lot Coverage (%)	40%	40%	30%	20%	15%	2

Additional Regulations for Table 17.17.05:

1. Floor Area Ratio (FAR) only applies to lots that have a footprint slope of greater than twenty percent (20%). Lots less than five thousand (5,000) square feet may have a dwelling with a minimum of two thousand (2,000) square feet of floor area, regardless of FAR listed.

2. Regulation does not apply in the C Combining zone.

3. Lots less than five thousand (5,000) square feet may have a lot coverage of up to two thousand (2,000) square feet regardless of lot coverage percentage (%) listed.

D. Height. Table 17.17.06 below prescribes height standards associated with different sloped lots. The numbers in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.17.06 Height Regulations for all Lots With a Footprint Slope of >20%

Regulation	Downslope Lot Height Regulations With a Footprint	Upslope Lot Height	Additional Regulations

	Slope of:			Regulations With a Footprint Slope of:	
	> 20% and < 40%	> 40% and < 60%	> 60%	> 20%	
Maximum Height for Detached Accessory Structures	15 ft	15 ft	15 ft	15 ft	1
Maximum Wall Height Primary Building	32 ft	34 ft	36 ft	32 ft	1, 2
Maximum Wall Height Primary Building with a CUP	36 ft	38 ft	40 ft	35 ft	1
Maximum Pitched Roof Height Primary Building	36 ft	38 ft	40 ft	35 ft	1, 2
Maximum Height Above Edge of Payment	18 ft	18 ft	18 ft	N/A	1
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	24 ft	1
Maximum Height from Finished or Existing Grade (whichever is lower) Within 20' of the Front Property Line	N/A	N/A	N/A	24 ft	1, 3

Additional Regulations for Table 17.17.06:

1. See Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

2. On a downslope lot greater than forty percent (40%) footprint slope, the rear wall of an attached garage or carport may exceed the wall height and roof height by five (5) feet, but may not exceed eighteen (18) feet above ground elevation at edge of pavement, if the garage or carport conforms with all of the

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following criteria:

a. Maximum width is twenty-two (22) feet and maximum depth is twenty (20) feet; and

b. Garage or carport floor is at the same level as the edge of the street pavement resulting from the project at the center point of the driveway entrance or is at a lower level; and

c. Maximum height above the garage or carport floor is ten (10) feet for walls to the top of the plate or flat roof, and twelve (12) feet for pitched roofs (see Illustration for Table 17.17.06 [Additional Regulation 2], below).

3. The building height is measured from finished or existing grade, whichever is lower.

Illustrations for Table 17.17.06 [Additional Regulation 2]
*for illustration purposes only

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(Ord. No. 13251, § 5(Exh. A), 7-29-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.17.060 - Special regulations for mini-lot and planned unit developments.

A. Mini-Lot Developments. In mini-lot developments, certain regulations that otherwise apply to individual lots in the RM zones may be waived or modified when and as prescribed in Chapter 17.142.

B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the RM zones, and certain of the other regulations applying in said zone may be waived or modified.

(Ord. No. 13251, § 5(Exh. A), 7-29-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.17.070 - Other zoning provisions.

A. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112. See Section 17.112.060 for home occupation regulations specific to the West Oakland Specific Plan Area.

B. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

C. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the RM zones.

D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in RM zones.

E. Landscaping and Screening Standards. The landscaping and screening regulations set forth in Chapter 17.124 shall apply in the RM zones.

F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

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(Ord. No. 13251, § 5(Exh. A), 7-29-2014;Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

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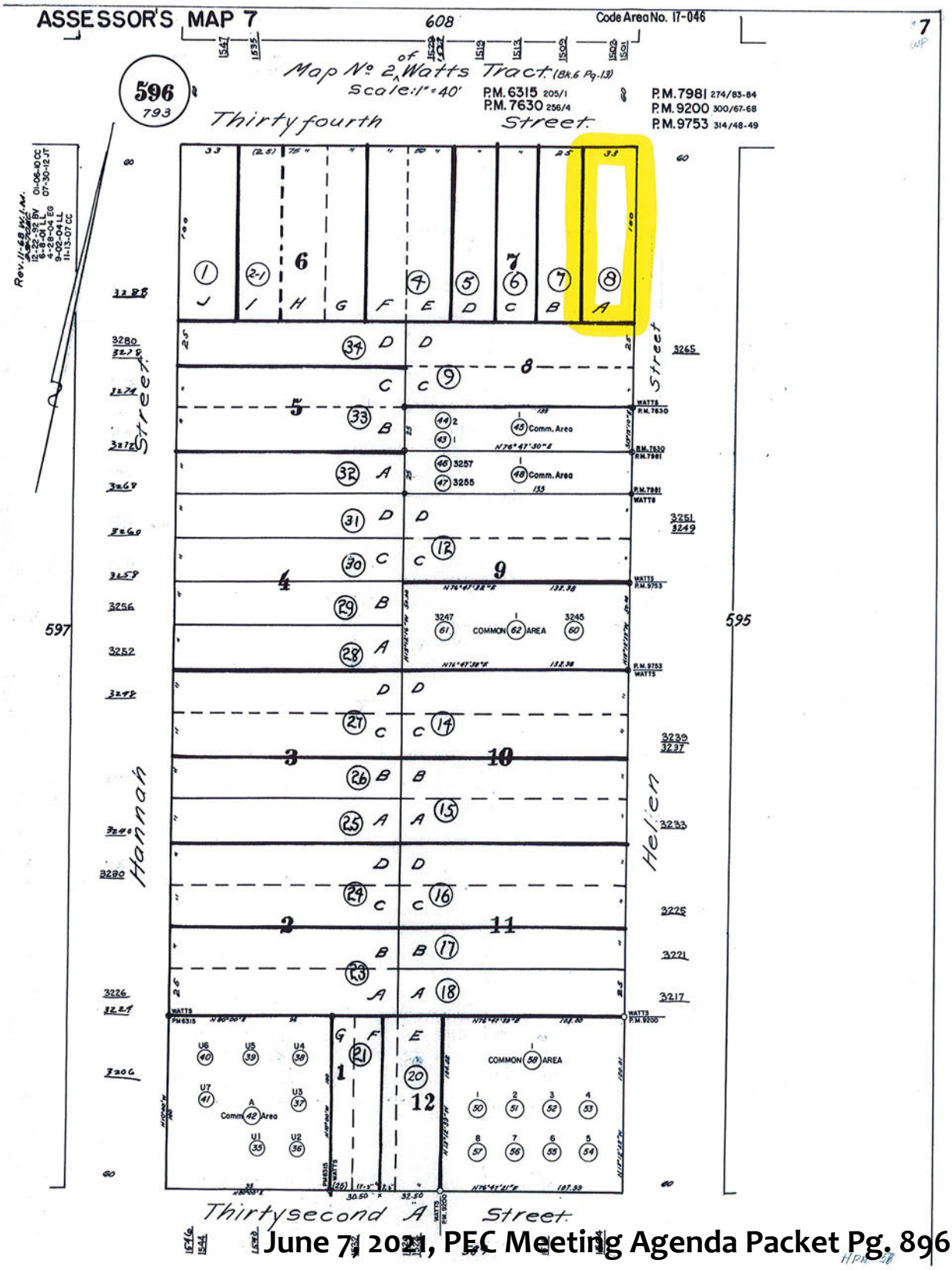
ASSESSOR'S MAP 7
Code Area No. 17-046
Map No. 2 of Watts Tract (Bk.6 Pg.13)
Scale: 1" = 40'
P.M. 6315 205/1
P.M. 7630 256/4
P.M. 7981 274/83-84
P.M. 9200 300/67-68
P.M. 9753 314/48-49
596
793
Thirty fourth Street
Thirtysecond A Street
Hannah Street
Helen Street
COMMON AREA
Comm. Area
597
595

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Profile with Plat Map

Lawyers Title

Primary Owner: DT GROUPS LLC
Secondary Owner:
Mail Address: [redacted]
OAKLAND, CA 94610-4864
Site Address: [redacted]
OAKLAND, CA 94608-4007
Assessor Parcel Number: 7-596-8
Housing Tract Number:
Lot Number: A
Legal Description: **Lot Code:** A
Block: 793
Subdivision: B STREET SUBDIVISION OF THE WATTS TRACT
Legal Brief Description: LOT:A BLK:793 SUBD:B STREET SUBDIVISION OF THE WATTS TRACT

Property Characteristics

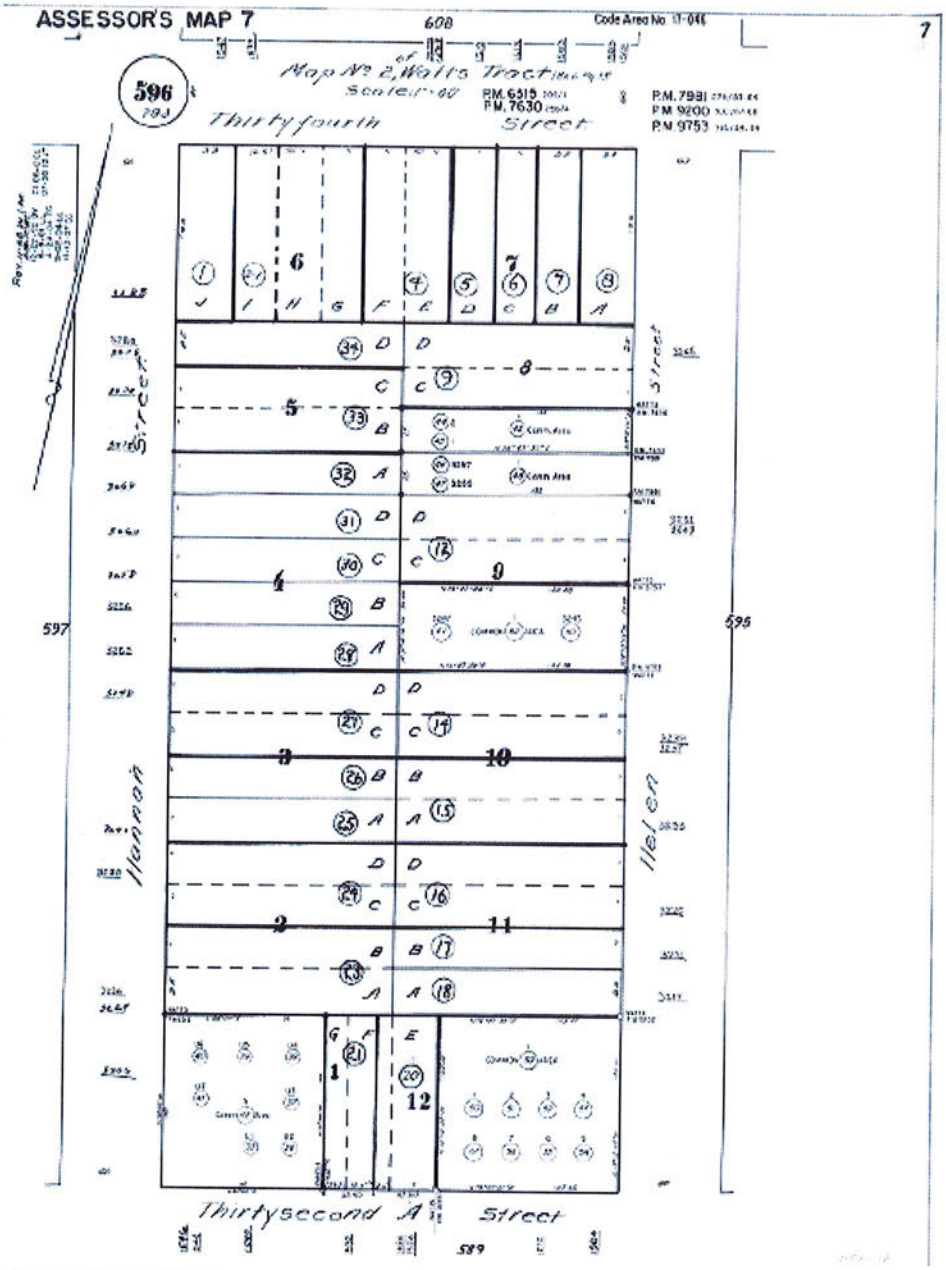
Bedrooms:	0	**Year Built:**		**Square Feet:**	2,782
Bathrooms:	0	**Garage:**		**Lot Size:**	3,300 SF
Total Rooms:		**Fireplace:**		**Number of Units:**	2
Zoning:		**Pool:**		**Use Code:**	Comm/Ofc/Res Mixed Use
No of Stories:	2				
Building Style:					

Sale Information

Transfer Date:	05/01/2013	**Seller:**	ALI, MOHEMMED ALI BIN		
Transfer Value:	$40,000.00	**Document #:**	2013153791	**Cost/Sq Feet:**	
Title Company:	NONE AVAILABLE				

Assessment & Tax Information

Assessed Value:	$317,628.00	**Percent Improvement:**	57%	**Homeowner Exemption:**	
Land Value:	$135,248.00	**Tax Amount:**	$5,574.66	**Tax Rate Area:**	17-046
Improvement Value:	$182,380.00	**Tax Account ID:**		**Tax Status:**	
Market Improvement Value:		**Market Land Value:**		**Market Value:**	
Tax Year:	2015				



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PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

Russell, Simon

From: Espinosa, Thomas
Sent: Friday, December 04, 2015 8:27 AM
To: [redacted]
Subject:
Attachments: Oakland, CA Planning Code -RM-2.pdf; PLAT MAP.pdf; Profile with Plat Map.pdf

From: Ivonne Gomez [mailto: [redacted]
Sent: Thursday, December 03, 2015 7:50 AM
To: Espinosa, Thomas; [redacted]
Subject: 1501 34th St Oakland

Hello Thomas,

Please see attachment.

[redacted]

Lot size: 3,300 sf
Zoning: RM-2 (RM-2 Mixed Housing Type Residential Zone - 2. The intent of the RM-2 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.)

Permitted Density: 1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater

Respectfully,
Ivonne Gomez

Russell, Simon

From: Espinosa, Thomas
Sent: Friday, December 04, 2015 3:35 PM
To: Ivonne Gomez
Subject: RE: [redacted]

Thank you call me so we can get you paid mail in person food stamps. tommy

From: Ivonne Gomez [mailto:[redacted]
Sent: Thursday, December 03, 2015 7:50 AM
To: Espinosa, Thomas;[redacted]
Subject: [redacted]

Hello Thomas,

Please see attachment.

[redacted]
Lot size: 3,300 sf
Zoning: RM-2 (RM-2 Mixed Housing Type Residential Zone - 2. The intent of the RM-2 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.)

Permitted Density: 1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater

espectfully,
Ivonne Gomez

Russell, Simon

From: Ivonne Gomez <[redacted]
Sent: Monday, December 07, 2015 12:03 PM
To: Espinosa, Thomas
Subject: Re: [redacted]

Hello Thomas,

For bank direct deposit:

Ivonne C. Gomez
Chase Bank
Checking#[redacted]
Routing #

I will be available today Monday after 7pm (meeting with Bosco at 5:30pm) and could pick up payment in Oakland.

Respectfully,
Ivonne Gomez

On Fri, Dec 4, 2015 at 3:35 PM, Espinosa, Thomas <TEspinosa@oaklandnet.com> wrote:

hank you call me so we can get you paid mail in person food stamps. tommy

From: Ivonne Gomez [mailto:[redacted]
Sent: Thursday, December 03, 2015 7:50 AM
To: Espinosa, Thomas;[redacted]
Subject: [redacted]

Hello Thomas,

Please see attachment.

[redacted]

Lot size: 3,300 sf

Zoning: RM-2 (RM-2 Mixed Housing Type Residential Zone - 2. The intent of the RM-2 zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.)

Permitted Density: 1 unit on lots less than 4,000 sf; 2 units on lots 4,000 sf or greater

Respectfully,

Ivonne Gomez

Russell, Simon

From: Ignacio De La Fuente [redacted]
Sent: Monday, December 07, 2015 2:18 PM
To: Espinosa, Thomas
Subject: Fwd: 34th St - Planning pre-check

Ok

Sent from my iPhone

Begin forwarded message:

> **From:** Mohsin Sharif <[redacted]
> **Date:** November 20, 2015 at 3:11:59 PM PST
> **To:** Ignacio Delafunte [redacted]
> **Subject: Fwd: 34th St - Planning pre-check**
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Abdul Ali [redacted]
> > **Date:** November 19, 2015 at 8:09:01 PM PST
> > **To:** [redacted]
> > **Subject: Fwd: 34th St - Planning pre-check**
> >
> > Sent from my iPhone
> >
> > Begin forwarded message:
> >
> > > **From:** Amar Singh <[redacted]
> > > **Date:** November 19, 2015 at 6:27:24 PM PST
> > > **To:** [redacted]
> > > **Subject: FW: 34th St - Planning pre-check**
> > >
> > > Please see below
> > >
> > > Sincerely,
> > >
> > > **Amar Singh | Realtor/Mortgage Consultant** | BRE #01906474 NMLS #1184412
> > > [redacted]
> > > INTEGRAGE INC.

Amar, Maurice from the City of Oakland called last night. He has three concerns before we can even apply for a variance:

1) the building must below 30' tall
2) need 3 parking stalls/locations
3) there has to be 900SF/unit of open space. Of which, a 15' x 15' envelop has to be utilized by all three units and be within 20' of each. we can utilize balconies (5'x'5' envelop min). There has to be a 10'x 10' envelop min area on the ground floor.

Joel, will try to rework the floor plan to come up with something that may work. As Maurice gave us his email and is willing to work with us.

Thanks -doug

--

Doug Wagner, PE
JCWagner & Associates, Inc.
Structural Engineers

[redacted]

Russell, Simon

From: Ignacio De La Fuente [redacted]m>
Sent: Monday, December 07, 2015 2:16 PM
To: Espinosa, Thomas
Subject: Fwd: 34th Street
Attachments: image001.jpg; ATT00001.htm; 1501 34th St For Planning.pdf; ATT00002.htm

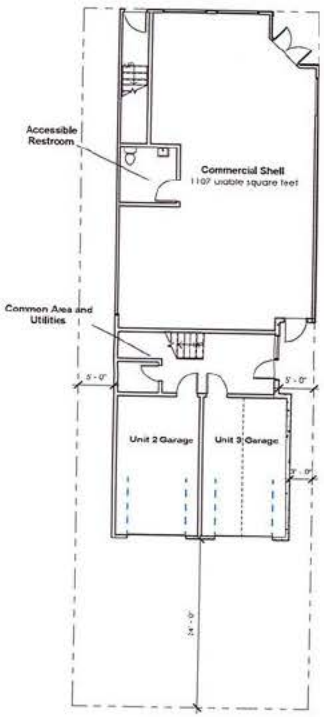
Hi they going to send it too ok

Sent from my iPhone

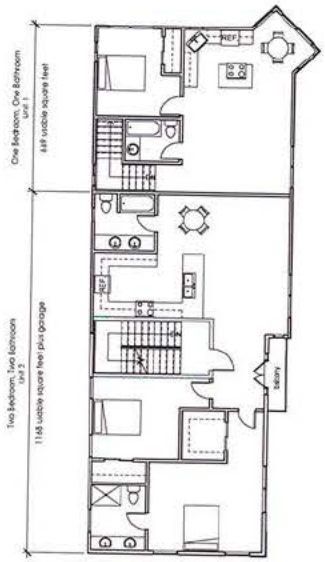
Begin forwarded message:

> **From:** Mohsin Sharif [redacted]
> **Date:** November 20, 2015 at 11:59:13 AM PST
> **To:** Ignacio Delafunte [redacted]
> **Subject: Fwd: 34th Street**

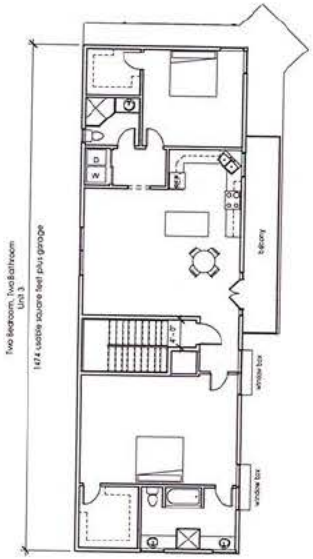
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Abdul Ali <[redacted]
> > **Date:** November 19, 2015 at 8:08:44 PM PST
> > **To** [redacted]
> > **Subject: Fwd: 34th Street**
>
> > Sent from my iPhone
> >
> > Begin forwarded message:
> >
> > > **From:** Amar Singh <[redacted]
> > > **Date:** November 19, 2015 at 6:28:52 PM PST
> > > **To:** [redacted]
> > > **Subject: FW: 34th Street**
> >
> > > Please see below
> > >
> > > Sincerely,
> > >
> > > **Amar Singh | Realtor/Mortgage Consultant** | BRE #01906474 NMLS #1184412
> > > [redacted]



1 First Floor & Site
1/8" = 1'-0"



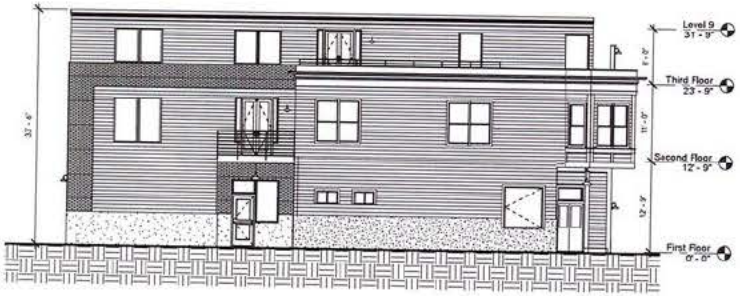
2 Second Floor
1/8" = 1'-0"



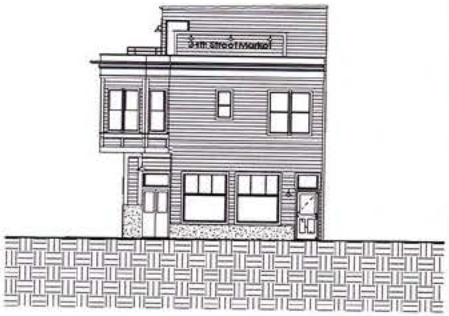
3 Third Floor
1/8" = 1'-0"

Areas

Existing Building Gross	2,835 SF as measured
Existing Commercial Area	1,235 usable SF
Existing Residential Area	1,330 usable SF
Proposed Building Gross	5,855 SF
Proposed Commercial Area	1,107 usable SF
Proposed Residential Area	0
Unit 1: 1 Bed, 1 Bath	649 usable SF
Unit 2: 2 Bed, 2 Bath, Garage	1,168 usable SF + 224 SF garage
Unit 3: 2 Bed, 2 Bath, Garage	1,474 usable SF + 224 SF garage



4 East (Helen St)
1/8" = 1'-0"



5 North (34th)
1/8" = 1'-0"

Oakland TI & Apart.

Job # 15302
Date 10/15/15
Scale Noted

Revision Schedule
Date Description

JC WAGNER & ASSOCIATES, INC.
JCWagnerEngineering.com (209) 227-7646
2132 N El Dorado St
Stockton, CA 95204
(209) 406-2344
Lic# 76963

Not For Construction

These drawings and specifications are the property and copyright of JCWagner Engineering and shall not be used or duplicated in part or in whole on any other work except by agreement with JCWagner

Plan

A3.0

Russell, Simon

From: Mohsin Sharif <[redacted]
Sent: Monday, December 07, 2015 2:31 PM
To: Espinosa, Thomas;Ignacio Delafunte;[redacted]
Subject: [redacted]
Attachments: image001.jpg; ATT00001.htm; 1501 34th St For Planning.pdf; ATT00002.htm

Tom,

Ignacio ask me to send you copy of the plan/ layout we sent the city

cal me if you have any question.

Thank You

Mohsin Sharif

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To: [redacted]
ubject: Fwd: 34th Street

Sent from my iPhone

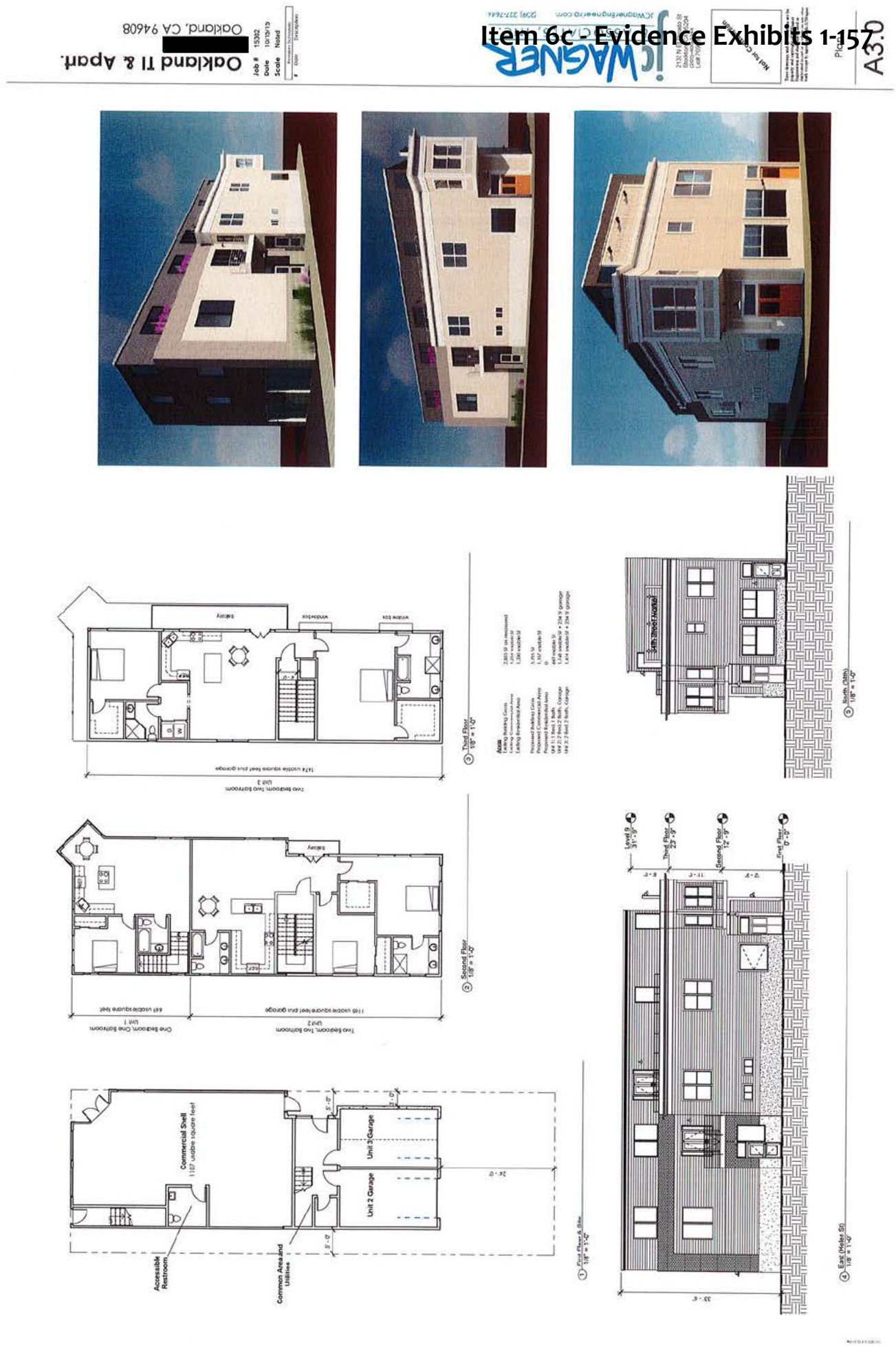
Begin forwarded message:

From: Amar Singh <[redacted]
Date: November 19, 2015 at 6:28:52 PM PST
To: [redacted]
Subject: FW: 34th Street

Please see below

Sincerely,

Amar Singh | Realtor/Mortgage Consultant | BRE #01906474, NMLS #1184412
[redacted]


Oakland TI & Apart.
Oakland, CA 94608
Job # 15392
Date 10/15/15
Scale Noted
jcWAGNER
A3.0
Commercial Shell
1167 usable square feet
Unit 3 Garage
Unit 2 Garage
Accessible Restroom
Common Area and Utilities
Third Floor
Second Floor
Third Floor
Second Floor
First Floor
Level 9
Third Floor
Second Floor
First Floor
East (Helen St)
North (34th)
34th Street Market

Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, December 08, 2015 8:37 AM
To: Ivonne Gomez [redacted]
Subject: FW[redacted]
Attachments: image001.jpg; ATT00001.htm; [redacted]or Planning.pdf; ATT00002.htm

From: Mohsin Sharif [mailto[redacted]
Sent: Monday, December 07, 2015 2:31 PM
To: Espinosa, Thomas; Ignacio Delafunte; [redacted]
Subject: [redacted]

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Amar Singh | Realtor/Mortgage Consultant | BRE #01906474 NMLS #1184412

[redacted]

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From: Espinosa, Thomas
Sent: Tuesday, December 08, 2015 8:38 AM
To: Ivonne Gomez ([redacted]
Subject: FW: 34th St - Planning pre-check

From: Ignacio De La Fuente [redacted]
Sent: Monday, December 07, 2015 2:18 PM
To: Espinosa, Thomas
Subject: Fwd: 34th St - Planning pre-check

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Sent from my iPhone

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> **Subject: Fwd: 34th St - Planning pre-check**
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[redacted]

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3) there has to be 900SF/unit of open space. Of which, a 15' x 15' envelop has to be utilized by all three units and be within 20' of each. we can utilize balconies (5'x'5' envelop min). There has to be a 10'x 10' envelop min area on the ground floor.

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Thanks -doug

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Doug Wagner, PE
JCWagner & Associates, Inc.
Structural Engineers
[redacted]

Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, December 08, 2015 8:49 AM
To: Ivonne Gomez [redacted]
Subject: FW: 1501 34th street
Attachments: image001.jpg; ATT00001.htm; [redacted] For Planning.pdf; ATT00002.htm

From: Mohsin Sharif [redacted]
Sent: Monday, December 07, 2015 2:31 PM
To: Espinosa, Thomas; Ignacio Delafunte; [redacted]
Subject: [redacted]

Tom,

Ignacio ask me to send you copy of the plan/ layout we sent the city

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Thank You

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To: [redacted]
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Subject: FW: 34th Street

Please see below

Sincerely,

Amar Singh | Realtor/Mortgage Consultant | BRE #01906474 NMLS #1184412
[redacted]

Russell, Simon

From: Espinosa, Thomas
Sent: Monday, April 04, 2016 3:00 PM
To: Ivonne Gomez
Subject: [redacted]
Attachments: IMG_1077.JPG; ATT00001.txt; FullSizeRender.jpg; ATT00002.txt; FullSizeRender.jpg; ATT00003.txt; FullSizeRender.jpg; ATT00004.txt; FullSizeRender.jpg; ATT00005.txt

Russell, Simon

From: Espinosa, Thomas
Sent: Monday, April 04, 2016 3:01 PM
To: Ivonne Gomez
Subject: [redacted]
Attachments: FullSizeRender.jpg; ATT00001.txt; FullSizeRender.jpg; ATT00002.txt; FullSizeRender.jpg; ATT00003.txt; FullSizeRender.jpg; ATT00004.txt; FullSizeRender.jpg; ATT00005.txt

Russell, Simon

From: Ivonne Gomez [redacted]
Sent: Thursday, December 03, 2015 7:52 AM
To: Espinosa, Thomas [redacted]
Subject: [redacted]
Attachments: Oakland, CA Planning Code-CN-2.pdf; plat map.pdf; Profile Report.pdf

Hello Thomas,

Please see attachments.

[redacted]

Zoning: CN-2 (CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.)

Lot Size: 9,982 sf

Maximum Residential Density: 1 regular dwelling unit per 550 sf
*18 units (parking permitting)

Respectfully,
Ivonne Gomez

Item 6c - Evidence Exhibits 1-157

Chapter 17.33 - CN NEIGHBORHOOD CENTER COMMERCIAL ZONES REGULATIONS

Sections:

17.33.010 - Title, intent, and description.

A. Title and Intent. The provisions of this Chapter shall be known as the Neighborhood Center Commercial (CN) Zones Regulations. The intent of the CN zones is to create, preserve, and enhance mixed use neighborhood commercial centers. The centers are typically characterized by smaller scale pedestrian oriented, continuous and active store fronts with opportunities for comparison shopping. These regulations shall apply to the CN zones.

B. Description of Zones. This Chapter establishes land use regulations for the following four zones:

1. **CN-1 Neighborhood Commercial Zone - 1.** The intent of the CN-1 zone is to maintain and enhance vibrant commercial districts with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping.
2. **CN-2 Neighborhood Commercial Zone - 2.** The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.
3. **CN-3 Neighborhood Commercial Zone - 3.** The intent of the CN-3 zone is to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment.
4. **CN-4 Neighborhood Commercial Zone - 4.** The intent of the CN-4 zone is to accommodate a broad range of low impact, retail, and service uses in small commercial districts, often near lower density residential neighborhoods.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.020 - Required design review process.

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.030 - Permitted and conditionally permitted activities.

Table 17.33.01 lists the permitted, conditionally permitted, and prohibited activities in the CN zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

June 7, 2021, PEC Meeting Agenda Packet Pg. 928

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.33.01: Permitted and Conditionally Permitted Activities

Activities	Zones				Additional Regulations
	CN-1	CN-2	CN-3	CN-4	
Residential Activities					
Permanent	P(L1) (L2) (L3)	P(L1) (L2) (L3)	P(L1) (L3)	P(L1) (L3)	
Residential Care	P(L1) (L2) (L3)	P(L1) (L2) (L3)	P(L1) (L3)	P(L1) (L3)	17.103.010
Service-Enriched Permanent Housing	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3)	17.103.010
Transitional Housing	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3) (L4)	C(L1) (L3)	17.103.010
Emergency Shelter	P(L5)	P(L5)	P(L5)	C(L1) (L3)	17.103.010
Semi-Transient	—	—	—	—	
Bed and Breakfast	C(L3) (L4)	C(L3) (L4)	C(L3) (L4)	C(L3)	
Civic Activities					
Essential Service	P(L17)	P(L17)	P(L17)	P(L17)	
Limited Child-Care Activities	P(L2)	P(L2)	P(L6)	P(L6)	
Community Assembly	C(L4)	C(L4)	C(L4)	C	
Recreational Assembly	P(L2)	P(L2)	P(L6)	P(L6)	
Community Education	C(L4)	C(L4)	C(L4)	C	
Nonassembly Cultural	P(L6)	P(L6)	P(L6)	P(L6)	

Administrative	P(L2)	P(L2)	P(L6)	P(L6)	
Health Care	C(L4)	C(L4)	C(L4)	C	
Special Health Care	C(L4) (L7)	C(L4) (L7)	C(L4) (L7)	C(L7)	17.103.020
Utility and Vehicular	C(L4)	C(L4)	C(L4)	C	
Extensive Impact	C(L4)	C(L4)	C(L4)	C	
Commercial Activities					
General Food Sales	P(L6)	P(L6)	P(L8)	P(L8)	
Full Service Restaurants	C(L4)	P(L6)	P(L6)	P(L6)	
Limited Service Restaurant and Cafe	C(L4)	P(L6)	P(L6)	P(L6)	
Fast-Food Restaurant	C(L4)	C(L4)	C(L4)	C	17.103.030 and 8.09
Convenience Market	C(L4)	C(L4)	C(L4)	C	17.103.030
Alcoholic Beverage Sales	C(L4)	C(L4)	C(L4)	C	17.103.030 and 17.114.030
Mechanical or Electronic Games	C(L4)	C(L4)	C(L4)	C	
Medical Service	P(L2)	P(L8)	P(L8)	P(L6)	
General Retail Sales	P(L6)	P(L6)	P(L9)	P(L9)	
Large-Scale Combined Retail and Grocery Sales	—	—	—	—	
Consumer Service	P(L6) (L10)	P(L6) (L10)	P(L6) (L10)	P(L6) (L10)	
Consultative and Financial Service	P(L2)	P(L11)	P(L6)	P(L6)	
Check Cashier and Check	—	—	—	—	

Cashing					
Consumer Cleaning and Repair Service	P(L6)	P(L6)	P(L6)	P(L6)	
Consumer Dry Cleaning Plant	C(L4)	C(L4)	C(L4)	C	
Group Assembly	C(L4) (L12)	C(L4) (L12)	C(L4) (L12)	C(L12)	
Personal Instruction and Improvement Services	P(L2)	P(L6)	P(L6)	P(L6)	
Administrative	P(L2)	P(L2)	P(L6)	P(L6)	
Business, Communication, and Media Services	P(L2)	P(L2)	P(L6)	P(L6)	
Broadcasting and Recording Services	P(L2)	P(L2)	P(L6)	P(L6)	
Research Service	C(L4)	C(L4)	P(L6)	P(L6)	
General Wholesale Sales	—	—	—	—	
Transient Habitation	—	—	—	—	
Building Material Sales	—	—	—	—	
Automobile and Other Light Vehicle Sales and Rental	—	—	—	—	
Automobile and Other Light Vehicle Gas Station and Servicing	—	—	—	C	
Automobile and Other Light Vehicle Repair and Cleaning	—	—	—	—	
Taxi and Light Fleet-Based Services	—	—	—	—	
Automotive Fee Parking	C(L4)	C(L4)	C(L4)	C	
Animal Boarding	—	—	—	—	

Animal Care	C(L4)	C(L4)	P(L6)	P(L6)	
Undertaking Service	—	—	—	—	
Industrial Activities					
Custom Manufacturing	C(L4) (L13)	C(L4) (L13)	C(L13)	C	
Light Manufacturing	—	—	—	—	
General Manufacturing	—	—	—	—	
Heavy/High Impact	—	—	—	—	
Research and Development	—	—	—	—	
Construction Operations	—	—	—	—	
Warehousing, Storage, and Distribution					
A. General Warehousing, Storage and Distribution	—	—	—	—	
B. General Outdoor Storage	—	—	—	—	
C. Self- or Mini-Storage	—	—	—	—	
D. Container Storage	—	—	—	—	
E. Salvage/Junk Yards	—	—	—	—	
Regional Freight Transportation	—	—	—	—	
Trucking and Truck-Related	—	—	—	—	
Recycling and Waste-Related					
A. Satellite Recycling Collection Centers	—	—	—	—	
B. Primary Recycling Collection Centers	—	—	—	—	
Hazardous Materials	—	—	—	—	

Production, Storage, and Waste Management					
Agriculture and Extractive Activities					
Limited Agriculture	C(L14)	C(L14)	P(L15)	P(L15)	
Extensive Agriculture	C(L16)	C(L16)	C(L16)	C(L16)	
Plant Nursery	C(L4)	C(L4)	C(L4)	C	
Mining and Quarrying	—	—	—	—	
Accessory off-street parking serving prohibited activities	C(L4)	C(L4)	C(L4)	C	17.116.075
Activities that are listed as prohibited, but are permitted or conditionally permitted on nearby lots in an adjacent zone	C(L4)	C(L4)	C(L4)	C	17.102.110

Limitations on Table 17.33.01:

L1. Residential Care is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when not located in a One-Family Dwelling Residential Facility. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.103.010 for other regulations regarding these activities.

L2. These activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on the ground floor of a street fronting building. Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, below.

L3. See Section 17.33.040 for limitations on the construction of new ground floor Residential Facilities.

L4. Any Conditional Use Permit (CUP) required in the above table or its associated limitations shall conform to the CUP criteria contained in Section 17.134.050 and to each of the following additional criteria:

1. That the proposal will not detract from the character desired for the area;
2. That the proposal will not impair a generally continuous wall of building facades;
3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

4. That the proposal will not interfere with the movement of people along an important pedestrian street; and

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

L5. Emergency shelters are permitted by-right within those portions of Martin Luther King Jr. Way, San Pablo Avenue, and Macarthur Boulevard corridors described in Section 17.103.015(A)(1)(2)(7) respectively and subject to the development standards in Section 17.103.015(B); permitted upon the granting of a Conditional Use Permit elsewhere in the zone subject to Limitations L1, L3, and L4 above.

L6. The total floor area devoted to these activities on the ground floor by any single establishment may only exceed five thousand (5,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, above.

L7. No new or expanded Special Health Care Civic Activity shall be located closer than two thousand five hundred (2,500) feet from any other such activity or five hundred (500) feet from any K-12 school or Transitional Housing. Enriched Housing, or Licensed Emergency Shelters Civic Activity. See Section 17.103.020 for further regulations regarding Special Health Care Civic Activities.

L8. A Medical Service Commercial Activity that occupies more than thirty-five (35) feet of frontage facing the principal street is not permitted except upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). All window space facing the principal street shall be clear, non-reflective, and allow views into the indoor space.

L9. The total floor area devoted to these activities on the ground floor by any single establishment may only exceed fifteen thousand (15,000) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, above.

L10. See Section 17.102.170 for special regulations relating to massage services. Also, no new or expanded laundromat shall be located closer than five hundred (500) feet from any existing laundromat. See Section 17.102.450 for further regulations regarding laundromats.

L11. With the exception of retail bank branches, these activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on the ground floor of a building. Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. In addition to the CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor activities must also meet the criteria contained in L4, above. The size limitation described in L5, above, shall apply to retail bank branches.

L12. No new or expanded adult entertainment activity shall be located closer than one thousand (1,000) feet to the boundary of any residential zone or three hundred (300) feet from any other adult entertainment activity. See Section 17.102.160 for further regulations regarding adult entertainment activities.

L13. Not permitted on the ground floor.

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L14. Limited Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic;

2. Agricultural chemicals or pesticides will not impact abutting properties or the surrounding neighborhood; and

3. The soil used in growing does not contain any harmful contaminants and the activity will not create contaminated soil.

L15. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure).

L16. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

L17. Community Gardens are permitted by right if they do not include the cultivation of animals, animal products, and/or livestock production, except for bee keeping involving no more than three (3) hives. The cultivation of animals, animal products and/or livestock production, except for bee keeping involving no more than three (3) hives, is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13248, § 3(Exh. A), 7-15-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.040 - Permitted and conditionally permitted facilities.

Table 17.33.02 lists the permitted, conditionally permitted, and prohibited facilities in the CN zones. The descriptions of these facilities are contained in Chapter 17.10.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the table.

"—" designates facilities that are prohibited.

Table 17.33.02: Permitted and Conditionally Permitted Facilities

Facilities	Zones	Additional

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	CN-1	CN-2	CN-3	CN-4	Regulations
Residential Facilities					
One-Family Dwelling	—(L1)	—(L1)	—(L1)	—(L1)	
One-Family Dwelling with Secondary Unit	—(L1)	—(L1)	—(L1)	—(L1)	17.103.080
Two-Family Dwelling	P(L2)	P(L2)	P(L3)	P	
Multifamily Dwelling	P(L2)	P(L2)	P(L3)	P	
Rooming House	P(L2)	P(L2)	P(L3)	P	
Mobile Home	—	—	—	—	
Nonresidential Facilities					
Enclosed Nonresidential	P	P	P	P	
Open Nonresidential	C(L4)	C(L4)	C(L4)	C(L4)	
Sidewalk Cafe	P	P	P	P	17.103.090
Drive-In	—	—	—	C	
Drive-Through	—	—	—	C(L5)	17.103.100
Telecommunications Facilities					
Micro Telecommunications	P(L6)	P(L6)	P(L6)	P(L6)	17.128
Mini Telecommunications	P(L6)	P(L6)	P(L6)	P(L6)	17.128
Macro Telecommunications	C	C	C	C	17.128
Monopole Telecommunications	C	C	C	C	17.128
Tower Telecommunications	—	—	—	—	17.128
Sign Facilities					
Residential Signs	P	P	P	P	17.104
Special Signs	P	P	P	P	17.104

Development Signs	P	P	P	P	17.104
Realty Signs	P	P	P	P	17.104
Civic Signs	P	P	P	P	17.104
Business Signs	P	P	P	P	17.104
Advertising Signs	—	—	—	—	17.104

Limitations on Table 17.33.02:

L1. See Chapter 17.114 — Nonconforming Uses, for additions and alterations to legal nonconforming Residential Facilities.

L2. Construction of new ground floor Residential Facilities is not permitted except for incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

L3. Ground floor construction of new Residential Facilities is only permitted on interior lots and requires the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP process). New construction of ground floor residential facilities is not permitted on a corner lot.

L4. In the CN-1 and CN-2 Zones, no conditional use permit is required for Open Nonresidential Facilities to accommodate Civic Activities, seasonal sales, or special events. In the CN-3 and CN-4 Zones, no conditional use permit is required for Open Nonresidential Facilities to accommodate Civic Activities, Limited Agriculture, seasonal sales, or special events.

L5. No new or expanded Fast-Food Restaurants with Drive-Through Nonresidential Facilities shall be located closer than five hundred (500) feet of an elementary school, park, or playground. See Sections 17.103.030 and 17.103.100 for further regulations regarding Drive-Through Nonresidential Facilities.

L6. See Section 17.128.025 for restrictions on Telecommunication Facilities near residential, HBX Zones, or D-CE-3 or D-CE-4 Zones.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13168, § 5(Exh. A-2), 6-18-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.050 - Property development standards.

A. Zone Specific Standards. Table 17.33.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "—" indicates that a standard is not required in the specified zone.

Table 17.33.03: Property Development Standards

Development Standards	Zones				Additional Regulations
	CN-1	CN-2	CN-3	CN-4	

Minimum Lot Dimensions					
Width Mean	25 ft	25 ft	25 ft	25 ft	1
Frontage	25 ft	25 ft	25 ft	25 ft	1
Lot area	4,000 sf	4,000 sf	4,000 sf	4,000 sf	1
Minimum/Maximum Setbacks					
Minimum front	0 ft	0 ft	0 ft	0 ft	2
Maximum front	10 ft	10 ft	10 ft	None	3
Minimum interior side	0 ft	0 ft	0 ft	0 ft	4, 5
Minimum street side	0 ft	0 ft	0 ft	0 ft	6
Rear (Residential Facilities)	10/15 ft	10/15 ft	10/15 ft	10/15 ft	7, 8
Rear (Nonresidential Facilities)	0/10/15 ft	0/10/15 ft	0/10/15 ft	0/10/15 ft	8
Design Regulations					
Minimum ground floor nonresidential facade transparency	65%	65%	65%	None	9
Minimum height of ground floor nonresidential facilities	12 ft	12 ft	12 ft	12 ft	10
Minimum separation between the grade and ground floor living space	—	—	2.5 ft	2.5 ft	11
Parking and driveway location requirements	Yes	Yes	Yes	No	12
Ground floor active space requirement	Yes	Yes	Yes	No	13

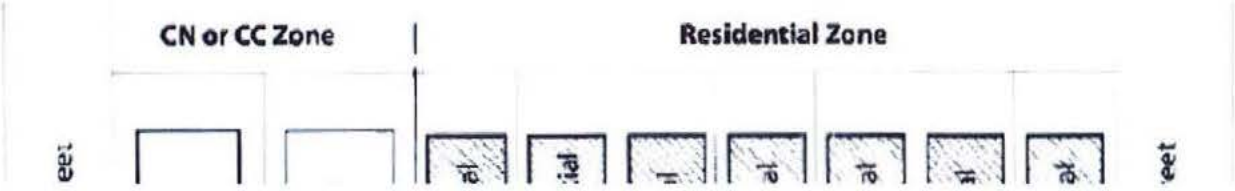
Height, Floor Area Ratio, Density, and Open Space Regulations	See Table 17.33.04	
Minimum required parking	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking	
Courtyard regulations	See Section 17.108.120	

Additional Regulations for Table 17.33.03:

1. See Sections 17.106.010 and 17.106.020 for exceptions to lot area, width mean, and street frontage regulations.

2. If fifty percent (50%) or more of the frontage on one (1) side of the street between two (2) intersecting streets is in any residential zone and all or part of the remaining frontage is in any commercial or industrial zone, the required front setback of the commercially or industrially zoned lots is one-half (½) of the minimum front setback required in the residential zone. If fifty percent (50%) or more of the total frontage is in more than one residential zone, then the minimum front setback on the commercially or industrially zoned lots is one-half (½) of that required in the residential zone with the lesser front setback (see Illustration for Table 17.33.03 [Additional Regulation 2]). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.33.03 [Additional Regulation 2]
*for illustration purposes only



3. The following notes apply to the maximum front yard requirement:

a. The requirements only apply to the construction of new principal buildings.

b. The requirements do not apply to lots containing Recreational Assembly, Community Education, Utility and Vehicular, or Extensive Impact Civic Activities or Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities as principal activities.

c. Maximum yards apply to seventy-five percent (75%) of the street frontage on the principal street and fifty percent (50%) on other streets, if any. All percentages, however, may be reduced to fifty percent (50%) upon the granting of regular design review approval (see Chapter 17.136 for the design review procedure). In addition to the CUP criteria contained in Section 17.136.050, the proposal to reduce to fifty percent (50%) must also meet each of the following criteria:

i. The additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;

ii. The proposal will not impair a generally continuous wall of building facades;

iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and

iv. The proposal will not interfere with the movement of people along an important pedestrian street.

4. Wherever an interior side lot line abuts an interior side lot line of any lot located in an RH or RD zone, the setback of the abutting portion of its side lot line is ten (10) feet. In the case where an interior side lot line abuts an interior side lot line in a RM zone, the setback of the abutting portion of its side lot line is five (5) feet. In the case where an interior side lot line abuts a side yard of an RU-1 or RU-2 lot, a side setback of four (4) feet is required (see Illustration for Table 17.33.03 [Additional Regulation 4], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.33.03 [Additional Regulation 4]
*for illustration purposes only

5. See Section 17.108.080 for the required interior side and rear yard setbacks on a lot containing two or more living units and opposite a legally required living room window.

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6. When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM zone or the RU-1 zone, the required street side yard setback in the rear twenty (20) feet of the reversed corner lot is one-half of the minimum front yard required on the key lot (see Illustration for Table 17.33.03 [Additional Regulation 6], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.33.03 [Additional Regulation 6]
*for illustration purposes only

7. Wherever a rear lot line abuts an alley, one-half of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.

8. When a rear lot line is adjacent to an RH, RD, or RM zone or the RU-1 zone, the required rear setback for both residential and nonresidential facilities is ten (10) feet if the lot depth is one-hundred (100) feet or less and fifteen (15) feet if the lot depth is more than one-hundred (100) feet. When a rear lot line is not adjacent to an RH, RD, or RM zone or the RU-1 zone, the required rear setback is ten (10) feet for residential facilities and there is no required setback for nonresidential facilities.

9. This percentage of transparency is only required for principal buildings that include ground floor nonresidential facilities and only apply to the facade facing the principal street. The regulations only apply to facades located within twenty (20) feet of a street frontage. The area of required transparency is between two (2) feet and nine (9) feet in height of the ground floor and must be comprised of clear, nonreflective windows that allow views out of indoor commercial space, residential space, or lobbies (see Illustration for Table 17.33.03 [Additional Regulation 9], below). Areas required for garage doors shall not be included in the calculation of facade area (see Note 12 for limitations on the location of parking access). Glass block does not qualify as a transparent window. Exceptions to this regulation may be allowed by the Planning Director for unique facilities such as convention centers, gymnasiums, parks, gas stations, theaters and other similar facilities.

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Illustration for Table 17.33.03 [Additional Regulation 9]
*for illustration purposes only

10. This height is only required for new principal buildings and is measured from the sidewalk grade to the ground floor ceiling.

11. This regulation only applies to new residential facilities and ground floor living space located within fifteen (15) feet of a street frontage.

12. For the new construction of principal buildings in the CN-1, CN-2, and CN-3 zones, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Where this is not feasible, every reasonable effort shall be made to share means of vehicular access with abutting properties. Open parking areas shall not be located between the sidewalk and a principal building.

13. For the new construction of principal buildings in the CN-1, CN-2, and CN-3 zones, ground level parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the principal building except for incidental entrances to such activities elsewhere in the building. Exceptions to this regulation may be permitted by the Planning Director for utilities and trash enclosures that cannot be feasibly placed in other locations of the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Note 12, above.

B. Height, Floor Area Ratio (FAR), Density, and Open Space. Table 17.33.04 below prescribes height, FAR, density, and open space standards associated with the Height Areas described in the Zoning Maps. The number designations in the "Additional Regulations" column refer to regulations below the table.

Table 17.33.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations

Regulation	Height Area						Additional Regulations
	35	35*	45	60	75	90	
Maximum Height	35 ft	35	45 ft	60 ft	75 ft	90 ft	1, 2
Height Minimum							

Permitted height minimum	0 ft	0 ft	0 ft	35 ft	35 ft	35 ft	3
Conditionally permitted height minimum	NA	NA	NA ft	25 ft	25 ft	25 ft	3
Maximum Residential Density (square feet of lot area required per dwelling unit)							
Regular units	550	Same density regulations as abutting RH, RD, or RM zone	450	375	275	225	4, 5, 6
Rooming units	275	Same density regulations as abutting RH, RD, or RM zone	225	185	135	110	4, 5, 6
Maximum Nonresidential FAR	2.0	NA	2.5	3.0	4.0	4.0	4, 5, 6
Maximum Number of Stories (not including underground construction)	3	3	4	5	7	8	
Usable Open Space (square feet per residential unit)							
Group usable open space per regular unit	150	Same open space regulations as abutting RH, RD, or RM zone	150	150	150	100	6, 7
Group usable open space per regular unit when private open space substituted	30	Same open space regulations as abutting RH, RD, or RM zone	30	30	30	20	6, 7

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Group usable open space per Rooming unit	75	Same open space regulations as abutting RH, RD, or RM zone	75	75	75	50	6, 7
Group usable open space per rooming unit when private open space is substituted	15	Same open space regulations as abutting RH, RD, or RM zone	15	15	15	10	6, 7

Additional Regulations for Table 17.33.04:

1. The maximum height within ten (10) feet of the front property line is either the height limit on the subject lot shown in the above table or the height maximum for the height area of the parcel directly across the principal street, whatever is less (see Illustration for Table 17.33.04 [Additional Regulation 1], below).

Illustration for Table 17.33.04 [Additional Regulation 1]
*for illustration purposes only

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2. Buildings shall have a thirty (30) foot maximum height at the setback line associated with any rear or interior side lot line that abut a lot in an RH, RD, RM or RU-1 zone; this maximum height shall increase one foot for every foot of distance away from this setback line (see Illustration for Table 17.33.04 [Additional Regulation 2], below). Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

Illustration for Table 17.33.04 [Additional Regulation 2]
*for illustration purposes only

3. This minimum height requirement only applies to the new construction of a principal building that is located on parcels adjacent to a street right-of-way that is one hundred (100) feet wide or more. Buildings constructed to accommodate Essential Service, Utility and Vehicular, or Extensive Impact Civic Activities or Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities may be exempted from the height minimum regulation by the Planning Director. The allowed projections into the height limits contained in Section 17.108.030 are not counted towards the height minimum.

4. See Chapter 17.107 for affordable and senior housing incentives. A Secondary Unit may be permitted when there is no more than one (1) unit on a lot, subject to the provisions of Section 17.103.080. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five (5) or more bedrooms.

5. No portion of lot area used to meet the residential density requirements shall be used as a basis for computing the maximum nonresidential Floor Area Ratio (FAR) unless the total nonresidential floor area on the lot is less than three thousand (3,000) square feet.

6. In the 35* height area, residential developments are subject to the same residential density and open space regulations as the adjacent RH, RD, or RM zone. When there is more than one of these abutting zones, then the regulations of the zone allowing the greatest density shall apply.

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7. Each square foot of private usable open space equals two square feet towards the total usable open space requirement, except that actual group space shall be provided in the minimum amount specified in the table per dwelling unit. All usable open space shall meet the standards contained in Chapter 17.126.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.060 - Special regulations for mini-lot and planned unit developments.

A. Mini-Lot Developments. In mini-lot developments, certain regulations that apply to individual lots in the CN Zones may be waived or modified when and as prescribed in Chapter 17.142.

B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the CN zones, and certain of the other regulations applying in said zone may be waived or modified.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.33.070 - Other zoning provisions.

A. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.

B. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

C. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the CN zones.

D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in CN zones.

E. Landscaping and Screening Standards. The landscaping and screening regulations set forth in Chapter 17.124 shall apply in the CN Zones.

F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

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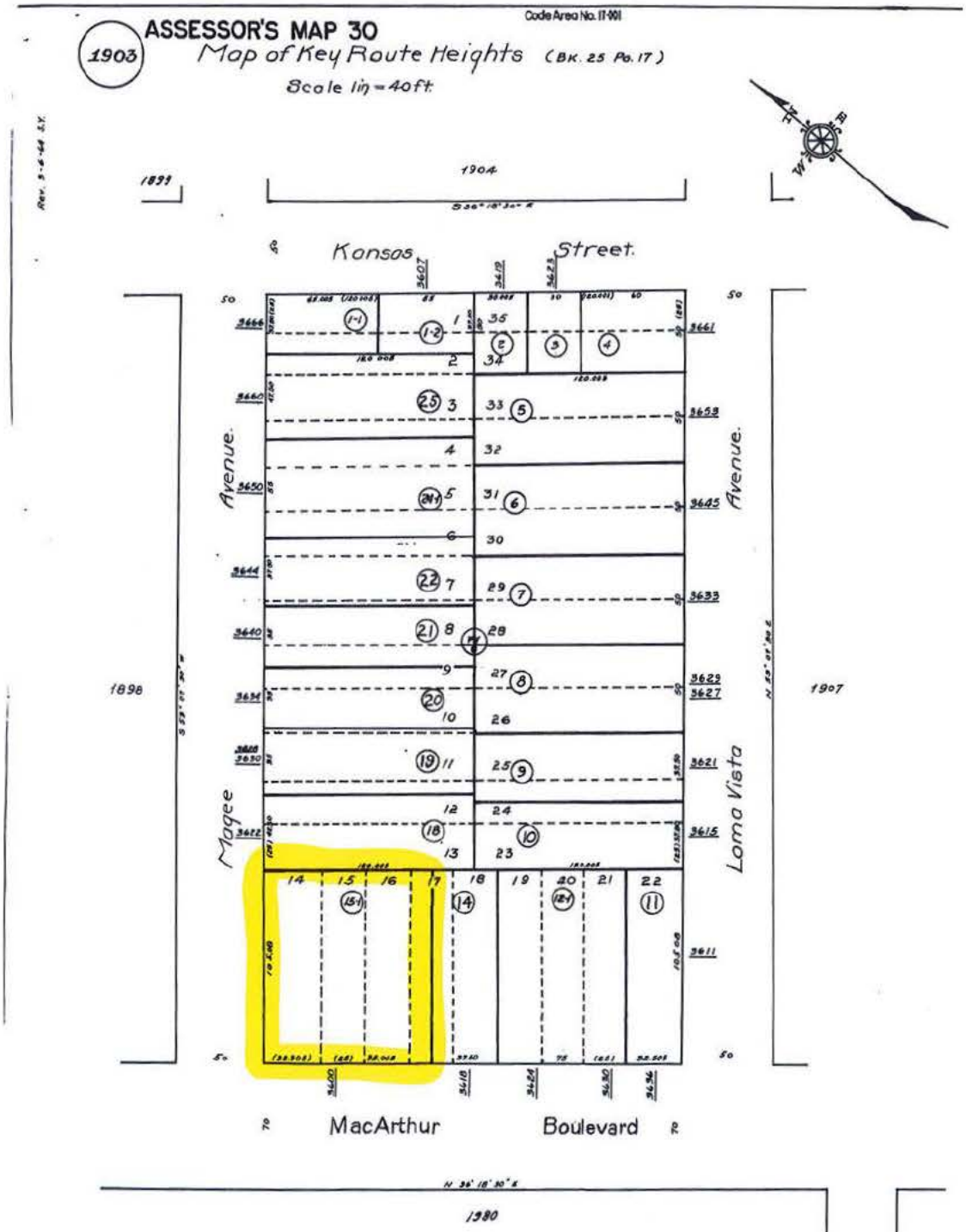

ASSESSOR'S MAP 30
1903
Map of Key Route Heights (BK. 25 Pg. 17)
Scale 1in = 40ft.
Code Area No. 17-001
1899
1904
Kansas Street
Magee Avenue
Lomo Vista Avenue
1898
1907
MacArthur Boulevard
1980

[redacted]
OAKLAND, CA 94619-1328

Document Contents

- Profile Cover Sheet
- Property Overview
- Property History Page
- Neighborhood
- Plat Map

Lawyers Title

Provided By
Andrea Simons
[redacted]

Property Overview

Lawyers Title

Primary Owner: BADERTSCHER LOUIS & MARY O

Secondary Owner:

Mail Address: [redacted]
KINGMAN, AZ 86401-6714

Site Address: [redacted]
OAKLAND, CA 94619-1328

APN: [redacted]

Housing Tract Number:

Lot Number: 14-17

Legal Description: **Lot Code:** 14-17
Block: 7
Subdivision: KEY ROUTE HEIGHTS
Legal Brief Description: LOT:14-17 BLK:7 SUBD:KEY ROUTE HEIGHTS

Property Details

Bedrooms:	0	**Year Built:**		**Square Feet:**	840
Bathrooms:	0	**Garage:**		**Lot Size:**	9,982 SF
Total Rooms:		**Fireplace:**		**Number of Units:**	1
Zoning:		**Pool:**		**Use Code:**	Commercial-Vacant Land
No of Stories:	1				
Building Style:					

Sale Information

Transfer Date:	07/31/2013	**Seller:**	BADERTSCHER, LOUIS		
Transfer Value:	$0.00	**Document#:**	2013265834	**Cost/Sq Feet:**	
Title Company:	NONE AVAILABLE				

Assessment and Taxes

Assessed Value:	$506,357.00	**Percent Improvement:**	0.45%	**Homeowner Exemption:**	
Land Value:	$504,103.00	**Tax Amount:**	$11,134.20	**Tax Rate Area:**	17-001
Improvement Value:	$2,254.00	**Tax Account ID:**		**Tax Status:**	Current
Market Improvement Value:		**Market Land Value:**		**Market Value:**	
Tax Year:	2015				

Property History

Lawyers Title

BADERTSCHER LOUIS & MARY O

[redacted], **OAKLAND, CA 94619-1328**

APN: [redacted] **ALAMEDA COUNTY**

Prior Transfer - 07/31/2013

Recording Date:	07/31/2013	**Document#:**	2013265834
Price:	$0.00	**Document Type:**	Intrafamily Transfer or Dissolution
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BADERTSCHER, LOUIS; BADERTSCHER, MARY O	**Buyer Vesting:**	CR
Seller Name:	BADERTSCHER, LOUIS		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MAP25 PG17 **City / Muni / Twp:** OAKLAND		

Prior Transfer - 06/19/2013

Recording Date:	06/19/2013	**Document#:**	2013215789
Price:	$0.00	**Document Type:**	Quit Claim Deed
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-16 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MB25 PG17 **City / Muni / Twp:** KINGMAN		

Prior Transfer - 10/31/2007

Recording Date:	10/31/2007	**Document#:**	2007381714
Price:	$0.00	**Document Type:**	Correction Deed
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	HALL, WANNETTA; BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MB25 PG17 **Legal Brief Description:** PRIOR REF 2007371410 10/22/2007: NW12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Property History

Lawyers Title

Prior Transfer - 10/22/2007

Recording Date:	10/22/2007	**Document#:**	2007371410
Price:	$0.00	**Document Type:**	Intrafamily Transfer or Dissolution
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	HALL, WANNETTA; BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 24&25 **Subdivision:** VERNON TRACT **Map Ref:** MB20 PG22 **Legal Brief Description:** SOUTHEASTERN29.02 FT LOT24 & NW9.49 FT LOT25 **City / Muni / Twp:** OAKLAND		

Mortgage Record - 09/28/2005

Recording Date:	09/28/2005	**Document#:**	2005417128
Loan Amount:	$90,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	FIRST REGIONAL BANK		
Lender Type:	Bank	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP OF KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Mortgage Record - 07/24/2003

Recording Date:	07/24/2003	**Document#:**	2003429047
Loan Amount:	$150,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	CAROL E CHAVEZ		
Lender Type:	ET AL	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP OF KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Property History

Lawyers Title

Mortgage Record - 05/20/2002

Recording Date:	05/20/2002	**Document#:**	2002222673
Loan Amount:	$30,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	BARRY R GROSS IRA		
Lender Type:	Other	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Prior Transfer - 02/14/1994

Recording Date:	02/14/1994	**Document#:**	94061213
Price:	$0.00	**Document Type:**	Quit Claim Deed
First TD:	$0.00	**Type of Sale:**	
Lender Name:			
Buyer Name:	HALL, HENRY	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP KEY ROUTE HEIGHTS **Map Ref:** MAP25 PG17 **Legal Brief Description:** NORTHWESTERN12'6" L17 **City / Muni / Twp:** OAKLAND		

Neighborhood Overview

Lawyers Title

Nearby Neighbors

BADERTSCHER LOUIS & MARY O

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	[redacted]	Bathrooms:	
Square Feet:	840	Lot Size:	9,982 SF
Year Built:		Garage:	

LO HO S & CHENG YING

[redacted], OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	1
Square Feet:	1,427	Lot Size:	3,990 SF
Year Built:	1923	Garage:	G

LAU TOM K & LEE REBECCA K & CARA & GUAN HARRY H

[redacted], OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	9	Bathrooms:	5
Square Feet:	3,935	Lot Size:	5,040 SF
Year Built:	1967	Garage:	G

HUM RICHARD & ANN L & SANDRA

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	5	Bathrooms:	3
Square Feet:	2,532	Lot Size:	4,200 SF
Year Built:	1968	Garage:	G

GEORGES ELIAS A

[redacted], OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:			
Square Feet:		Lot Size:	7,881 SF
Year Built:		Garage:	

TRAN HOA K & HONG MELANIE

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	2	Bathrooms:	1
Square Feet:	1,032	Lot Size:	4,200 SF
Year Built:	1924	Garage:	G

KWAN KWOK M

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	[redacted]	Bathrooms:	2
Square Feet:	2,222	Lot Size:	4,500 SF
Year Built:	1970	Garage:	

[redacted] BLVD GAS STATION INC

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	0	Bathrooms:	
Square Feet:	1,107	Lot Size:	16,200 SF
Year Built:	1963	Garage:	

MINKUS JILL & REIGER JONATHAN J

[redacted], OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	2	Bathrooms:	1
Square Feet:	1,135	Lot Size:	4,560 SF
Year Built:	1916	Garage:	G

SINGH JAMES

[redacted], OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	0	Bathrooms:	
Square Feet:	1,387	Lot Size:	3,415 SF
Year Built:		Garage:	

Neighborhood Overview

Lawyers Title

LAZARD DOROTHY

[redacted] OAKLAND , CA , 94619

APN: [redacted]

Bedrooms:	2	Bathrooms:	1
Square Feet:	935	Lot Size:	2,470 SF
Year Built:	1935	Garage:	G

LUMBEE HOLDINGS LLC

[redacted] OAKLAND , CA , 94608

APN: [redacted]

Bedrooms:	0	Bathrooms:	
Square Feet:		Lot Size:	1,800 SF
Year Built:		Garage:	

TRAN HOA K

[redacted] OAKLAND , CA , 94619

APN: [redacted]

Bedrooms:	3	Bathrooms:	2
Square Feet:	1,189	Lot Size:	4,200 SF
Year Built:	1923	Garage:	

GATISON MARVA & WALLACE ROSETTA

[redacted] , OAKLAND , CA , 94619

APN: [redacted]

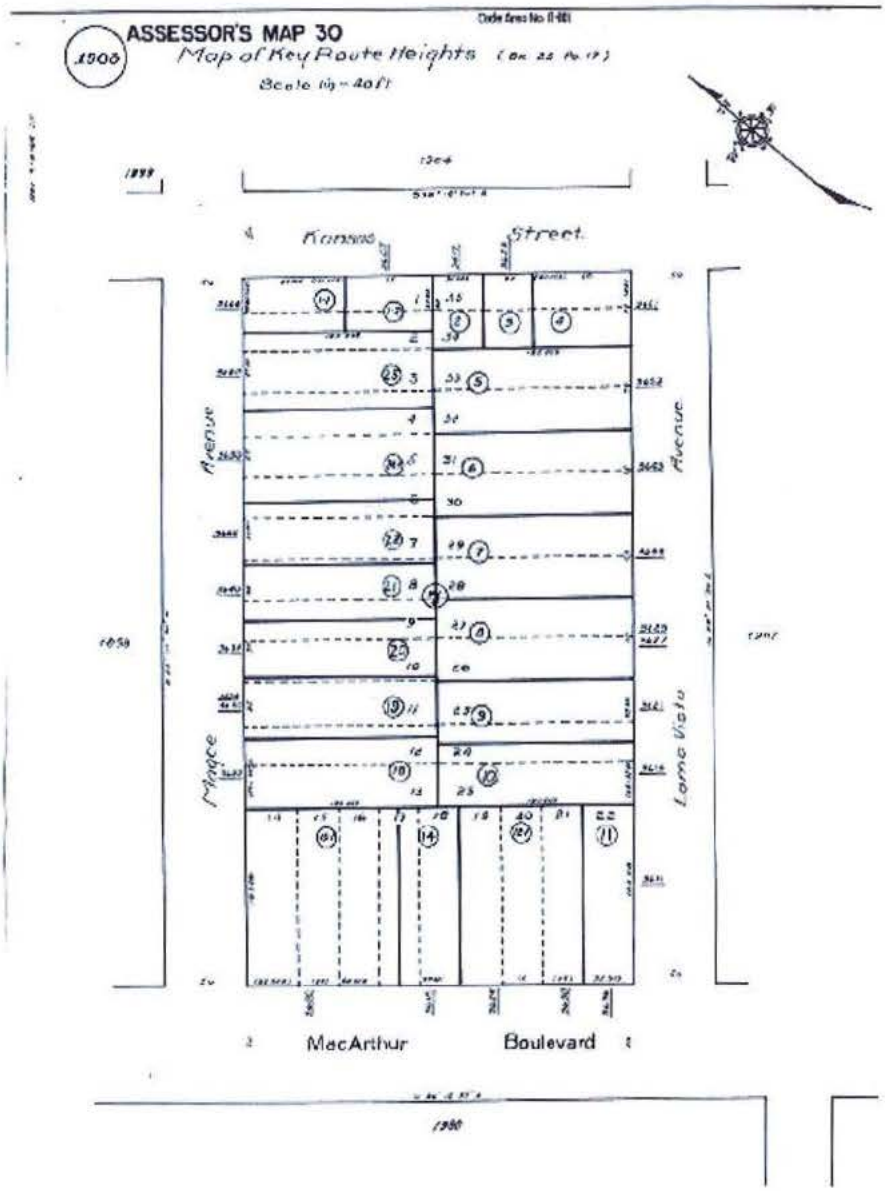
Bedrooms:	3	Bathrooms:	1
Square Feet:	1,511	Lot Size:	4,800 SF
Year Built:	1920	Garage:	G

MITCHELL MARILYN C TR

[redacted] OAKLAND , CA , 94619

APN: [redacted]

Bedrooms:	3	Bathrooms:	2
Square Feet:	1,904	Lot Size:	6,000 SF
Year Built:	1950	Garage:	



LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO

PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

Russell, Simon

From: Espinosa, Thomas
Sent: Friday, December 04, 2015 8:28 AM
To: eawrentals@aol.com
Subject: FW: [redacted]
Attachments: Oakland, CA Planning Code-CN-2.pdf; plat map.pdf; Profile Report.pdf

From: Ivonne Gomez [mailto[redacted]
Sent: Thursday, December 03, 2015 7:52 AM
To: Espinosa, Thomas; [redacted]
Subject: [redacted]

Hello Thomas,

Please see attachments.

[redacted]

Zoning: CN-2 (CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.)

Lot Size: 9,982 sf

laximum Residential Density: 1 regular dwelling unit per 550 sf
·18 units (parking permitting)

Respectfully,
Ivonne Gomez

Russell, Simon

From: Building Services <BuildingServices_Toshiba32412@oaklandnet.com>
Sent: Monday, December 21, 2015 11:08 AM
To: Espinosa, Thomas
Subject: Send data from MFP11219019 12/21/2015 11:07
Attachments: DOC122115.pdf

Scanned from MFP11219019
Date:12/21/2015 11:07
Pages:6
Resolution:300x300 DPI

Document sent from Toshiba copier. Please do not reply to this message

County Assessor Display

Property Details for APN [redacted]

Property Address:	[redacted] OAKLAND 94619	
Number of Units:	1	
Units per Floor:		
Number of Buildings:	1	
Number of Stories:	1.0	
Number of Rooms:		
Number of Bedrooms:		
Number of Bathrooms:		
Building Area:	840 sq. ft.	
Lot Size:	9,982 sq. ft.	
Additions Area:		
Miscellaneous Area:		
Rentable Space:	840 sq. ft.	
Building Effective Year:	1940	
Year Built:		
Wall Height:		
Percent Office:		
Land Improvement Ratio:	8%	
Swimming Pool:		
Swimming Pool Year Built:		
Property Change Date:	10/22/2007	
Building Class:	The quality of constuction is 4 on a scale from 0 to 10 where 10 is the highest.	All Codes
Remodel:		All

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
[redacted]

REMEDIAL ACTION COMPLETION CERTIFICATION

November 21, 2008

investigate

Mr. Denis Brown
Shell Oil Products US
[redacted]
Carson, CA 90810-1039

Subject: Fuel Leak Case No. RO0002855 and Geotracker Global ID T0600115417, Shell #13-5693, 3600 Park Blvd., Oakland, CA 94610
[redacted]

Dear Mr. Brown:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,
[redacted]
Director
Alameda County Environmental Health

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown. Soil staining and odor observed in soil beneath dispensers during dispenser upgrade.		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? Yes	Number: 4	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 3.49'	Lowest Depth: 17.08'	Flow Direction: West to northwest
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: No water-producing wells reported within ½ mile.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: Central Reservoir is approximately 3,000 feet southeast of site
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and City of Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	----	----	----
Piping	---	---	----
Free Product	----	----	----
Soil	5 cubic yards	Soil disposed at Forward Landfill in Manteca, CA	9/7/2004
Groundwater	12,000 gallons	Disposed off-site at Shell Martinez Refinery, Martinez, California	08/2004 to 09/2004

Alameda County Environmental Health

CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM

I. AGENCY INFORMATION Date: September 10, 2008

Agency Name: Alameda County Environmental Health	Address: [redacted]
City/State/Zip: Alameda, CA 94502-6577	Phone: [redacted]91
Responsible Staff Person: Jerry Wickham	Title: Senior Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Shell #13-5689		
Site Facility Address: [redacted] Oakland, CA 94610		
RB Case No.: —	Local Case No.: —	LOP Case No.: RO0002855
URF Filing Date: March 5, 1998 and August 24, 2004	Geotracker ID: T0600115417	APN: [redacted]

Responsible Parties	Addresses	Phone Numbers
Denis Brown, Shell Oil Products US	[redacted] Carson, CA 90810-1039	[redacted]0251

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	10,000	Gasoline	---	---
2	10,000	Gasoline	---	—
3	10,000	Gasoline	---	—
Piping			Dispensers upgraded	2/1998 and 6/2004

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
[redacted]

November 21, 2008

Mr. Denis Brown
Shell Oil Products US
[redacted]
Carson, CA 90810-1039

Subject: Fuel Leak Case No. RO0002855 and Geotracker Global ID T0600115417, Shell #13-5693, [redacted] Oakland, CA 94610

Dear Mr. Brown:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.swrcb.ca.gov) and the Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Total petroleum hydrocarbons as gasoline remain in soil at concentrations up to 180 ppm.
- MTBE remains in shallow groundwater at concentrations up to 21 ppb.

If you have any questions, please call Jerry Wickham at [redacted]791. Thank you.

Sincerely,

[redacted]

Donna L. Drogos, P.E.
LOP and Toxics Program Manager

Enclosures:
1. Remedial Action Completion Certificate
2. Case Closure Summary

LUFT SLIC Site

9559

[redacted]

cc:

Ms. Cherie McCaulou (w/enc)
SF- Regional Water Quality Control Board
[redacted]
Oakland, CA 94612

Closure Unit (w/enc)
State Water Resources Control Board
UST Cleanup Fund
[redacted]

Mr. Leroy Griffin (w/enc)
City of Oakland Fire Department
250 Frank Ogawa Plaza
Suite 3341
Oakland, CA 94612

Mr. Peter Schaefer (w/o enc)
Conestoga-Rovers & Associates
[redacted]
Emeryville, CA 94608

Ms. Ana Friel (w/o enc)
Conestoga-Rovers & Associates
[redacted]
Sonoma, CA 95476

Jerry Wickham (w/orig enc), D. Drogos (w/enc), File (w/enc)

Russell, Simon

From: Lai [redacted]
Sent: Monday, December 21, 2015 11:15 AM
To: Espinosa, Thomas
Subject: exclusively representing

This letter serve as an agreement to sale and represent for the owner of [redacted] oakland.

Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.

House or lot owner of 3600 agrees our company Eastbay Holding Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.

Contract will automaticcally terminate if we cannot find the right buyer within 3 days.

Owners understand and agrees Eastbay Holding Inc will have the right to earn commission on top of the asking price.

Eastbay Holding Inc
owners

ate:

Russell, Simon

From: Lai [redacted]
Sent: Monday, December 21, 2015 12:54 PM
To: Espinosa, Thomas
Subject: Updated representative letter to the owner

This letter serve as an agreement to sale and represent for the owner of [redacted] oakland.

Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.

House or lot owner of 3600 agrees our company Apex Development Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.

Contract will automaticcally terminate if we cannot find the right buyer within 3 days.

Owners understand and agrees Apex Development Inc will have the right to earn commission on top of the asking price.

Apex Development Inc
owners

ate:

Russell, Simon

From: Espinosa, Thomas
Sent: Monday, December 21, 2015 2:13 PM
To: anna.siu[redacted]
Subject: FW: exclusively representing

From: Lai [redacted]
Sent: Monday, December 21, 2015 11:15 AM
To: Espinosa, Thomas
Subject: exclusively representing

This letter serve as an agreement to sale and represent for the owner of [redacted] oakland.

Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.

House or lot owner of [redacted] agrees our company Eastbay Holding Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.

Contract will automaticcally terminate if we cannot find the right buyer within 3 days.

Owners understand and agrees Eastbay Holding Inc will have the right to earn commission on top of the asking price.

Eastbay Holding Inc
owners

date:

Russell, Simon

From: Anna siu <[redacted]
Sent: Monday, December 21, 2015 2:55 PM
To: Espinosa, Thomas
Subject: Re: exclusively representing

Thomas,

This is not acceptable. The seller wants a contract on the table from you or your buyer. I will hold it the property for you for three days. No commission is paid to a buyer's agent. This is a sell by owner deal.

Thank you
Ana

On Monday, December 21, 2015 2:12 PM, "Espinosa, Thomas" <TEspinosa@oaklandnet.com> wrote:

From: Lai[redacted]
Sent: Monday, December 21, 2015 11:15 AM
To: Espinosa, Thomas
Subject: exclusively representing

his letter serve as an agreement to sale and represent for the owner of [redacted] oakland.
Owner agrees to Contracting our company for 3 days for finding a buyer to purchase this lot location for $650,000 which includes all binding and city records also the entitlement approval the right to build at least 14 units + 7000 square feet of retail.
House or lot owner of 3600 agrees our company Eastbay Holding Inc to exclusively and fully represent for order buying process without third-party or real estate agent involve.
Contract will automaticcally terminate if we cannot find the right buyer within 3 days.
Owners understand and agrees Eastbay Holding Inc will have the right to earn commission on top of the asking price.
Eastbay Holding Inc
owners
date:

Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, December 22, 2015 1:42 PM
To: [redacted]
Subject: FW: [redacted]
Attachments: Oakland, CA Planning Code-CN-2.pdf; plat map.pdf; Profile Report.pdf

From: Ivonne Gomez [mailto[redacted]
Sent: Thursday, December 03, 2015 7:52 AM
To: Espinosa, Thomas; [redacted]
Subject: [redacted]

Hello Thomas,

Please see attachments.

[redacted]

Zoning: CN-2 (CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.)

Lot Size: 9,982 sf

aximum Residential Density: 1 regular dwelling unit per 550 sf
18 units (parking permitting)

Respectfully,
Ivonne Gomez

Russell, Simon

From: Ivonne Gomez [redacted]
Sent: Wednesday, December 23, 2015 4:03 PM
To: Ivonne Gomez;Espinosa, Thomas;bosco lai
Subject: [redacted]
Attachments: Profile Report.pdf; Oakland, CA Planning Code-CN-2.pdf; plat map.pdf; 2015-12-23-0000-SP1.pdf

Hello Thomas,

Please see attachments.

[redacted]
Zoning: CN-2 (CN-2 Neighborhood Commercial Zone - 2. The intent of the CN-2 zone is to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.)

Lot Size: 9,982 sf

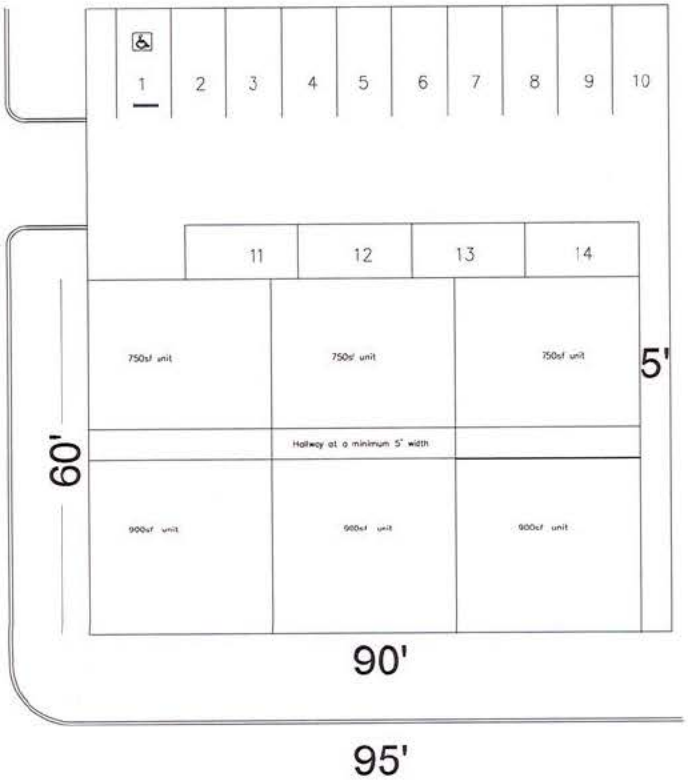
Maximum Residential Density: 1 regular dwelling unit per 550 sf
*18 units (parking permitting)

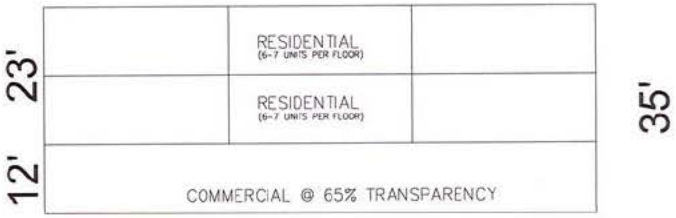
To make it feasible with parking requirements we incorporated 14 parking stalls therefor, 14 units can be placed at the property.

As noted above, up to 18 units can be granted at this location.

Let us know if you need to elaborate, but this is only a schematic diagram to show site requirements, setbacks, height, parking and units.

-Eric Kauffman





12 units at 900sf a unit
14 units at 770 sf

SCHEME: 1

Conceptual Site Plan

[redacted]

OAKLAND, CA

KAUFFMAN GOMEZ
ARCHITECTURE

SHEET
1

Russell, Simon

From: Lai[redacted]
Sent: Thursday, December 24, 2015 12:01 PM
To: Espinosa, Thomas
Subject: Fwd:[redacted] Oakland CA

---------- Forwarded message ----------
From: "Anna siu"[redacted]
Date: Dec 24, 2015 11:30 AM
Subject:[redacted] Oakland CA
To:[redacted]
Cc:

Mr Lai,

I received your email from the seller and I want to introduce my self to you. My name is Ana Siu and I am representing the seller with this transaction. Yesterday I met with Mr Espinosa at the City of Oakland and he said that he's getting a copy of the entitlement for the property. I believed that Mr Espinosa works for the city and he has excess to any information that relates to the property.

I told Mr Espinosa that the seller won't and would not sign any paper other than a purchase contract. With a signed contract he will provide any documents that relates to this property. If you need any help write up a contract I will be more then welcome to help you with this.

Until then, the seller is looking forward to close a deal with you in 3 days, as Mr Espinosa said.

Once I received a signed purchase contract, the seller will ratify the offer and send you disclosures on the property. We will open escrow and would like to close this deal in 3 days.

Please advise

Ana Siu
C/O Louis Badertscher
[redacted]5175
[redacted]

Russell, Simon

From: Ivonne Gomez [redacted]
Sent: Monday, December 28, 2015 3:10 AM
To: bosco lai;Espinosa, Thomas;Eric Kauffman;Ivonne Gomez
Subject: [redacted]
Attachments: 2015-12-28_15-0020.pdf; a01.pdf

Hello Bosco,

Please see attachment.

We have included a schematic design of two and one bedroom units. We have provided 15 units, with a lower ADA required unit found on the first floor. A schematic 3D rendered model has been provided.

Please let me know if you have any questions or concerns.

Invoice is to be followed.

Happy Holidays.

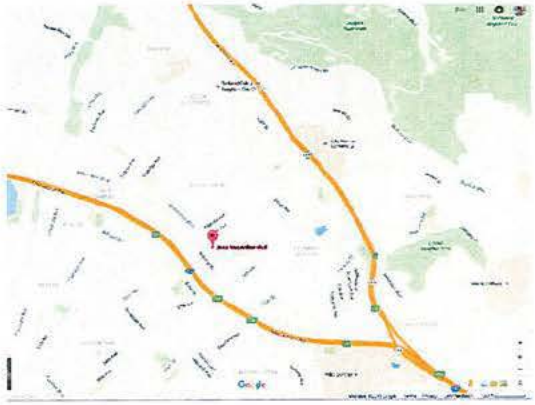
Respectfully,
Ivonne Gomez

'anaging Partner

[redacted]0106

[redacted]com

KAUFFMANGOMEZ ARCHITECTURE



VICINITY MAP

SCHEME: 1

Conceptual Site Plan

[redacted] Arthur Blvd
OAKLAND, CA

3/32"=1'-0"

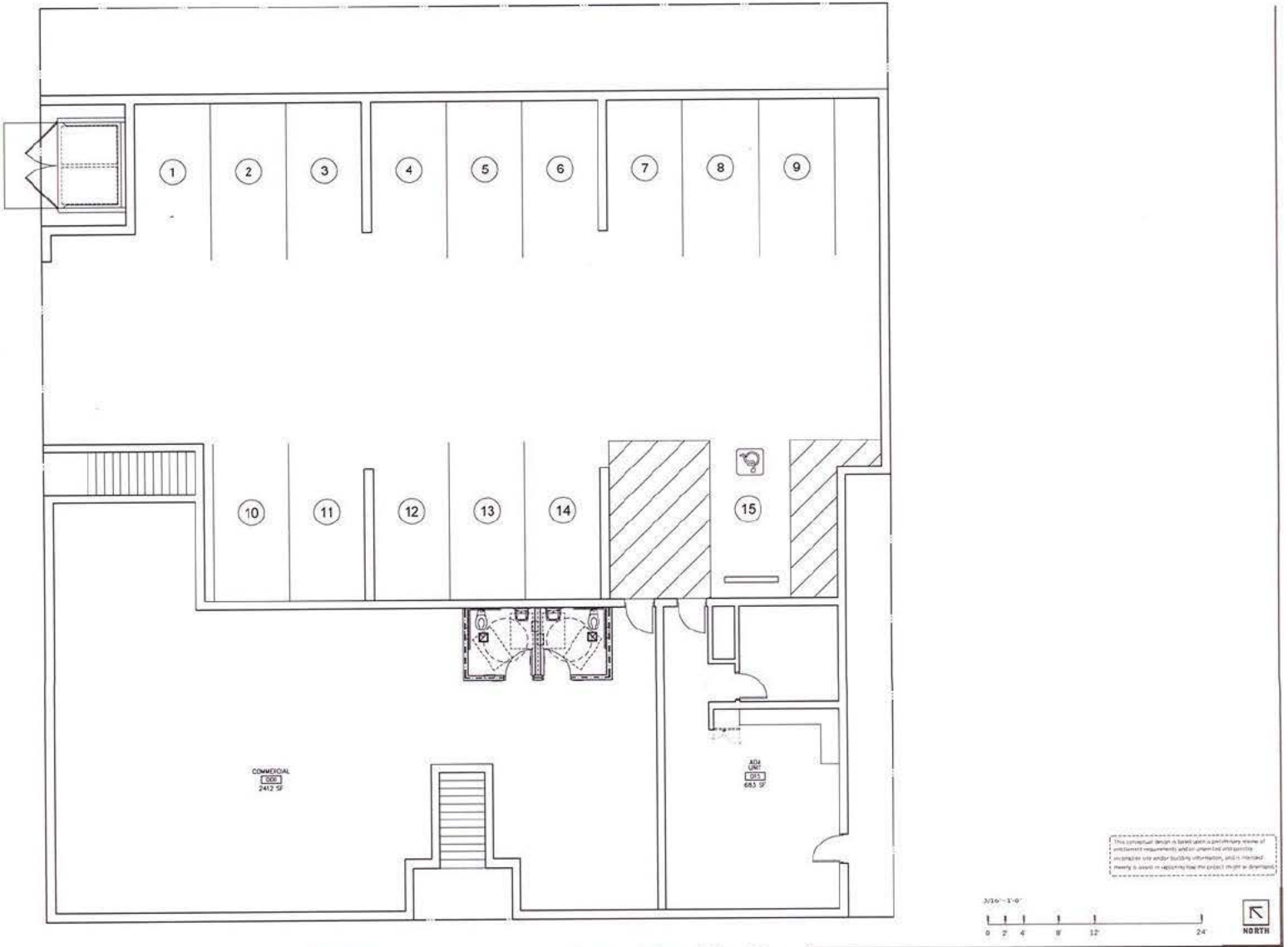
0 4' 8' 16' 24' 48'

NORTH

KAUFFMAN GOMEZ
ARCHITECTURE

1ES15-0020-00
12.29.2015

SHEET
1



SCHEME: 1

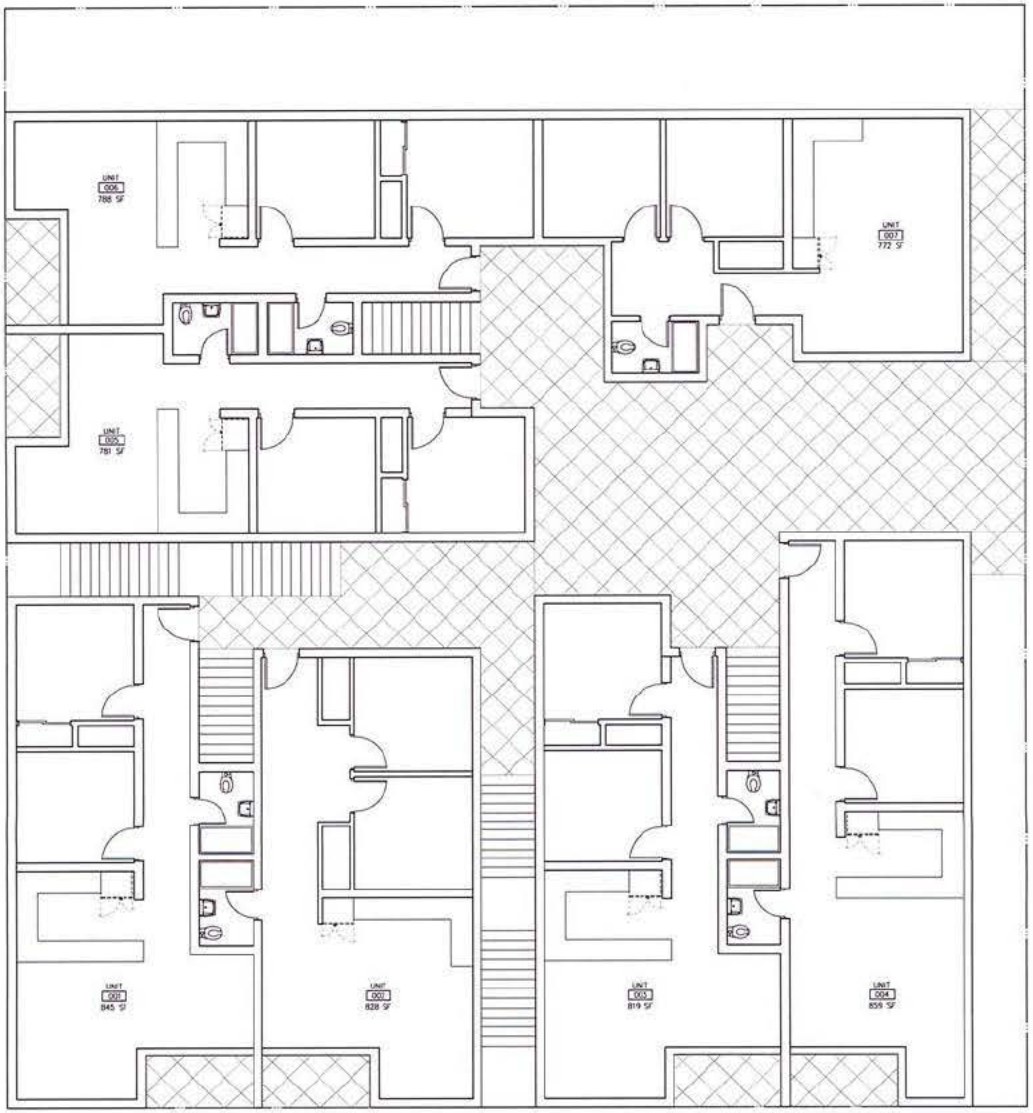
Conceptual Ground Floor Plan

[redacted]cArthur Blvd
AKLAND, CA

KAUFFMAN GOMEZ
ARCHITECTURE

1E515-0620-00
12.28.2015

SHEET
2



SCHEME: 1

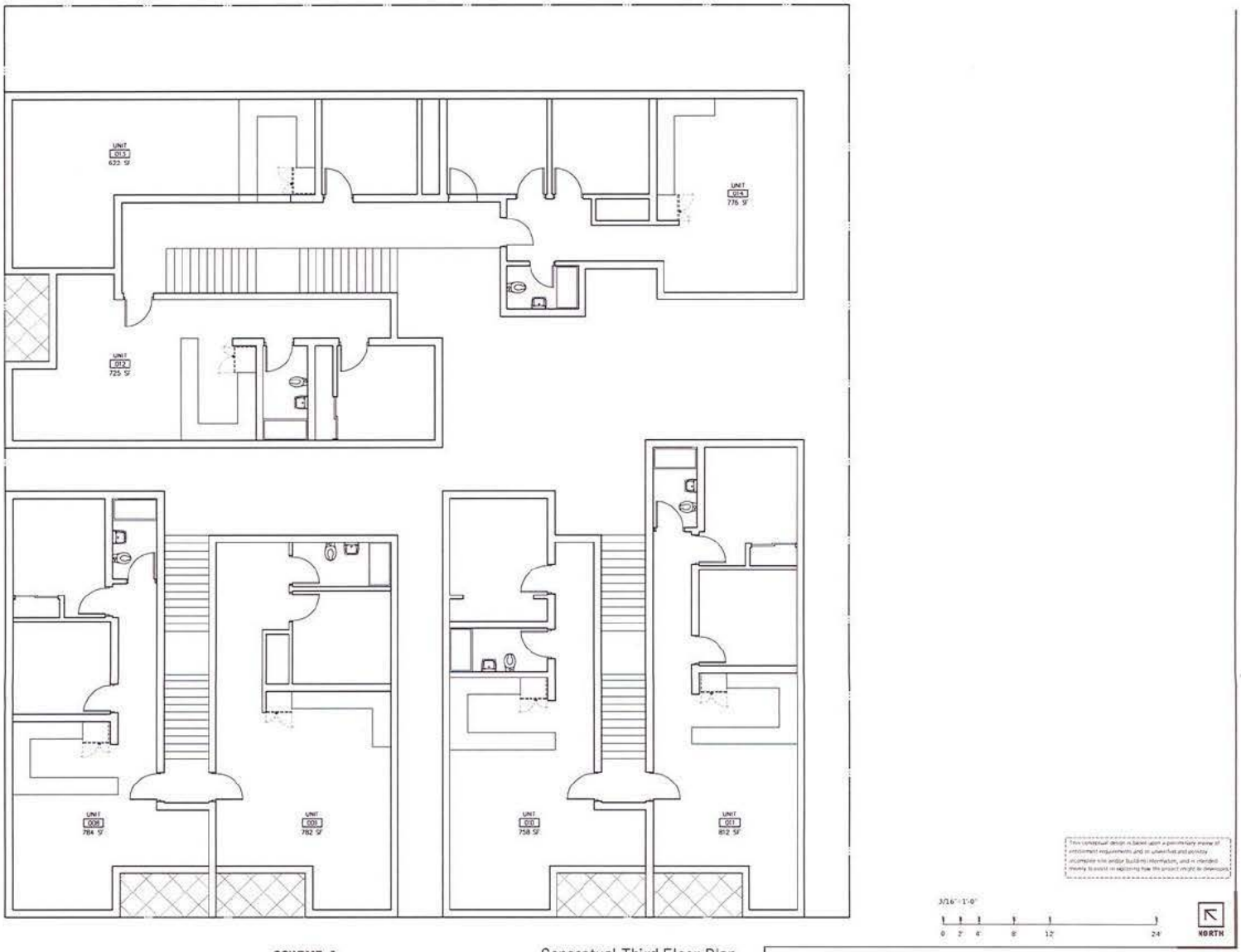
Conceptual Second Floor Plan

[redacted]ur Blvd
[redacted]D, CA

KAUFFMAN GOMEZ
ARCHITECTURE

IE515-0020-00
12.28.2015

SHEET
3



SCHEME: 1

Conceptual Third Floor Plan

[redacted] Blvd
D, CA

KAUFFMAN GOMEZ
ARCHITECTURE

IES15-0020-00
12.28.2015

SHEET
4

SCHEME: 1

Conceptual Renderings

[redacted]
OAKLAND, CA

KAUFFMAN GOMEZ
ARCHITECTURE

IES15-0920-00
12.20.2015

SHEET
5

SCHEME: 1

Conceptual Renderings

[redacted]

OAKLAND, CA

KAUFFMAN GOMEZ
ARCHITECTURE

IE515-0020-00
12.28.2015

SHEET
6

SCHEME: 1

Conceptual Renderings

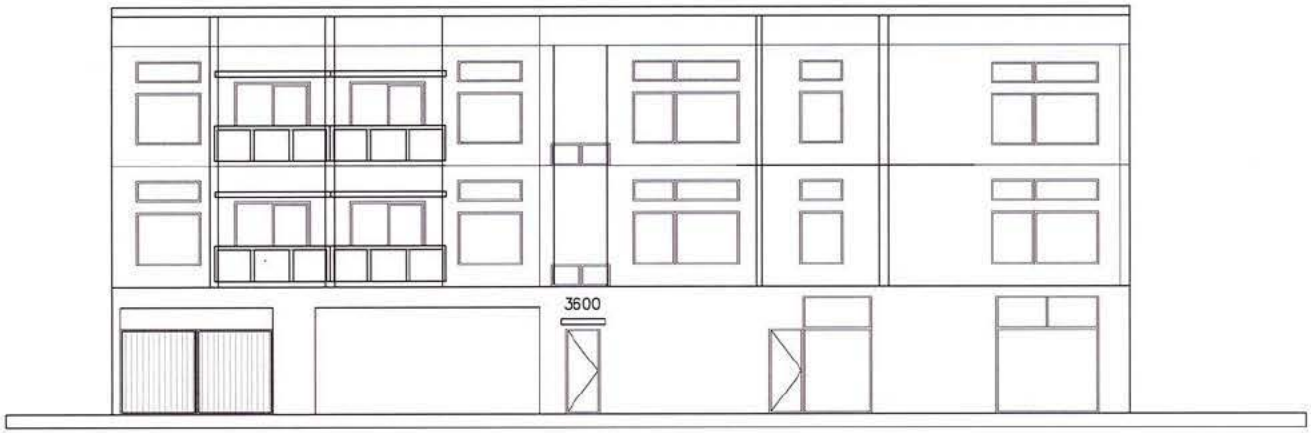
[redacted]

OAKLAND, CA

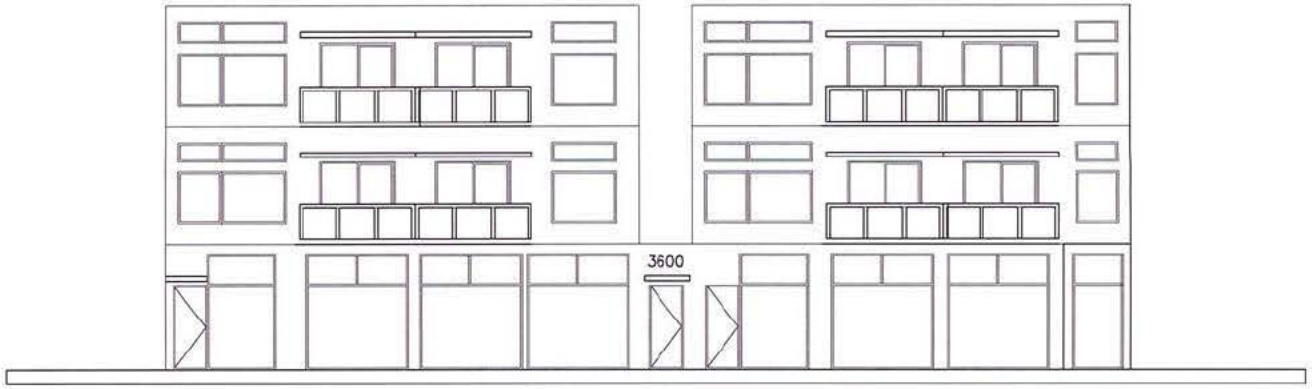
KAUFFMAN GOMEZ
ARCHITECTURE

1ES15-0020-00
12.28.2015

SHEET
7



West Elevation



South Elevation

SCHEME: 1

Conceptual Elevations

[redacted]
OAKLAND, CA

KAUFFMAN GOMEZ
ARCHITECTURE

IES15-0029-00
12.28.2015

SHEET
8

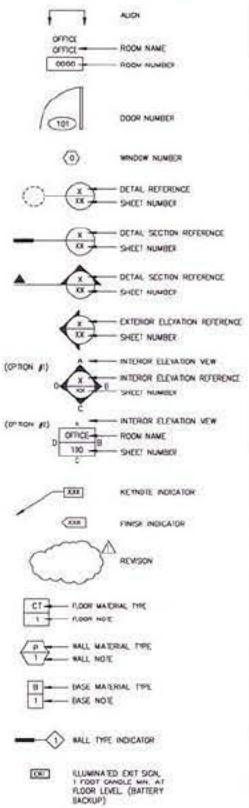
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

ABBREVIATIONS

&	And	JAN.	Janitor
∠	Angle	JT.	Joint
@	At		
℄	Centerline	KIT.	Kitchen
~	Diameter or Round		
#	Pound or Number	LAB.	Laboratory
(E)	Existing	LAM.	Laminate
		LAV.	Lavatory
ACOUS.	Acoustical	LKR.	Locker
A.D.	Area Drain	LT.	Light
ADJ.	Adjustable		
AGGR.	Aggregate	MAX.	Maximum
AL.	Aluminum	M.C.	Medicine
APPROX.	Approximate	MECH	Mechanical
ARCH.	Architectural	MEMB.	Membrane
ASB.	Asbestos	MET.	Metal
ASPH.	Asphalt	MFR.	Manufacturer
		MFG.	Marlmate
BD.	Board	MIN.	Minimum
BITUM.	Bituminous	MIR.	Mirror
BLDG.	Building	MISC.	Miscellaneous
BLK.	Block	M.O.	Masonry Opening
BLKG.	Blocking	MTD.	Mounted
BM.	Beam	MUL.	Mullion
B.O.P.	Bottom of Panel		
B.O.R.	Bottom of Reveal	N.	North
BOT.	Bottom	N.I.C.	Not in Contract
		NO. or #	Number
CAB.	Cabinet	NOM.	Nominal
C.B.	Catch Basin	N.T.S.	Not To Scale
CEM.	Cement		
CER.	Ceramic	O.A.	Overall
C.I.	Cast Iron	OBS.	Obscure
C.G.	Corner Guard	O.C.	On Center
CLG.	Ceiling	O.D.	Outside Diameter (Dim.)
CLKG.	Caulking	OFF.	Office
CLO.	Closet	OPNG.	Opening
CLR.	Clear	OPP.	Opposite
C.O.	Casual Opening		
COL.	Column	PRCST.	Pre-cast
C.O.M.	Center of Mullion	PL.	Plate
CONC.	Concrete	P.LAM.	Plastic Laminate
CONN.	Connection	PLAS.	Plaster
CONSTR.	Construction	PLYWD.	Plywood
CONT.	Continuous	PR.	Pair
C.O.R.	Continuous	PT.	Point
CORR.	Corridor	P.T.D	Paper Towel Dispenser
CTSK.	Countersunk	P.T.D./R	Combination Paper Towel
CNTR.	Counter	PTN.	Partition
CTR.	Center	P.T.R.	Paper Towel Receptacle
DBL.	Double	Q.T.	Quarry Tile
DEPT.	Department		
D.F.	Drinking Fountain	R.	Riser
DET.	Detail	RAD.	Radius
DIA.	Diameter	R.D.	Roof Drain
DIM.	Dimension	REF.	Reference
DISP.	Dispenser	REFR.	Refrigerator
DN.	Down	REGTR.	Register
D.O.	Door Opening	REINF.	Reinforced
DR.	Door	REQ.	Required
DWR.	Drawer	RESIL.	Resilient
DS.	Downspout	RM.	Room
D.S.P.	Dry Standpipe	R.O.	Rough Opening
DWG	Drawing	RWD.	Redwood
		R.W.L.	Rain Water Leader
E.	East		
EA.	Each	S.	South
E.J.	Expansion Joint	S.C.	Solid Core
EL.	Elevation	S.C.D.	Seat Cover Dispenser
ELEC.	Electrical	SCHED.	Schedule
ELEV.	Elevator	S.D.	Soap Dispenser
EMER.	Emergency	SECT.	Section
ENCL.	Enclosure	SH.	Shelf
E.P.	Electrical Panelboard	SHR.	Shower
EQ.	Equal	SHT.	Sheet
EQPT.	Equipment	SIM.	Similar
E.W.C.	Electric Water Cooler	S.N.D.	Sanitary Napkin Dispenser
EXIST.	Existing	S.N.R.	Sanitary Napkin Receptacle
EXPO.	Exposed	SPEC.	Specification
EXP.	Expansion	SQ.	Square
EXT.	Exterior	S.ST.	Stainless Steel
		S.SK.	Service Sink
F.A.	Fire Alarm	STA.	Station
F.B.	Flat Bar	STD.	Standard
F.D.	Floor Drain	STL.	Steel
FDN.	Foundation	STOR.	Storage
F.E.	Fire Extinguisher	STRL.	Structural
F.E.C.	Fire Extinguisher Cab	SUSP.	Suspended
F.H.C.	Fire Hose Cabinet	SYM.	Symmetrical
FIN.	Finish		
FL.	Floor		
FLASH.	Flashing	TRD.	Tread
FLUOR.	Fluorescent	T.B.	Towel Bar
F.O.C.	Face of Concrete	T.C.	Top of Curb
F.O.F.	Face of Finish	TEL.	Telephone
F.O.S.	Face of Stud	TER.	Terrazzo
FPRF.	Fireproof	T. & G.	Tongue and Groove
F.S.	Full Size	THK.	Thick
FT.	Foot or Feet	T.O.P.	Top of Panel
FTG.	Footing	T.O.R.	Top of Reveal
FURR.	Furring	T.P.	Top of Pavement
FUT.	Future	T.P.D.	Toilet Paper Dispenser
		T.V.	Television
GA.	Gauge	T.W.	Top of Wall
GALV.	Galvanized	TYP.	Typical
G.B.	Grab Bar		
GL.	Glass	UNF.	Unfinished
GND	Ground	U.O.N.	Unless Otherwise Noted
GR.	Grade	UR.	Urinal
GYP.	Gypsum		
		VERT.	Vertical
		VEST.	Vestibule
H.B.	Hose Bibb		
H.C.	Hollow Core	W.	West
HDWD.	Hardwood	W/	With
HDWE.	Hardware	W.C.	Water Closet
H.M.	Hollow Metal	WD.	Wood
HORIZ.	Horizontal	W/O	Without
HR.	Hour	WP	Waterproof
HGT.	Height	WSCT.	Wainscot
		WT.	Weight
I.D.	Inside Diameter (Dim.)		
INSUL.	Insulation		
INT.	Interior		

DRAFT

SYMBOLS



[redacted]

Oakland, CA

PROJECT DATA

BUILDING DEPARTMENT: _____

NUMBER OF STORIES: _____

ASSESSOR'S PARCEL NO.: _____

PROJECT SCOPE: _____

LEGAL BRIEF DESCRIPTION: _____

MUNICIPAL CODE DATA:

ZONING DISTRICT: _____

LOT SIZE: _____

MIN. LOT SIZE REQ.: _____

LOT WIDTH: _____

LOT DEPTH: _____

EXISTING BUILDING AREA: _____

SETBACKS:

FRONT: _____

SIDE(S): _____

REAR: _____

SITE FAR: _____

HEIGHT LIMIT: _____

OFF-STREET PARKING:

STANDARD STALL: _____

COMPACT: _____

DRIVE AISLE WIDTH: _____

OFF-STREET PARKING REQ.:

BUILDING CODE: _____

OCCUPANCY: _____

CONSTRUCTION TYPE: _____

OWNER

ARCHITECT

KAUFFMAN GOMEZ
ARCHITECTURE

IVONNE GOMEZ, DESIGNER
PH: (510) 860-0106
EMAIL: KAUFFMANGOMEZARCHITECTURE@GMAIL.COM

ERIC KAUFFMAN, AIA
PH: (510) 421-5131
EMAIL: KAUFFMANARCHITECTURE@GMAIL.COM

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GENERAL CONTRACTOR

TBD

ADDRESS
CITY, STATE

NAME OF CONTACT PERSON
PH:
FAX:

SHEET INDEX

ARCHITECTURAL (# - SHEETS)

A0.1
A1.1
A2.1
A2.2
A2.3
A4.1
A4.2
A4.3

VICINITY MAP

KAUFFMAN GOMEZ
ARCHITECTURE

TITLE SHEET

PA / PM:	IVONNE GOMEZ
DRAWN BY:	IVONNE GOMEZ
JOB NO.:	

SHEET
A0.1

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Russell, Simon

From: Espinosa, Thomas
Sent: Tuesday, December 29, 2015 2:32 PM
To: [redacted]
Subject: FW: [redacted]
Attachments: 2015-12-28_15-0020.pdf; a01.pdf

This is our project we were going to move on the the plans on what I want to put there if your iunterested

From: Ivonne Gomez [mailto: [redacted]
Sent: Monday, December 28, 2015 3:10 AM
To: bosco lai; Espinosa, Thomas; Eric Kauffman; Ivonne Gomez
Subject: [redacted]

Hello Bosco,

Please see attachment.

We have included a schematic design of two and one bedroom units. We have provided 15 units, with a lower ADA required unit found on the first floor. A schematic 3D rendered model has been provided.

Please let me know if you have any questions or concerns.

Invoice is to be followed.

Happy Holidays.

Respectfully,
Ivonne Gomez

Managing Partner

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

Russell, Simon

From: Ivonne Gomez <[redacted]m>
Sent: Tuesday, February 16, 2016 8:07 PM
To: Espinosa, Thomas;Ivonne Gomez
Subject: Profile Reports for Weir Dr and MacArthur
Attachments: Profile Report-1831 weir dr.pdf; Profile Report.pdf

Hello Thomas,

Please see attachments.

It includes the information for Weir Dr and MacArthur property. It includes both Profile Reports with the Assessors Parcel Map.

Please let me know If you have any questions or concerns.

Respectfully,

Ivonne Gomez

Managing Partner

[redacted]0106

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

[redacted]
HAYWARD, CA 94541-6819

Document Contents

- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

Lawyers Title

Provided By

Frank Winburne
[redacted]
fwinburne@ltic.com

Property Overview

Lawyers Title

Primary Owner: VIEREGGE LEROY R & MARY L
Secondary Owner:
Mail Address: [redacted] 6819
Site Address: [redacted] HAYWARD, CA 94541-6819
API [redacted]
Housing Tract Number:
Lot Number:
Legal Description:

Property Details

Bedrooms:	2	**Year Built:**	1997	**Square Feet:**	2,288
Bathrooms:	2	**Garage:**	Garage 2	**Lot Size:**	11,560 SF
Total Rooms:	6	**Fireplace:**		**Number of Units:**	1
Zoning:		**Pool:**		**Use Code:**	Single Family Residential
No of Stories:	1				
Building Style:					

Sale Information

Transfer Date:	02/27/1992	**Seller:**	N/A		
Transfer Value:	$0.00	**Document#:**	92059991	**Cost/Sq Feet:**	
Title Company:					

Assessment and Taxes

Assessed Value:	$286,320.00	**Percent Improvement:**	89.92%	**Homeowner Exemption:**	H
Land Value:	$28,848.00	**Tax Amount:**	$3,562.10	**Tax Rate Area:**	59-034
Improvement Value:	$257,472.00	**Tax Account ID:**		**Tax Status:**	Current
Market Improvement Value:		**Market Land Value:**		**Market Value:**	
Tax Year:	2014				

Property History

Lawyers Title

VIEREGGE LEROY R & MARY L
[redacted]**AYWARD, CA 94541-6819**
[redacted]**ALAMEDA COUNTY**

Mortgage Record - 10/11/2007

Recording Date:	10/11/2007	**Document#:**	2007356727
Loan Amount:	$1,125,000.00	**Loan Type:**	Z
TD Due Date:	08/04/2088	**Type of Financing:**	
Lender Name:	ONE MORTGAGE NETWORK INC		
Lender Type:	*N	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 2		

Mortgage Record - 03/28/2003

Recording Date:	03/28/2003	**Document#:**	2003175882
Loan Amount:	$421,123.00	**Loan Type:**	Credit Line (Revolving)
TD Due Date:	08/04/2088	**Type of Financing:**	ADJ
Lender Name:	SECRETARY HOUSING URBAN DEVELOPMENT		
Lender Type:	Government	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 2 **Legal Brief Description:** PARCEL MAP6464		

Mortgage Record - 03/28/2003

Recording Date:	03/28/2003	**Document#:**	2003175881
Loan Amount:	$421,123.00	**Loan Type:**	Credit Line (Revolving)
TD Due Date:	08/04/2088	**Type of Financing:**	ADJ
Lender Name:	SEATTLE MORTGAGE CO		
Lender Type:	Mortgage company	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 2 **Legal Brief Description:** PARCEL MAP6464		

Property History

Lawyers Title

Mortgage Record - 01/28/2002

Recording Date:	01/28/2002	**Document#:**	2002043315
Loan Amount:	$392,413.00	**Loan Type:**	Credit Line (Revolving)
TD Due Date:	08/04/2088	**Type of Financing:**	ADJ
Lender Name:	SEC HOUSING URBAN DEV		
Lender Type:	Government	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 11 **Tract Number:** 6293		

Mortgage Record - 01/28/2002

Recording Date:	01/28/2002	**Document#:**	2002043314
Loan Amount:	$392,413.00	**Loan Type:**	Credit Line (Revolving)
TD Due Date:	08/04/2088	**Type of Financing:**	ADJ
Lender Name:	SEATTLE MTG CO		
Lender Type:	Mortgage company	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 11 **Tract Number:** 6293		

Mortgage Record - 08/10/2000

Recording Date:	08/10/2000	**Document#:**	2000238959
Loan Amount:	$329,773.00	**Loan Type:**	Stand Alone Second
TD Due Date:	08/04/2088	**Type of Financing:**	ADJ
Lender Name:	SEATTLE MTG CO		
Lender Type:	Mortgage company	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 11 **Tract Number:** 6293		

Property History

Lawyers Title

Mortgage Record - 08/10/2000

Recording Date:	08/10/2000	**Document#:**	2000238958
Loan Amount:	$329,773.00	**Loan Type:**	Credit Line (Revolving)
TD Due Date:	08/04/2088	**Type of Financing:**	ADJ
Lender Name:	SEATTLE MTG CO		
Lender Type:	Mortgage company	**Borrowers Name:**	VIEREGGE,LE ROY R; VIEREGGE,MARY L
Vesting:	Joint Tenancy		
Legal Description:	**Lot Number:** 11 **Tract Number:** 6293		

Mortgage Record - 03/24/1998

Recording Date:	03/24/1998	**Document#:**	98096915
Loan Amount:	$77,300.00	**Loan Type:**	Stand Alone First
TD Due Date:	04/01/2028	**Type of Financing:**	
Lender Name:	WELLS RESOURCE/PHH REAL ESTATE SVCS LLC		
Lender Type:	Other	**Borrowers Name:**	VIEREGGE,LEROY R; VIEREGGE,MARY L
Vesting:	N/A		
Legal Description:	**Lot Number:** 2 **Legal Brief Description:** PARCEL MAP6464 **City / Muni / Twp:** UNINCORPORATED		

Prior Transfer - 02/27/1992

Recording Date:	02/27/1992	**Document#:**	92059991
Price:	$0.00	**Document Type:**	N/A
First TD:	$0.00	**Type of Sale:**	Per Assessor Transaction History
Lender Name:	N/A		
Buyer Name:	VIEREGGE LEROY R & MARY L	**Buyer Vesting:**	N/A
Seller Name:	N/A		
Legal Description:			

Comparable Sales Data

Lawyers Title

Area Sales Analysis

Total Area Sales	20	**Median # of Bedrooms**	3
Median Lot Size	9,432	**Median # of Baths**	2
Median Living Area	1,759	**Median Year Built**	1964
Price Range - 2 Yrs	$205,000.00 to $800,000.00	**Age Range**	14 to 103
Median Value	$627,500.00	**Median Age**	51

Comparable Sales Data

Lawyers Title

VIEREGGE LEROY R & MARY L
[redacted] HAYWARD, CA 94541-6819
[redacted] ALAMEDA COUNTY

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	[redacted]	09/14/2015	$751,000.00	$291.00	2578	8/4/2	1994	7632		.34

Site Address	HAYWARD, CA 94541-5452	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015251814
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	PRADHANANGA, RASHMI - GORKHALL, MADAN H	**Seller Name**	PANTOJA, CARLOS A - PANTOJA, CAROLINA I
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 4 **Map Ref:** MAP197 PG46-49 **City/Muni/Twp:** HAYWARD	**Tract Number**: 6195	

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	[redacted]	08/31/2015	$630,000.00	$375.00	1679	8/3/2	1918	9744		.13

Site Address	HAYWARD, CA 94542-1116	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015241283
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	RENEAU, ROBERT	**Seller Name**	ZAYTSEVA, TATYANA
Loan Amount		**Lender Name**	
Legal	**Lot Number**: A B **Map Ref:** PM1038 MB79 PG42 **City/Muni/Twp:** UNINCORPORATED		

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	[redacted]	08/07/2015	$510,000.00	$405.00	1257	6/4/1	1936	13650		.17

Site Address	HAYWARD, CA 94541-6822	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015217677
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	FARIAS, CAROLINA	**Seller Name**	CARLSON, JOHN
Loan Amount		**Lender Name**	
Legal			

Comparable Sales Data

Lawyers Title

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	[redacted]	08/04/2015	$420,000.00	$421.00	996	0/0/0	1940	12804		.25

Site Address	HAYWARD, CA 94541-5408	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015213435
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	CLAMAR, MARIO E	**Seller Name**	D ASSIS, STEPHEN A
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 1 **Map Ref:** PM2413 MB116 PG89 90 **City/Muni/Twp:** UNINCORPORATED		

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	[redacted]	7/23/2015	$700,000.00	$358.00	1951	7/3/2	1912	29376		.27

Site Address	HAYWARD, CA 94541-5403	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015203237
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	MANINGDING, MARIA - MANINGDING, ROMUALDO	**Seller Name**	KIESLING, MARY F - KIESLING, MICHAEL S
Loan Amount		**Lender Name**	
Legal	**City/Muni/Twp:** UNINCORPORATED		

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	[redacted]	07/21/2015	$800,000.00	$236.00	3378	11/3/4	1975	21123		.03

Site Address	HAYWARD, CA 94541-6808	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015200032
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	HICKS, BOYCE EDWARD - HICKS, GAIL JT	**Seller Name**	DECKER, STANLEY E - DECKER, KATHRYN E
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 1 **Map Ref:** PM6464 MB208 PG87 **City/Muni/Twp:** UNINCORPORATED		

Comparable Sales Data

Lawyers Title

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	[redacted]	07/17/2015	$625,000.00	$250.00	2500	8/4/3	2001	7612		.33

Site Address	HAYWARD, CA 94541-5458	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015197215
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	RENOVATION REALTY INC	**Seller Name**	VANLO, KING
Loan Amount		**Lender Name**	
Legal	**Lot Number:** 13 **Map Ref:** MAP197 PG46-49 **City/Muni/Twp:** HAYWARD	**Tract Number:** 6195	

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	[redacted]	06/26/2015	$788,500.00		0	0/0/0		7491		.28

Site Address	HAYWARD, CA 94541-5505	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015176453
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	SARAN, DUSHYANT - SARAN, SARA	**Seller Name**	ARAGHI, KAVEH AMIR - POUR, MANDANA IMANI
Loan Amount		**Lender Name**	
Legal	**Lot Number:** 1 **Map Ref:** MAP44 PG87 **City/Muni/Twp:** HAYWARD	**Tract Number:** 2270	

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	[redacted]	05/29/2015	$492,000.00	$445.00	1104	4/2/1	1920	21900		.34

Site Address	HAYWARD, CA 94542-1124	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015141899
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	BURTON, PATRICIA M - VANDERWILK, JOHANNES A	**Seller Name**	SENTURIA, BRENDA B - BRENDA B SENTURIA REVOCABLE TRUST,
Loan Amount		**Lender Name**	
Legal	**Lot Number:** 1 **Map Ref:** MAP28PG80 **City/Muni/Twp:** HAYWARD **Subdivision Name:** HAYWARD HOMES FARM TRACT SUBDIVISION #1		

Comparable Sales Data

Lawyers Title

Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
[redacted]	05/27/2015	$645,000.00	$268.00	2400	6/3/3	1966	7800		.14

Site Address	HAYWARD, CA 94541-6908	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015138857
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	TAM, WAI YUN - CHEANG, KA LAI	**Seller Name**	GOTCHER III, JAMES WILLIAM - GOTCHER, STACEY L
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 3 **Map Ref:** MAP50 PG77 **City/Muni/Twp:** EDEN	**Tract Number**: 2736	

Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
[redacted]	05/27/2015	$650,000.00	$519.00	1252	6/3/2	1955	11880		.25

Site Address	HAYWARD, CA 94541-6917	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015139099
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	EDMONDSON, JONATHAN W - EDMONDSON, BETHANY N	**Seller Name**	FUGETT, RONALD C - FUGETT, HAZEL B
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 1 **Map Ref:** MAP35 PG40 **City/Muni/Twp:** UNINCORPORATED	**Tract Number**: 1443	

Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12 [redacted]	05/20/2015	$585,000.00	$292.00	1997	7/3/2	1981	6491		.26

Site Address	HAYWARD, CA 94541-5443	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015133980
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	CERVANTES FALK, MARIA ISABEL	**Seller Name**	GALES, ALFRED - GALES, LORRAINE RICHARD
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 4 **Map Ref:** PM2413 MB116 PG89 **City/Muni/Twp:** HAYWARD		

Comparable Sales Data

Lawyers Title

Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13[redacted]	05/01/2015	$635,000.00	$225.00	2811	10/5/3	1964	6540		.21

Site Address	HAYWARD, CA 94541-5504	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015115270
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	MADUAKOLAM, JOHNETTA	**Seller Name**	GARCIA JR, FRANK - GARCIA, MELVA Y
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 1 **Map Ref:** MB44 PG87 **City/Muni/Twp:** UNINCORPORATED	**Tract Number**: 2270	

Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
14[redacted]	04/10/2015	$570,000.00	$357.00	1596	7/3/2	1971	12716		.27

Site Address	HAYWARD, CA 94541-5403	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015094949
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	POWER, MARIA C	**Seller Name**	HENDERSON, JOAN M - REPASKY, CELESTE E
Loan Amount		**Lender Name**	
Legal	**City/Muni/Twp:** HAYWARD		

Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
15[redacted]	04/09/2015	$742,000.00		0	0/0/0		6356		.26

Site Address	HAYWARD, CA 94541-5453	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015093428
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	DIXIT, VIRAJ - DIXIT, SARITA	**Seller Name**	ADAMS ESTATE LLC
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 3 **Map Ref:** MAP299 PG13-15 **City/Muni/Twp:** UNINCORPORATED	**Tract Number**: 7595	

Comparable Sales Data

Lawyers Title

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
16	[redacted]	04/07/2015	$590,000.00	$266.00	2214	7/4/3	1964	9120		.16

Site Address	HAYWARD, CA 94541-6923	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015090671
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	TASHIRO, SEAN JUNICHI	**Seller Name**	RIVERA, HENRY L
Loan Amount		**Lender Name**	
Legal	**Lot Number**: A **Map Ref:** MB46 PG51 **City/Muni/Twp:** HAYWARD	**Tract Number**: 2420	

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
17	[redacted]	03/27/2015	$710,000.00	$616.00	1152	5/2/1	1933	6020		.24

Site Address	HAYWARD, CA 94541-5408	**APN**	4[redacted]
Doc Type	Grant Deed	**Document #**	2015081720
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	KO, DIANE ELIZABETH	**Seller Name**	HASSAN, ALI
Loan Amount		**Lender Name**	
Legal	**Lot Number**: B **Map Ref:** PM3990 MB154 PG45 46 **City/Muni/Twp:** HAYWARD		

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
18	[redacted]	03/26/2015	$556,500.00	$235.00	2359	8/3/2	1932	11402	Yes	.32

Site Address	HAYWARD, CA 94542-1134	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015080649
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	YUAN, LINGFENG	**Seller Name**	U S BANK NATIONAL ASSOCIATION
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 1 **Map Ref:** MB28 PG80 **City/Muni/Twp:** HAYWARD **Subdivision Name:** HAYWARD HOME FARM TRACT SUBDIVISION #1		

Comparable Sales Data

Lawyers Title

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
19	[redacted]	03/09/2015	$205,000.00		0	0/0/0		8817		.29

Site Address	HAYWARD, CA 94541-5432	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015063401
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	SAMBRANO, JOSHUA J - SAMBRANO, ERICA M	**Seller Name**	CHAVEZ, HUMBERTO
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 2 **Map Ref:** PM8308 MB280 PG94-96 **City/Muni/Twp:** HAYWARD		

	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
20	[redacted]	01/21/2015	$588,000.00	$319.00	1840	6/3/2	1976	11196		.29

Site Address	HAYWARD, CA 94541-5410	**APN**	[redacted]
Doc Type	Grant Deed	**Document #**	2015013534
Price Code	R	**Use Code**	Single Family Residential
Buyer Name	LEVIN, AMIHAI	**Seller Name**	PARKVIEW EDGE PROPERTIES LLC
Loan Amount		**Lender Name**	
Legal	**Lot Number**: 4 **Map Ref:** PM1451 MB91 PG9		

Comparable Sales Data

Lawyers Title

VIEREGGE LEROY R & MARY L
[redacted] HAYWARD, CA 94541-6819
APN: [redacted] - ALAMEDA COUNTY

Year Built:	1997	Lot:	11,560 SF	Bld/Area:	2288	Pool:	RM/BR/Bth:	6/2/2

#	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	[redacted]	09/14/2015	$751,000.00	$291.00	2,578	8/4/2	1994	7,632		.34
2	[redacted]	08/31/2015	$630,000.00	$375.00	1,679	8/3/2	1918	9,744		.13
3	[redacted]	08/07/2015	$510,000.00	$405.00	1,257	6/4/1	1936	13,650		.17
4	[redacted]	08/04/2015	$420,000.00	$421.00	996	0/0/0	1940	12,804		.25
5	[redacted]	07/23/2015	$700,000.00	$358.00	1,951	7/3/2	1912	29,376		.27
6	[redacted]	07/21/2015	$800,000.00	$236.00	3,378	11/3/4	1975	21,123		.03
7	[redacted]	07/17/2015	$625,000.00	$250.00	2,500	8/4/3	2001	7,612		.33
8	[redacted]	06/26/2015	$788,500.00			0/0/0		7,491		.28
9	[redacted]	05/29/2015	$492,000.00	$445.00	1,104	4/2/1	1920	21,900		.34
10	[redacted]	05/27/2015	$645,000.00	$268.00	2,400	6/3/3	1966	7,800		.14
11	[redacted]	05/27/2015	$650,000.00	$519.00	1,252	6/3/2	1955	11,880		.25
12	[redacted]	05/20/2015	$585,000.00	$292.00	1,997	7/3/2	1981	6,491		.26
13	[redacted]	05/01/2015	$635,000.00	$225.00	2,811	10/5/3	1964	6,540		.21
14	[redacted]	04/10/2015	$570,000.00	$357.00	1,596	7/3/2	1971	12,716		.27
15	[redacted]	04/09/2015	$742,000.00			0/0/0		6,356		.26
16	[redacted]	04/07/2015	$590,000.00	$266.00	2,214	7/4/3	1964	9,120		.16
17	[redacted]	03/27/2015	$710,000.00	$616.00	1,152	5/2/1	1933	6,020		.24
18	[redacted]	03/26/2015	$556,500.00	$235.00	2,359	8/3/2	1932	11,402	Yes	.32
19	[redacted]	03/09/2015	$205,000.00			0/0/0		8,817		.29
20	[redacted]	01/21/2015	$588,000.00	$319.00	1,840	6/3/2	1976	11,196		.29

Neighborhood Overview

Lawyers Title

Nearby Neighbors

VIEREGGE LEROY R & MARY L

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	2	Bathrooms:	2
Square Feet:	2,288	Lot Size:	11,560 SF
Year Built:	1997	Garage:	G

COLE ARCHIE R & MARIA F

[redacted], HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	2
Square Feet:	2,264	Lot Size:	6,408 SF
Year Built:	1979	Garage:	G

HICKS, BOYCE EDWARD; HICKS, GAIL JT

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	4
Square Feet:	3,378	Lot Size:	21,123 SF
Year Built:	1975	Garage:	G

KAPPLER SARAH R

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,791	Lot Size:	6,414 SF
Year Built:	1979	Garage:	G

LOVELL GLENDA N

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	4	Bathrooms:	3
Square Feet:	3,009	Lot Size:	6,060 SF
Year Built:	2005	Garage:	G

LOPEZ ANTHONY P JR & VORAYA

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	4	Bathrooms:	3
Square Feet:	2,949	Lot Size:	6,806 SF
Year Built:	2005	Garage:	G

NUNEZCARDOZA JOSE N & SANCHEZ LESBIA E

[redacted] HAYWARD , CA , 94541

APN:	[redacted]7		
Bedrooms:	5	Bathrooms:	3
Square Feet:	4,719	Lot Size:	22,087 SF
Year Built:	1962	Garage:	G

MATHES CAROL A & BENTLEY RICHARD A

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,802	Lot Size:	5,661 SF
Year Built:	1977	Garage:	G

MUNIZHERRERA ALBERTO & MUNIZ MARIA D

[redacted] HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	2	Bathrooms:	1
Square Feet:	744	Lot Size:	15,146 SF
Year Built:	1966	Garage:	G

PULIDO YANELY

[redacted], HAYWARD , CA , 94541

APN:	[redacted]		
Bedrooms:	4	Bathrooms:	3
Square Feet:	2,805	Lot Size:	6,669 SF
Year Built:	2006	Garage:	G

Neighborhood Overview

Lawyers Title

WONG DAVID P & EVAWONG JOYCE C

[redacted] HAYWARD , CA , 94541

APN: [redacted]

Bedrooms:	3	Bathrooms:	2
Square Feet:	1,802	Lot Size:	5,560 SF
Year Built:	1977	Garage:	G

KAMALI AFSAR & SADEGHI KAYVON

[redacted] HAYWARD , CA , 94541

APN: [redacted]

Bedrooms:	2	Bathrooms:	2
Square Feet:	1,564	Lot Size:	13,724 SF
Year Built:	1946	Garage:	G

GONZALEZ JUAN

[redacted] HAYWARD , CA , 94541

APN: [redacted]

Bedrooms:	3	Bathrooms:	2
Square Feet:	2,602	Lot Size:	6,135 SF
Year Built:	2003	Garage:	G

MACEDO, SAMANTHA L; DANIELSEN, VIRGINIA R

[redacted] HAYWARD , CA , 94541

APN: [redacted]

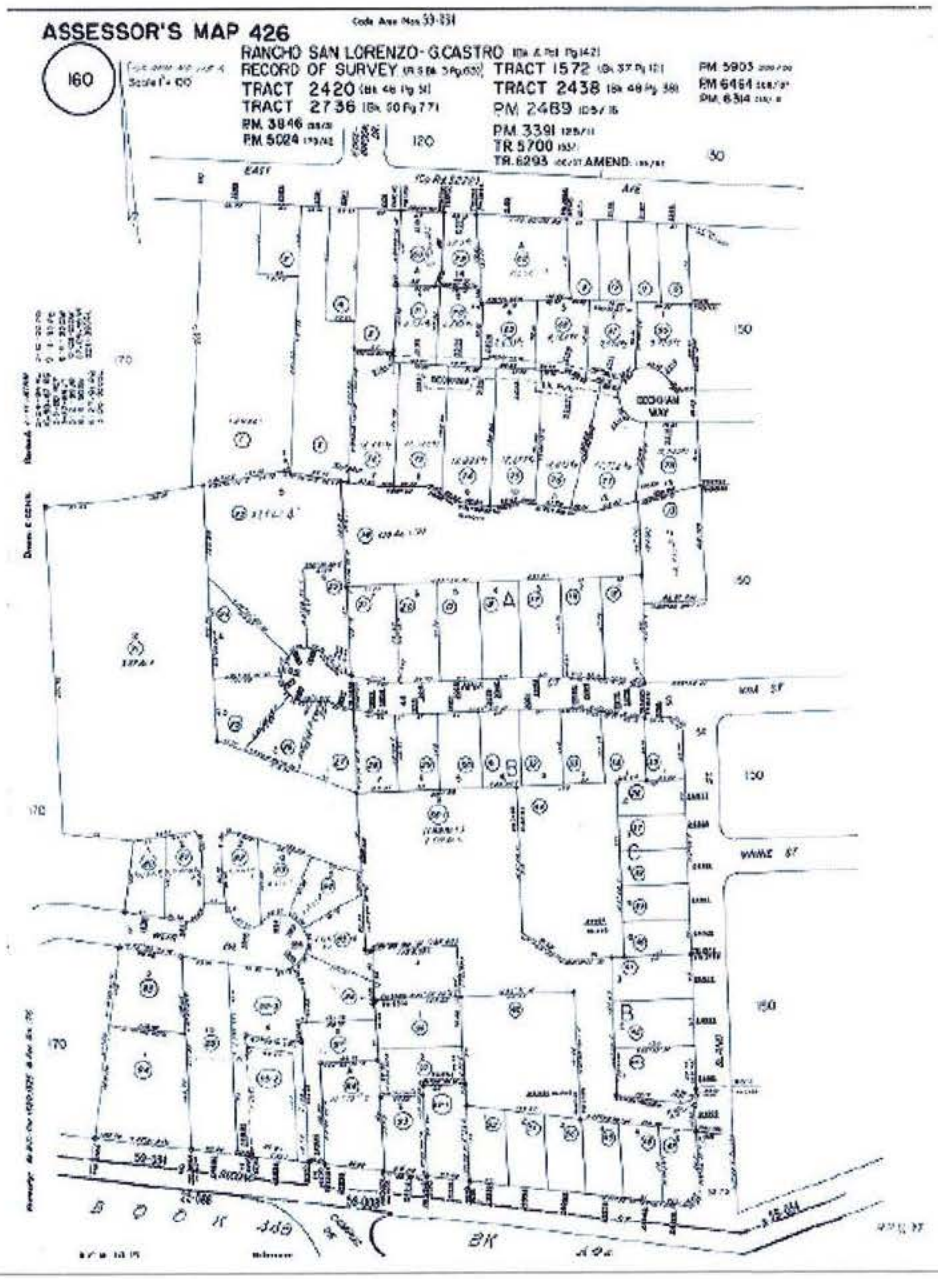
Bedrooms:	3	Bathrooms:	3
Square Feet:	2,081	Lot Size:	6,829 SF
Year Built:	1977	Garage:	G

QUON, JESSICA; QUON, ANGEL

[redacted] AYWARD , CA , 94541

APN: [redacted]

Bedrooms:	5	Bathrooms:	3
Square Feet:	2,875	Lot Size:	7,998 SF
Year Built:	1995	Garage:	G



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This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

[redacted]
OAKLAND, CA 94619-1328

Document Contents

- Profile Cover Sheet
- Property Overview
- Property History Page
- Neighborhood
- Plat Map

Lawyers Title

Provided By
Andrea Simons
[redacted]

Property Overview

Lawyers Title

Primary Owner: BADERTSCHER LOUIS & MARY O

Secondary Owner:

Mail Address: [redacted]
KINGMAN, AZ 86401-6714

Site Address: [redacted]
OAKLAND, CA 94619-1328

APN: [redacted]

Housing Tract Number:

Lot Number: 14-17

Legal Description: **Lot Code:** 14-17
Block: 7
Subdivision: KEY ROUTE HEIGHTS
Legal Brief Description: LOT:14-17 BLK:7 SUBD:KEY ROUTE HEIGHTS

Property Details

Bedrooms:	0	**Year Built:**		**Square Feet:**	840
Bathrooms:	0	**Garage:**		**Lot Size:**	9,982 SF
Total Rooms:		**Fireplace:**		**Number of Units:**	1
Zoning:		**Pool:**		**Use Code:**	Commercial-Vacant Land
No of Stories:	1				
Building Style:					

Sale Information

Transfer Date:	07/31/2013	**Seller:**	BADERTSCHER, LOUIS		
Transfer Value:	$0.00	**Document#:**	2013265834	**Cost/Sq Feet:**	
Title Company:	NONE AVAILABLE				

Assessment and Taxes

Assessed Value:	$506,357.00	**Percent Improvement:**	0.45%	**Homeowner Exemption:**	
Land Value:	$504,103.00	**Tax Amount:**	$11,134.20	**Tax Rate Area:**	17-001
Improvement Value:	$2,254.00	**Tax Account ID:**		**Tax Status:**	Current
Market Improvement Value:		**Market Land Value:**		**Market Value:**	
Tax Year:	2015				

Property History

Lawyers Title

BADERTSCHER LOUIS & MARY O
[redacted] **OAKLAND, CA 94619-1328**
APN: [redacted] **ALAMEDA COUNTY**

Prior Transfer - 07/31/2013

Recording Date:	07/31/2013	**Document#:**	2013265834
Price:	$0.00	**Document Type:**	Intrafamily Transfer or Dissolution
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BADERTSCHER, LOUIS; BADERTSCHER, MARY O	**Buyer Vesting:**	CR
Seller Name:	BADERTSCHER, LOUIS		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MAP25 PG17 **City / Muni / Twp:** OAKLAND		

Prior Transfer - 06/19/2013

Recording Date:	06/19/2013	**Document#:**	2013215789
Price:	$0.00	**Document Type:**	Quit Claim Deed
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-16 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MB25 PG17 **City / Muni / Twp:** KINGMAN		

Prior Transfer - 10/31/2007

Recording Date:	10/31/2007	**Document#:**	2007381714
Price:	$0.00	**Document Type:**	Correction Deed
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	HALL, WANNETTA; BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Map Ref:** MB25 PG17 **Legal Brief Description:** PRIOR REF 2007371410 10/22/2007: NW12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Property History

Lawyers Title

Prior Transfer - 10/22/2007

Recording Date:	10/22/2007	**Document#:**	2007371410
Price:	$0.00	**Document Type:**	Intrafamily Transfer or Dissolution
First TD:	$0.00	**Type of Sale:**	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	HALL, WANNETTA; BADERTSCHER, LOUIS	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 24&25 **Subdivision:** VERNON TRACT **Map Ref:** MB20 PG22 **Legal Brief Description:** SOUTHEASTERN29.02 FT LOT24 & NW9.49 FT LOT25 **City / Muni / Twp:** OAKLAND		

Mortgage Record - 09/28/2005

Recording Date:	09/28/2005	**Document#:**	2005417128
Loan Amount:	$90,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	FIRST REGIONAL BANK		
Lender Type:	Bank	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP OF KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Mortgage Record - 07/24/2003

Recording Date:	07/24/2003	**Document#:**	2003429047
Loan Amount:	$150,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	CAROL E CHAVEZ		
Lender Type:	ET AL	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP OF KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Property History

Lawyers Title

Mortgage Record - 05/20/2002

Recording Date:	05/20/2002	**Document#:**	2002222673
Loan Amount:	$30,000.00	**Loan Type:**	Unknown
TD Due Date:		**Type of Financing:**	
Lender Name:	BARRY R GROSS IRA		
Lender Type:	Other	**Borrowers Name:**	HALL,WANNETTA
Vesting:	N/A		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** KEY ROUTE HEIGHTS **Legal Brief Description:** NORTHWESTERN12 FT 6" FRONT & REAR MEAS LOT17 **City / Muni / Twp:** OAKLAND		

Prior Transfer - 02/14/1994

Recording Date:	02/14/1994	**Document#:**	94061213
Price:	$0.00	**Document Type:**	Quit Claim Deed
First TD:	$0.00	**Type of Sale:**	
Lender Name:			
Buyer Name:	HALL, HENRY	**Buyer Vesting:**	N/A
Seller Name:	HALL, WANNETTA		
Legal Description:	**Lot Number:** 14-17 **Block:** 7 **Subdivision:** MAP KEY ROUTE HEIGHTS **Map Ref:** MAP25 PG17 **Legal Brief Description:** NORTHWESTERN12'6" L17 **City / Muni / Twp:** OAKLAND		

Neighborhood Overview

Lawyers Title

Nearby Neighbors

BADERTSCHER LOUIS & MARY O
[redacted], OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	0	Bathrooms:	
Square Feet:	840	Lot Size:	9,982 SF
Year Built:		Garage:	

LO HO S & CHENG YING
[redacted] OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	3	Bathrooms:	1
Square Feet:	1,427	Lot Size:	3,990 SF
Year Built:	1923	Garage:	G

LAU TOM K & LEE REBECCA K & CARA & GUAN HARRY H
[redacted] OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	9	Bathrooms:	5
Square Feet:	3,935	Lot Size:	5,040 SF
Year Built:	1967	Garage:	G

HUM RICHARD & ANN L & SANDRA
[redacted], OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	5	Bathrooms:	3
Square Feet:	2,532	Lot Size:	4,200 SF
Year Built:	1968	Garage:	G

GEORGES ELIAS A
[redacted] OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	0	Bathrooms:	
Square Feet:		Lot Size:	7,881 SF
Year Built:		Garage:	

TRAN HOA K & HONG MELANIE
[redacted], OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	2	Bathrooms:	1
Square Feet:	1,032	Lot Size:	4,200 SF
Year Built:	1924	Garage:	G

KWAN KWOK M
[redacted], OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	9	Bathrooms:	2
Square Feet:	2,222	Lot Size:	4,500 SF
Year Built:	1970	Garage:	

[redacted] GAS STATION INC
[redacted] OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	0	Bathrooms:	
Square Feet:	1,107	Lot Size:	16,200 SF
Year Built:	1963	Garage:	

MINKUS JILL & REIGER JONATHAN J
[redacted], OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	2	Bathrooms:	1
Square Feet:	1,135	Lot Size:	4,560 SF
Year Built:	1916	Garage:	G

SINGH JAMES
[redacted] OAKLAND , CA , 94619
APN: [redacted]

Bedrooms:	0	Bathrooms:	
Square Feet:	1,387	Lot Size:	3,415 SF
Year Built:		Garage:	

Neighborhood Overview Lawyers Title

Item 6c - Evidence Exhibits 1-157

LAZARD DOROTHY

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	2	Bathrooms:	1
Square Feet:	935	Lot Size:	2,470 SF
Year Built:	1935	Garage:	G

LUMBEE HOLDINGS LLC

[redacted] OAKLAND , CA , 94608

APN:	3[redacted]		
Bedrooms:	0	Bathrooms:	
Square Feet:		Lot Size:	1,800 SF
Year Built:		Garage:	

TRAN HOA K

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,189	Lot Size:	4,200 SF
Year Built:	1923	Garage:	

GATISON MARVA & WALLACE ROSETTA

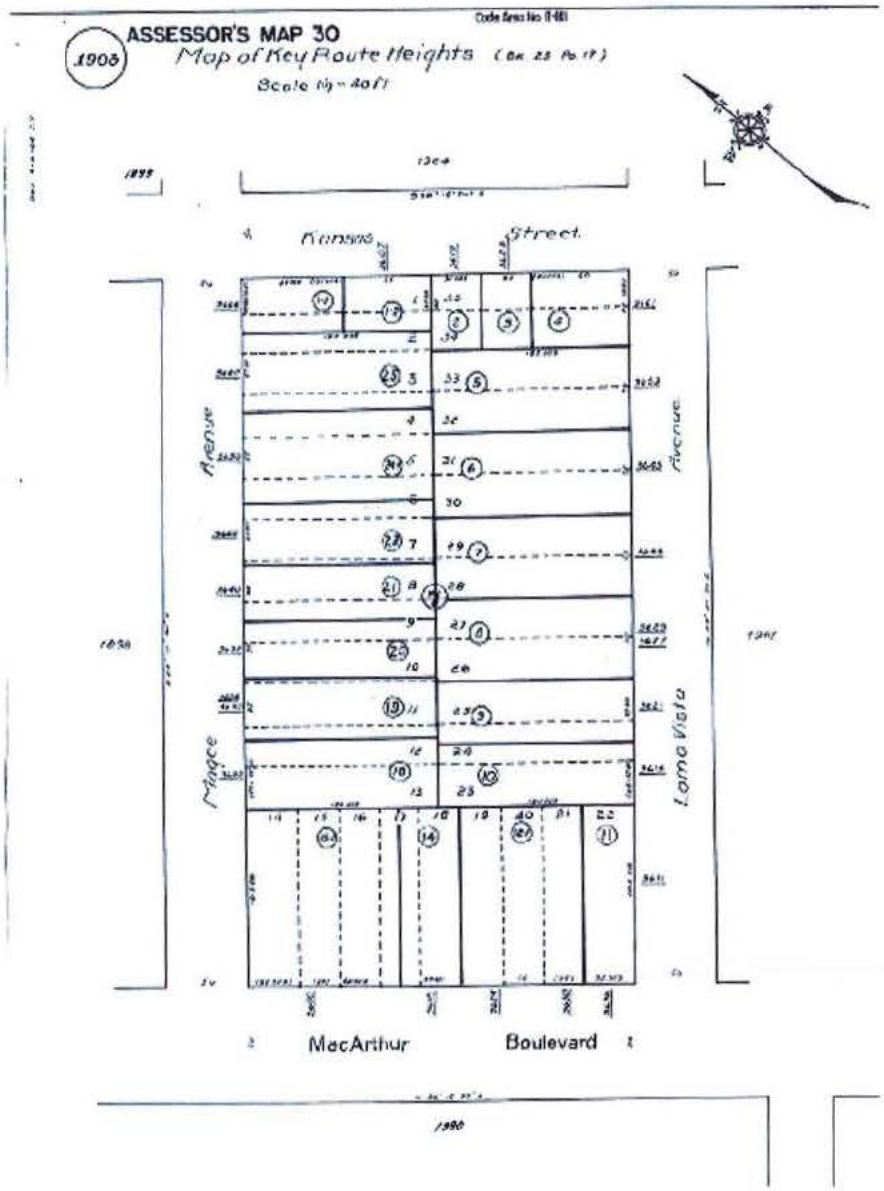
[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	1
Square Feet:	1,511	Lot Size:	4,800 SF
Year Built:	1920	Garage:	G

MITCHELL MARILYN C TR

[redacted] OAKLAND , CA , 94619

APN:	[redacted]		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,904	Lot Size:	6,000 SF
Year Built:	1950	Garage:	



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This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

Russell, Simon

From: Ivonne Gomez <[redacted]com>
Sent: Friday, February 19, 2016 3:44 PM
To: [redacted]com;Espinosa, Thomas
Subject: [redacted]
Attachments: a01.pdf; 2015-12-28_15-0020.pdf

Hello Thomas,

Please see attachment for [redacted]

We have included a schematic design of two and one bedroom units. We have provided 15 units, with a lower ADA required unit found on the first floor. A schematic 3D rendered model has been provided.

Respectfully,
Ivonne Gomez

Managing Partner

[redacted]0106

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

Russell, Simon

From: sophie han [redacted]
Sent: Friday, February 19, 2016 4:58 PM
To: Ivonne Gomez;Espinosa, Thomas
Subject: Re: 3600 MacArthur Blvd

hello ivonne,
please tell me the status of the planning and/or building....

Sophie Han

On Friday, February 19, 2016 3:44 PM, Ivonne Gomez <[redacted]> wrote:

Hello Thomas,

Please see attachment for [redacted]

We have included a schematic design of two and one bedroom units. We have provided 15 units, with a lower ADA required unit found on the first floor. A schematic 3D rendered model has been provided.

Respectfully,
Ivonne Gomez
Managing Partner
[redacted]06
[redacted]
KAUFFMANGOMEZ ARCHITECTURE

Taylor, Marie (Allene)

From: Garth Robertshaw <[redacted]cccounty.us>
Sent: Thursday, July 09, 2015 3:54 PM
To: Taylor, Marie (Allene)
Subject: [redacted]

Marie,

I am emailing you with a concern that I received from a resident from the City of Orinda. She had some concerns about a job site at [redacted] regarding work being done without permits. After looking into this, the contractor did have the proper permits to do the work. She also had mentioned that the contractor was a City Of Oakland Building Inspector and was visiting the job site in
his City vehicle, his name is Thomas Espinosa. I thought that this information is something that you should know about and possibly address. The resident's name is Sandy and can be reached at
[redacted].707 if you would like to talk to her. Feel free to contact me if you have any questions.

Garth Robertshaw
Principal Building Inspector
Contra Costa County
[redacted]7703

Espinosa, Thomas

From: Anna siu [redacted]
Sent: Monday, August 03, 2015 1:58 PM
To: Espinosa, Thomas
Subject: Fw: [redacted] Alamo

Hi Tom,

Here is a response from the seller Please read below. and give me a date that you want to me.

Thank you
Ana

On Monday, August 3, 2015 1

8-5-15

Found on floor across from printer
Obviously thrown on floor from frustrated Staff

Hi Anna,

I have spoken with the s

The owner does not wis $1,600,000 range.

He does wish to keep tl a cash out
purchase. Most other fc he possibility of
presenting issues in the

There are some develc client should be aware
of.

If you want to have a r of county
correspondence and c stablish a more accurate
offering price.

Please let me know if

Sincerely,

Jay Weymou
Broker - RE/MAX Accord
[redacted]
DRE# 00492648

From: Anna siu [redacted]
To: jay weymout

Sent: Monday, August 3, 2015 10:32 AM
Subject: Re: [redacted] Alamo

Good morning Jay,

Just following up with where we left off last week, hoping that there is a response from the seller.

Please advise
Ana

On Friday, July 31, 2015 1:20 PM, Anna siu [redacted] wrote:

Hi Jay,

I know that you're working hard on putting this deal together and I am hoping that you have some idea or direction for us.

Please advise
Ana

On Wednesday, July 29, 2015 3:24 PM, jay weymouth < [redacted] > wrote:

Hi Anna,

Thank you for all your efforts. I will forward to the seller. The appraiser, and yes I know they are a gate keeper of sorts is WAY OFF BASE. The crummiest 900 foot tear down on an Acre anywhere in Alamo Oaks or El Pintado is at least 1.2, so what the appraiser did was not allow for an extra lot, the view, the quiet street, or any thing else. I am not at all surprised because with more land and less house they do this.

Let me see what my client says and I will get together with him and see if we can suggest something to you.

Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

From: Anna siu < [redacted]
To: jay weymouth [redacted]
Sent: Wednesday, July 29, 2015 3:00 PM
Subject: Re: [redacted] Alamo

Hi Jay,

Just received another call from the appraiser and he gave me a rough idea on the appraisal. He said that he's looking at MAX of $1.2M.. There is no comps to support $1.8M..He will get me comps and something in writing to use. Again this is good enough to layout options on how we can structure this deal.

1. OPTION-
We will offer a purchase price of $1.6M. -
- Based on the $1.2M appraisal- (70% of the $1.2M) We'll get a new loan of $840,000 and a down payment of $360,000
- Seller to carry a second loan of $400,000 at 8.00% interest for 12 months -

2. OPTION
Based on the listing price - $1.895M
- We will ask the seller to carry the full note of $1.895M at 5.% interest rate for 24 months.
- Buyer will add his name to title with a construction note of $1.2M,and build two houses of 6000 sqft each or more.
- After the 24 months, buyer will sell both houses and pay off the seller in full..- $1,989.750

Again, we are open to any feedback and any suggestions. I will forward you the paperwork from the appraiser once I get it.
Thank you
Ana

On Wednesday, July 29, 2015 2:18 PM, jay weymouth [redacted] wrote:

Thanks Anna, Hoping we can work together.

Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

From: Anna siu [redacted]
To: jay weymout[redacted]
Sent: Wednesday, July 29, 2015 1:34 PM
Subject: Re: [redacted] Alamo

Hi Ray,

I spoke with the lender and the appraiser, The lender had contacted their appraiser to get us an idea of what the current value is, so we can use it. The appraiser said that will get something for us by tomorrow morning, Once I receive that then I will forward it to you.

Thank you
Ana

On Monday, July 27, 2015 10:47 AM, jay weymouth [redacted] wrote:

Hi Anna,

I have let my client know we want to talk with a lender first. Please keep me posted as to that conversation.

Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

From: Anna siu [redacted]
To: jay weymout [redacted]
Sent: Thursday, July 23, 2015 2:39 PM
Subject: Re: [redacted] Alamo

Jay,

No doubt this is a beautiful piece of property.

I want to run this scenario by you before we put it in a contract.

My buyer wants to make an offer of $1,750,000. He got 70% loan but wants the seller to carry a second loan of 30% -@ 10% interest rate for 12 months.

The buyer will subdivide the lot and build two homes of 6000 sqft each. He will put in $6 -$700,000 to each property to complete this project and in 12 months the houses will be in the market for sale and then payoff the second.

My other concern is the appraisal.. Do you think the property will appraise at the asking price?. And by providing you with this scenario, gives us an idea of how to put this deal together.

Looking forward to work with you.
Thank you
Ana Siu

On Thursday, July 23, 2015 1:40 PM, jay weymouth [redacted] wrote:

Hi Anna,

It often takes land a long time to sell. The realtors are largely hunting for turn key homes to place clients in. This is a wonderful one of a kind property, with one of the best settings in Alamo. Many possibilities to keep the home, sell a lot off, or make two lots, or keep as one incredible estate. The seller would be open to participating in some financing, but it would have to make sense to do so.

This is best appreciated when viewed. I am happy to meet with you and your client at the property.

What does your client wish to do with the property ?

Sincerely,

Jay Weymouth
Broker - RE/MAX Accord
[redacted]

From: Anna siu [redacted]
To: "jayweymouth[redacted]
Sent: Thursday, July 23, 2015 10:41 AM
Subject: [redacted] Alamo

Jay Weymouth,

Good morning Jay.

I have a buyer who have an interest in your listing,

Few questions for you.
1. Is there any thing about this property that I should know of?.
2. Why is it still in the market for this long?
3. Is your seller flexible?
4. Is your seller an investor or is this their primary resident
5. Is the seller willing to close right away?

Please advise.

Thank you
Ana Siu -
Norwest Realty
[redacted]5175

Facebook

Oracle Arena (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

O.co Coliseum (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

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Oracle Arena (http://www.twitter.com/OracleArena)

O.co Coliseum (http://www.twitter.com/odotcocoliseum)

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O.co Coliseum (http://www.instagram.com/odotcocoliseum)

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SEPTEMBER 2015

Sun
Mon
Tue
Wed
Thu
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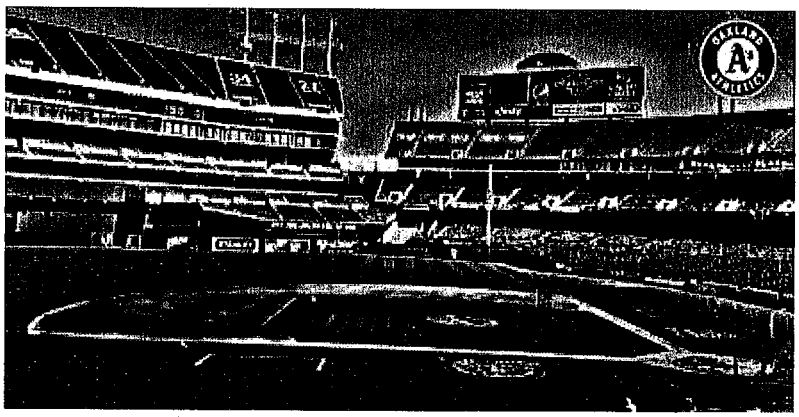
1Tue



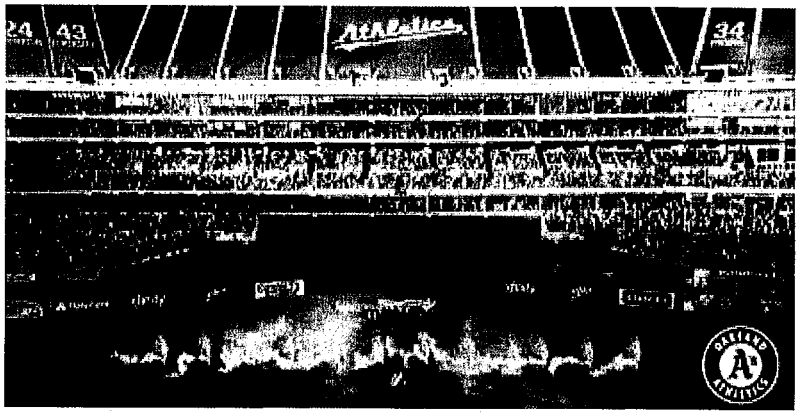
7:05PM
@ O.co Coliseum

Athletics vs. LA Angels (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-7)

Athletics vs. LA Angels (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-7)

1 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-7) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902905)
2Wed



12:35PM
@ O.co Coliseum

Athletics vs. LA Angels (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-8)

Athletics vs. LA Angels (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-8)

2 Sep 2015 - 12:35 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-8) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902906)
3Thu
4Fri

7:05PM
@ O.co Coliseum

Athletics vs. Seattle (http://www.oraclearena.com/events/detail/athletics-vs-seattle-8)

Athletics vs. Seattle (http://www.oraclearena.com/events/detail/athletics-vs-seattle-8)

4 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-seattle-8) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902907)
5Sat

6:05PM
@ O.co Coliseum

Athletics vs. Seattle (http://www.oraclearena.com/events/detail/athletics-vs-seattle-9)

Athletics vs. Seattle (http://www.oraclearena.com/events/detail/athletics-vs-seattle-9)

5 Sep 2015 - 6:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-seattle-9) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902908)
6Sun

1:05PM
@ O.co Coliseum

Athletics vs. Seattle (http://www.oraclearena.com/events/detail/athletics-vs-seattle-10)

Athletics vs. Seattle (http://www.oraclearena.com/events/detail/athletics-

vs-seattle-10)

6 Sep 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-seattle-10) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902909)
7Mon

1:05PM
@ O.co Coliseum

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-8)

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-8)

7 Sep 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-8) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902910)
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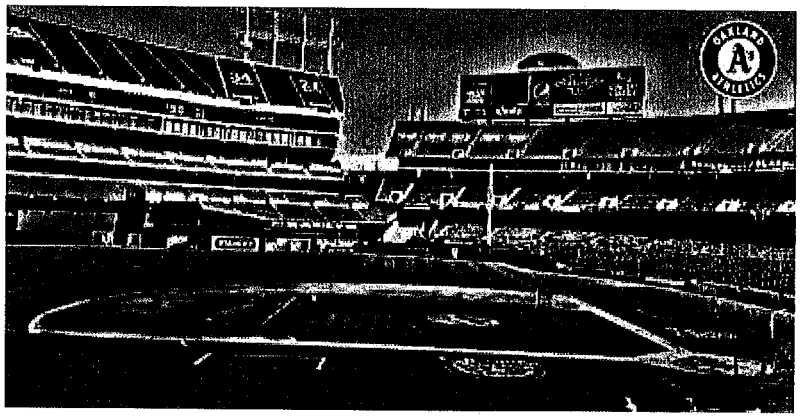


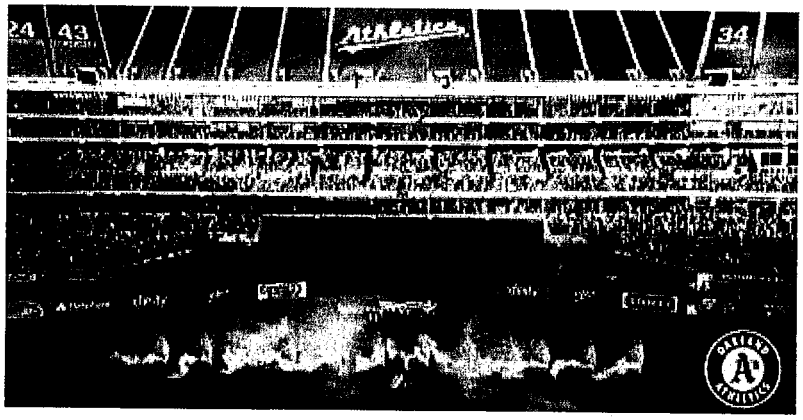
7:05PM
@ O.co Coliseum

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-9)

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-9)

8 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-9) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902911)
9Wed



7:05PM
@ O.co Coliseum

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-10)

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-10)

9 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-10) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902912)
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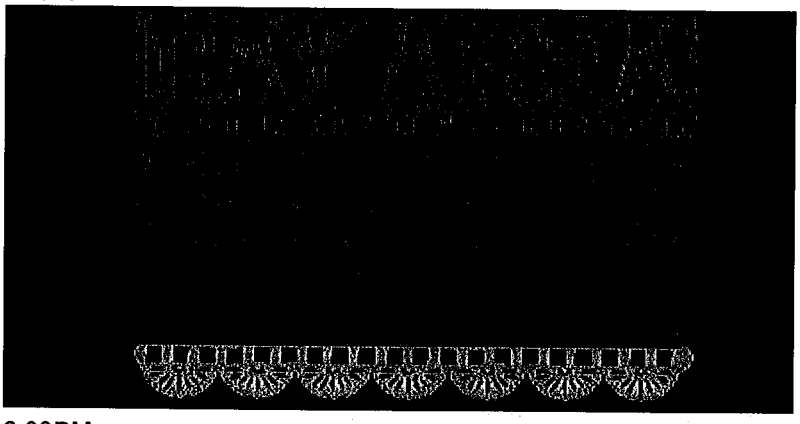
11Fri
12Sat



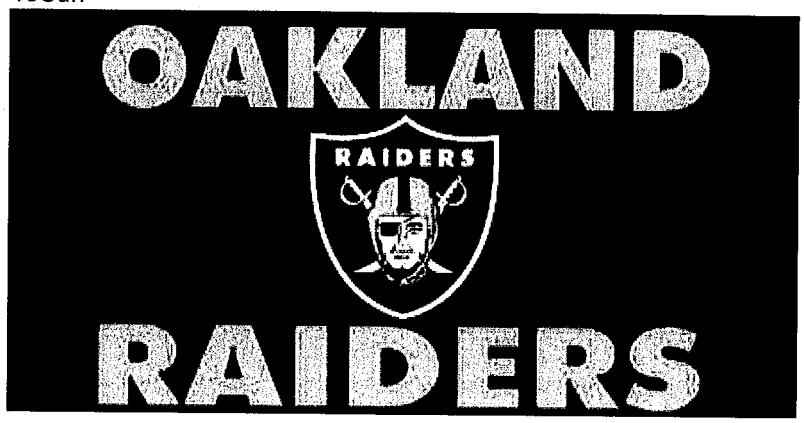
6:00PM
@ Oracle Arena

Bay Area Latino Fest (http://www.oraclearena.com/events/detail/bay-area-latino-fest)

Bay Area Latino Fest (http://www.oraclearena.com/events/detail/bay-area-latino-fest)

12 Sep 2015 - 6:00 PM

More Info (http://www.oraclearena.com/events/detail/bay-area-latino-fest) On Sale Aug 7, 2015 (http://www.ticketmaster.com/los-tigres-del-norte-oakland-california-09-12-2015/event/1C004EF485942E27?artistid=755233&majorcatid=10001&minorcatid=40)
13Sun



1:25PM
@ O.co Coliseum

Raiders vs. Cincinnati (http://www.oraclearena.com/events/detail/raiders-vs-cincinnati)

Raiders vs. Cincinnati (http://www.oraclearena.com/events/detail/raiders-vs-cincinnati)

13 Sep 2015 - 1:25 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-cincinnati) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-cincinnati-bengals-oakland-california-09-13-2015/event/1C004E95F3965AA9?artistid=805994&majorcatid=10004&minorcatid=8)
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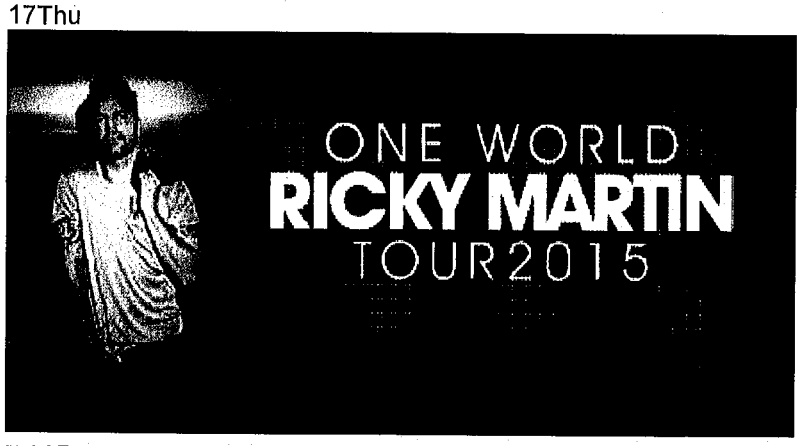


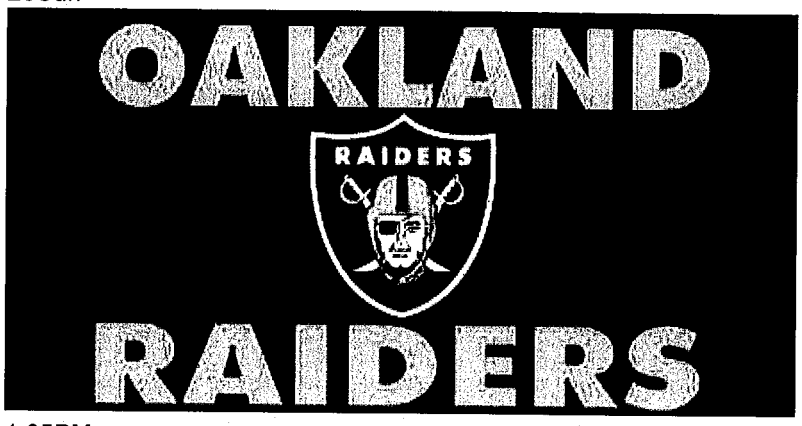
7:30PM
@ Oracle Arena

Ricky Martin (http://www.oraclearena.com/events/detail/ricky-martin)

Ricky Martin (http://www.oraclearena.com/events/detail/ricky-martin)

17 Sep 2015 - 7:30 PM

More Info (http://www.oraclearena.com/events/detail/ricky-martin) Buy Tickets (http://bit.ly/16NnAal)
18Fri
19Sat
20Sun



1:05PM
@ O.co Coliseum

Raiders vs. Baltimore (http://www.oraclearena.com/events/detail/raiders-vs-baltimore)

Raiders vs. Baltimore (http://www.oraclearena.com/events/detail/raiders-vs-baltimore)

20 Sep 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-baltimore) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-baltimore-ravens-oakland-california-09-20-2015/event/1C004E95F39A5AB3?artistid=805994&majorcatid=10004&minorcatid=8)
21Mon
22Tue

7:05PM
@ O.co Coliseum

Athletics vs. Texas (http://www.oraclearena.com/events/detail/athletics-vs-texas-8)

Athletics vs. Texas (http://www.oraclearena.com/events/detail/athletics-vs-texas-8)

22 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-texas-8) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902913)
23Wed

7:05PM
@ O.co Coliseum

Athletics vs. Texas (http://www.oraclearena.com/events/detail/athletics-vs-texas-9)

Athletics vs. Texas (http://www.oraclearena.com/events/detail/athletics-vs-texas-9)

23 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-texas-9) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902914)
24Thu

12:35PM
@ O.co Coliseum

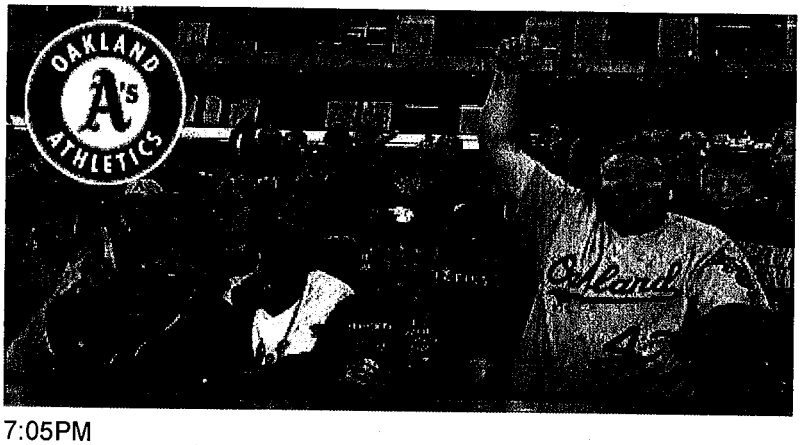
Athletics vs. Texas (http://www.oraclearena.com/events/detail/athletics-vs-texas-10)

Athletics vs. Texas (http://www.oraclearena.com/events/detail/athletics-

vs-texas-10)

24 Sep 2015 - 12:35 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-texas-10) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902915)
25Fri



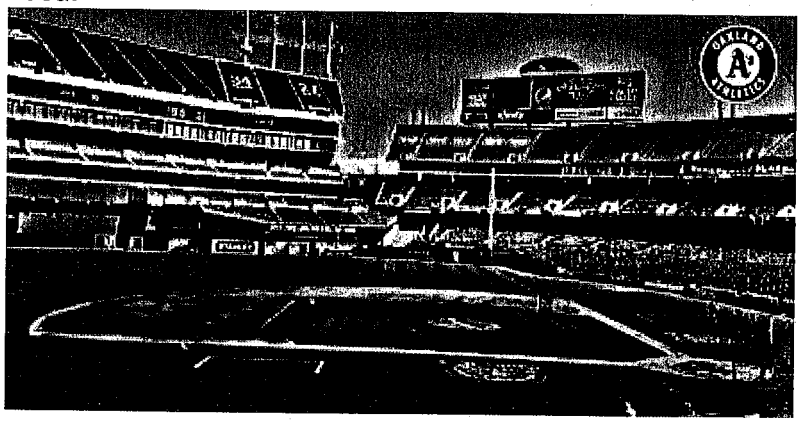
7:05PM
@ O.co Coliseum

Athletics vs. Giants (http://www.oraclearena.com/events/detail/athletics-vs-giants)

Athletics vs. Giants (http://www.oraclearena.com/events/detail/athletics-vs-giants)

25 Sep 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-giants) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902916)
26Sat



1:05PM
@ O.co Coliseum

Athletics vs. Giants (http://www.oraclearena.com/events/detail/athletics-vs-giants-1)

Athletics vs. Giants (http://www.oraclearena.com/events/detail/athletics-vs-giants-1)

26 Sep 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-giants-1) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902917)

8:00PM
@ Oracle Arena

Arijit Singh (http://www.oraclearena.com/events/detail/arijit-singh)

Arijit Singh (http://www.oraclearena.com/events/detail/arijit-singh)

26 Sep 2015 - 8:00 PM

More Info (http://www.oraclearena.com/events/detail/arijit-singh) Buy Tickets (http://bit.ly/ArijitSinghOAK)
27Sun

1:05PM
@ O.co Coliseum

Athletics vs. Giants (http://www.oraclearena.com/events/detail/athletics-vs-giants-2)

Athletics vs. Giants (http://www.oraclearena.com/events/detail/athletics-vs-giants-2)

27 Sep 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-giants-2) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902918&tfl=Oakland_Athletics-Schedule-As_Schedule-na-x0)
28Mon
29Tue

30Wed

Facebook

Oracle Arena (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

O.co Coliseum (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

Twitter

Oracle Arena (http://www.twitter.com/OracleArena)

O.co Coliseum (http://www.twitter.com/odotcocoliseum)

Instagram

Oracle Arena (http://www.instagram.com/oraclearena)

O.co Coliseum (http://www.instagram.com/odotcocoliseum)

Search Search

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OCTOBER 2015

Sun
Mon
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Wed
Thu
Fri
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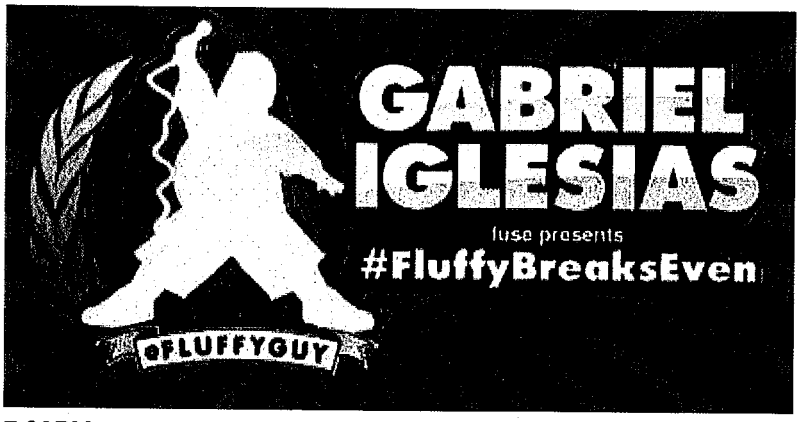
1Thu
2Fri
3Sat



7:30PM
@ Oracle Arena

Gabriel Iglesias (http://www.oraclearena.com/events/detail/gabriel-iglesias)

Gabriel Iglesias (http://www.oraclearena.com/events/detail/gabriel-

iglesias)

3 Oct 2015 - 7:30 PM

More Info (http://www.oraclearena.com/events/detail/gabriel-iglesias) Buy Tickets (http://www.ticketmaster.com/gabriel-iglesias-fluffybreakseven-oakland-california-10-03-2015/event/1C004EE89B643698?artistid=853206&majorcatid=10002&minorcatid=51)
4Sun
5Mon
6Tue
7Wed

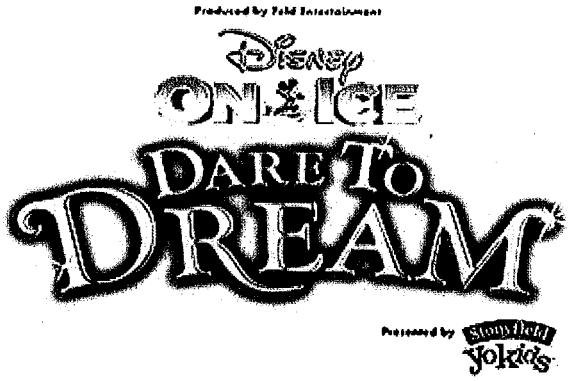
7:00PM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

7 Oct 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015
8Thu



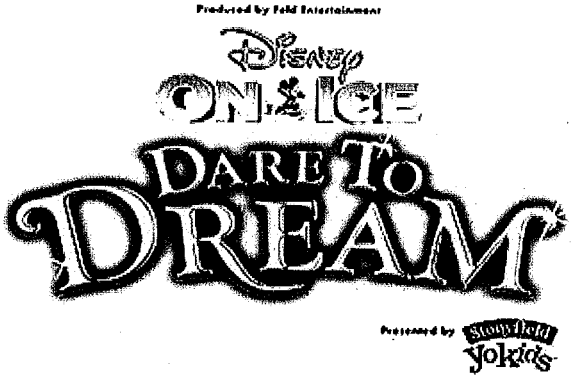
7:00PM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

8 Oct 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015
9Fri



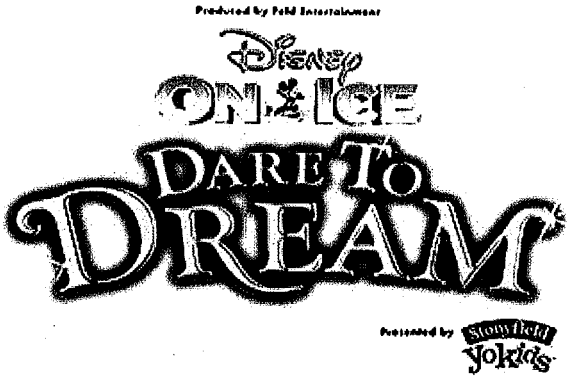
7:00PM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

9 Oct 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015
10Sat



11:00AM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

10 Oct 2015 - 11:00 AM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015

3:00PM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

10 Oct 2015 - 3:00 PM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015
11Sun

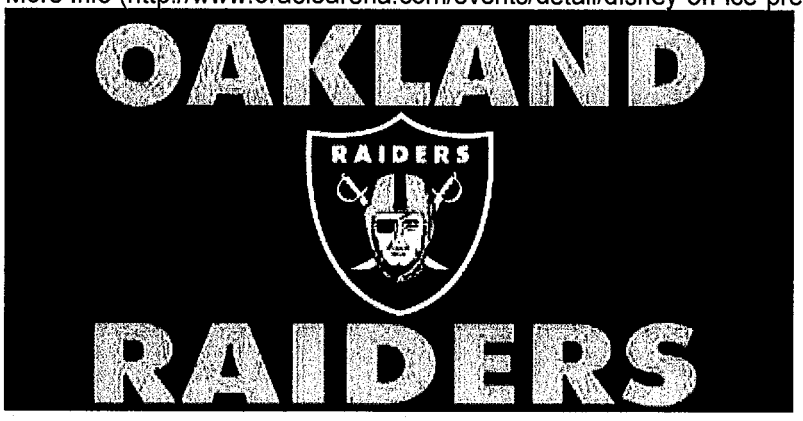
1:00PM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

11 Oct 2015 - 1:00 PM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015



1:25PM
@ O.co Coliseum

Raiders vs. Denver (http://www.oraclearena.com/events/detail/raiders-vs-denver)

Raiders vs. Denver (http://www.oraclearena.com/events/detail/raiders-vs-denver)

11 Oct 2015 - 1:25 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-denver) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-denver-broncos-oakland-california-10-11-2015/event/1C004E95F3B05AD2?artistid=805994&majorcatid=10004&minorcatid=8)

5:00PM
@ Oracle Arena

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

Disney On Ice presents Dare To Dream (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream)

11 Oct 2015 - 5:00 PM

More Info (http://www.oraclearena.com/events/detail/disney-on-ice-presents-dare-to-dream) On Sale Aug 13, 2015
12Mon
13Tue
14Wed
15Thu
16Fri
17Sat
18Sun
19Mon
20Tue
21Wed
22Thu
23Fri
24Sat
25Sun
26Mon
27Tue
28Wed
29Thu
30Fri
31Sat

Facebook

Oracle Arena (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

O.co Coliseum (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

Twitter

Oracle Arena (http://www.twitter.com/OracleArena)

O.co Coliseum (http://www.twitter.com/odotcocoliseum)

Instagram

Oracle Arena (http://www.instagram.com/oraclearena)

O.co Coliseum (http://www.instagram.com/odotcocoliseum)

Search Search

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AUGUST 2015

Sun
Mon
Tue
Wed
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1Sat

6:05PM
@ O.co Coliseum

Athletics vs. Cleveland (http://www.oraclearena.com/events/detail/athletics-vs-cleveland-2)

Athletics vs. Cleveland (http://www.oraclearena.com/events/detail/athletics-vs-cleveland-2)

1 Aug 2015 - 6:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-cleveland-2) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902890)
2Sun

1:05PM
@ O.co Coliseum

Athletics vs. Cleveland (http://www.oraclearena.com/events/detail/athletics-vs-cleveland-3)

Athletics vs. Cleveland (http://www.oraclearena.com/events/detail/athletics-vs-cleveland-3)

2 Aug 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-cleveland-3) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902891)
3Mon

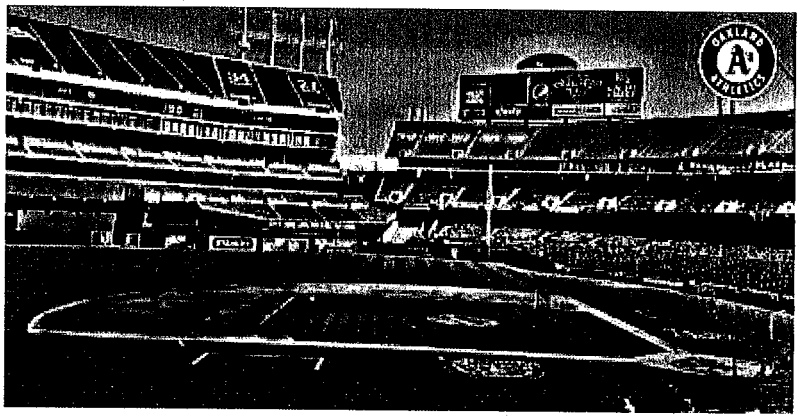
7:05PM
@ O.co Coliseum

Athletics vs. Baltimore (http://www.oraclearena.com/events/detail/athletics-vs-baltimore)

Athletics vs. Baltimore (http://www.oraclearena.com/events/detail/athletics-vs-baltimore)

3 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-baltimore) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902892)
4Tue



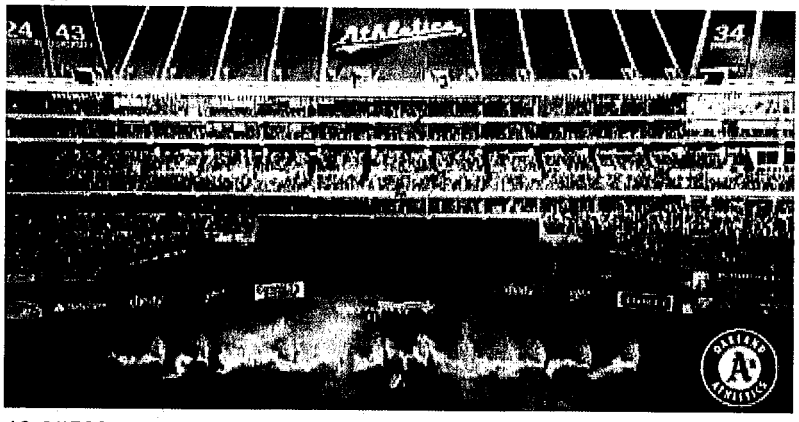
7:05PM
@ O.co Coliseum

Athletics vs. Baltimore (http://www.oraclearena.com/events/detail/athletics-vs-baltimore-1)

Athletics vs. Baltimore (http://www.oraclearena.com/events/detail/athletics-vs-baltimore-1)

4 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-baltimore-1) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902893)
5Wed



12:35PM
@ O.co Coliseum

Athletics vs. Baltimore (http://www.oraclearena.com/events/detail/athletics-vs-baltimore-2)

Athletics vs. Baltimore

(http://www.oraclearena.com/events/detail/athletics-vs-baltimore-2)

5 Aug 2015 - 12:35 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-baltimore-2) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902894)
6Thu

7:05PM
@ O.co Coliseum

Athletics vs. Houston
(http://www.oraclearena.com/events/detail/athletics-vs-houston-4)

Athletics vs. Houston
(http://www.oraclearena.com/events/detail/athletics-vs-houston-4)

6 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-4) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902895)
7Fri

7:05PM
@ O.co Coliseum

Athletics vs. Houston
(http://www.oraclearena.com/events/detail/athletics-vs-houston-5)

Athletics vs. Houston
(http://www.oraclearena.com/events/detail/athletics-vs-houston-5)

7 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-5) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902896)
8Sat

1:05PM
@ O.co Coliseum

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-6)

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-6)

8 Aug 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-6) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902897)
9Sun

1:05PM
@ O.co Coliseum

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-7)

Athletics vs. Houston (http://www.oraclearena.com/events/detail/athletics-vs-houston-7)

9 Aug 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-houston-7) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902898)
10Mon

8:00PM
@ Oracle Arena

Aretha Franklin (http://www.oraclearena.com/events/detail/aretha-franklin)

Aretha Franklin (http://www.oraclearena.com/events/detail/aretha-franklin)

10 Aug 2015 - 8:00 PM

More Info (http://www.oraclearena.com/events/detail/aretha-franklin) Buy Tickets (http://bit.ly/1FB4Neo)
11Tue
12Wed
13Thu

7:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

13 Aug 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)
14Fri

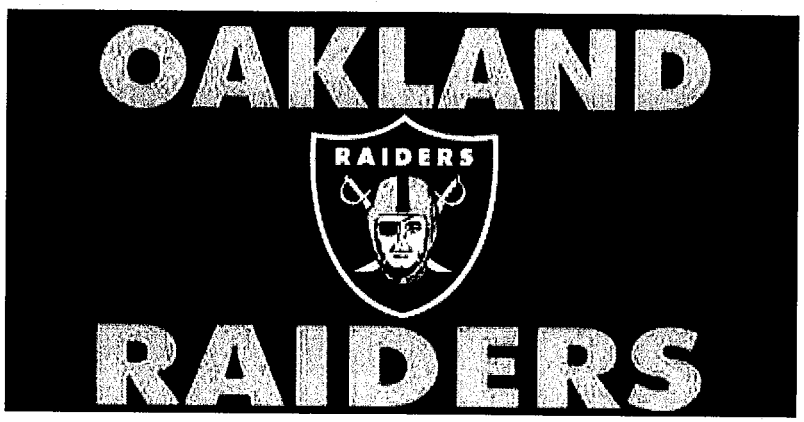
7:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

14 Aug 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)



7:00PM
@ O.co Coliseum

Raiders vs. St. Louis (http://www.oraclearena.com/events/detail/raiders-vs-st-louis)

Raiders vs. St. Louis (http://www.oraclearena.com/events/detail/raiders-vs-st-louis)

14 Aug 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-st-louis) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-st-louis-rams-oakland-california-08-14-2015/event/1C004E95F38F5A9E?artistid=805994&majorcatid=10004&minorcatid=8)
15Sat

11:00AM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

15 Aug 2015 - 11:00 AM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)

3:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

15 Aug 2015 - 3:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)

7:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

15 Aug 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)
16Sun

1:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

16 Aug 2015 - 1:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)

5:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

16 Aug 2015 - 5:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)
17Mon

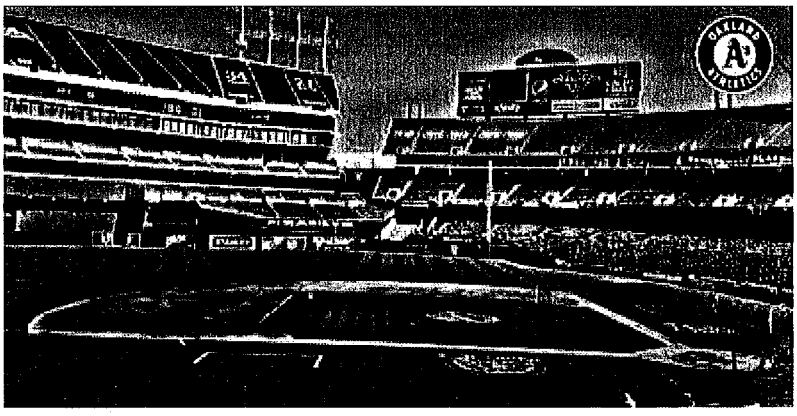
7:00PM
@ Oracle Arena

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

Ringling Bros. and Barnum & Bailey: Circus Xtreme (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme)

17 Aug 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/ringling-bros-and-barnum-bailey-circus-xtreme) Buy Tickets (http://bit.ly/Ringling15)
18Tue



7:05PM
@ O.co Coliseum

Athletics vs. LA Dodgers (http://www.oraclearena.com/events/detail/athletics-vs-la-dodgers)

Athletics vs. LA Dodgers (http://www.oraclearena.com/events/detail/athletics-vs-la-dodgers)

18 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-la-dodgers) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902899)
19Wed

12:35PM
@ O.co Coliseum

Athletics vs. LA Dodgers (http://www.oraclearena.com/events/detail/athletics-vs-la-dodgers-1)

Athletics vs. LA Dodgers (http://www.oraclearena.com/events/detail/athletics-vs-la-dodgers-1)

19 Aug 2015 - 12:35 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-la-dodgers-1) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902900)
20Thu
21Fri

7:05PM
@ O.co Coliseum

Athletics vs. Tampa Bay (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-1)

Athletics vs. Tampa Bay (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-1)

21 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-1) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902901)
22Sat

6:05PM
@ O.co Coliseum

Athletics vs. Tampa Bay (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-2)

Athletics vs. Tampa Bay (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-2)

22 Aug 2015 - 6:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-2) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902902)

8:00PM
@ Oracle Arena

ETD: LOVE (http://www.oraclearena.com/events/detail/etd-love)

ETD: LOVE (http://www.oraclearena.com/events/detail/etd-love)

22 Aug 2015 - 8:00 PM

More Info (http://www.oraclearena.com/events/detail/etd-love) Buy Tickets (http://www.ticketmaster.com/skills-pop-oakland-california-08-22-2015/event/1C004E9CDCDF45EB?artistid=1824932&majorcatid=10001&minorcatid=201)
23Sun

1:05PM
@ O.co Coliseum

Athletics vs. Tampa Bay (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-3)

Athletics vs. Tampa Bay (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-3)

23 Aug 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-tampa-bay-3) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902903)

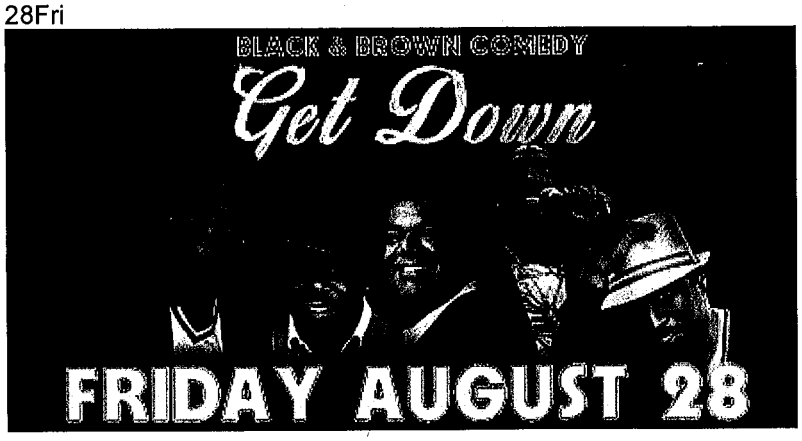
7:00PM
@ Oracle Arena

Fusion (http://www.oraclearena.com/events/detail/fusion)

Fusion (http://www.oraclearena.com/events/detail/fusion)

23 Aug 2015 - 7:00 PM

More Info (http://www.oraclearena.com/events/detail/fusion) Buy Tickets (http://www.ticketmaster.com/fusion-oakland-california-08-23-2015/event/1C004EB83EA85297?artistid=2035791&majorcatid=10001&minorcatid=5&tm_link=venue_msg-0_1C004EB83EA85297)
24Mon
25Tue
26Wed
27Thu
28Fri



8:00PM
@ Oracle Arena

Black and Brown Comedy Get Down (http://www.oraclearena.com/events/detail/black-and-brown-comedy-get-down-1)

Black and Brown Comedy Get Down (http://www.oraclearena.com/events/detail/black-and-brown-comedy-get-down-1)

28 Aug 2015 - 8:00 PM

More Info (http://www.oraclearena.com/events/detail/black-and-brown-comedy-get-down-1) Buy Tickets (http://www.ticketmaster.com/black-and-brown-comedy-get-down-oakland-california-06-12-2015/event/1C004E6DD27A75F4)

29Sat

6:30PM
@ Oracle Arena

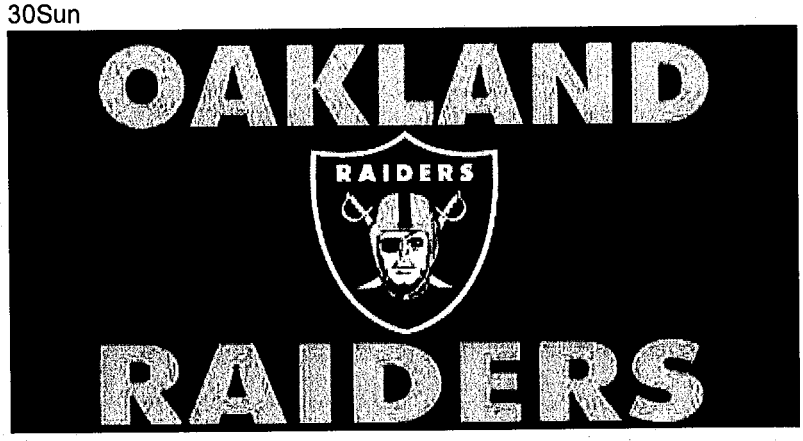
Los Inquietos Del Norte (http://www.oraclearena.com/events/detail/los-inquietos-del-norte)

Los Inquietos Del Norte (http://www.oraclearena.com/events/detail/los-inquietos-del-norte)

29 Aug 2015 - 6:30 PM

More Info (http://www.oraclearena.com/events/detail/los-inquietos-del-norte) Buy Tickets (http://www.ticketmaster.com/los-inquietos-del-norte-oakland-california-08-29-2015/event/1C004ED3A8A539D2?artistid=1205800&majorcatid=10001&minorcatid=40)

30Sun



5:00PM
@ O.co Coliseum

Raiders vs. Arizona (http://www.oraclearena.com/events/detail/raiders-

vs-arizona)

Raiders vs. Arizona (http://www.oraclearena.com/events/detail/raiders-vs-arizona)

30 Aug 2015 - 5:00 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-arizona) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-arizona-cardinals-oakland-california-08-30-2015/event/1C004E95F3925AA2?artistid=805994&majorcatid=10004&minorcatid=8)
31Mon

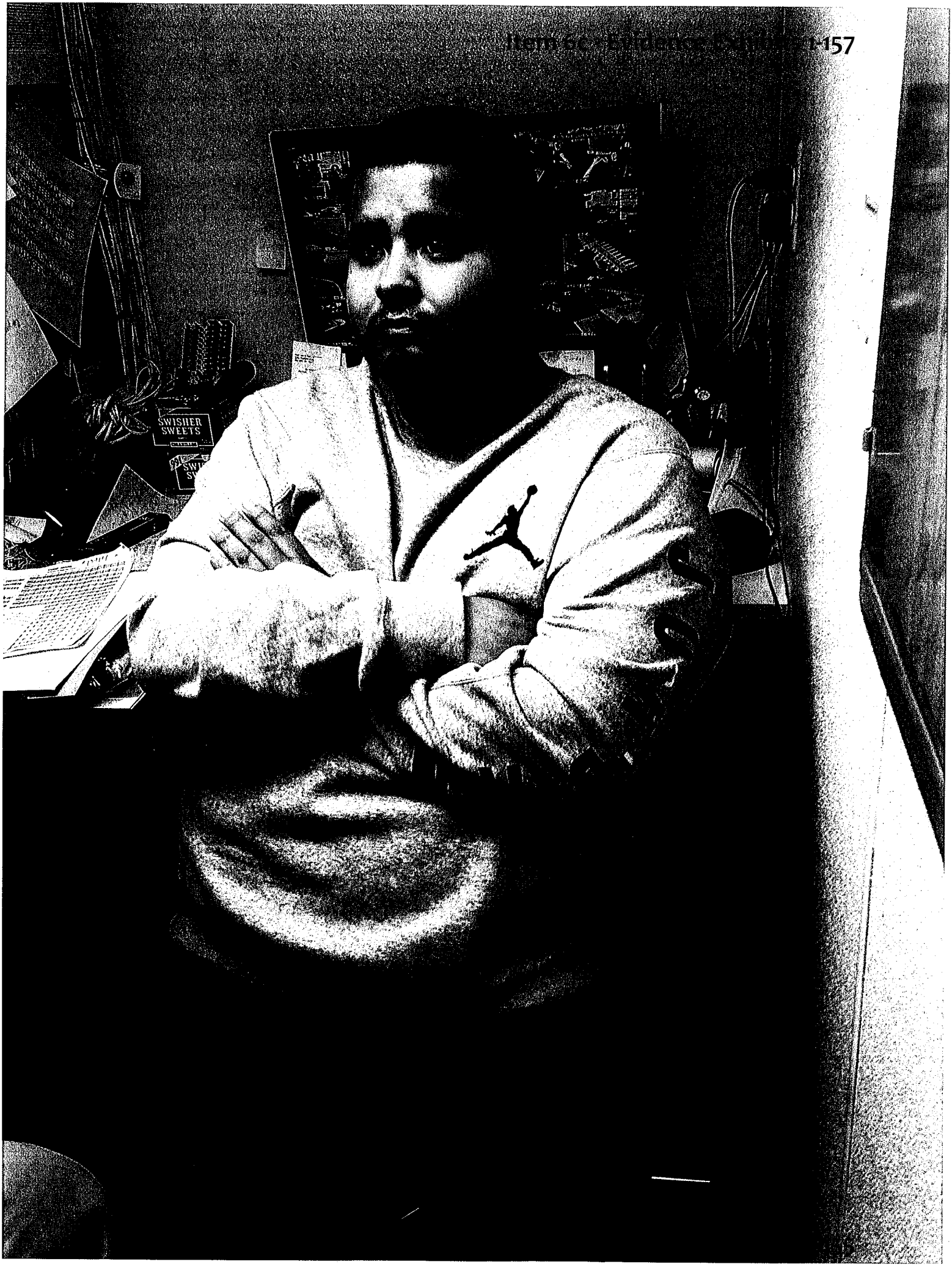
7:05PM
@ O.co Coliseum

Athletics vs. LA Angels (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-6)

Athletics vs. LA Angels (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-6)

31 Aug 2015 - 7:05 PM

More Info (http://www.oraclearena.com/events/detail/athletics-vs-la-angels-6) Buy Tickets (http://purchase.tickets.com/buy/MLBEventInfo?agency=MLB&pid=7902904)


SWISHER
SWEETS

Facebook

Oracle Arena (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

O.co Coliseum (https://www.facebook.com/OracleArenaO.coColiseum?rf=214240948618274)

Twitter

Oracle Arena (http://www.twitter.com/OracleArena)

O.co Coliseum (http://www.twitter.com/odotcocoliseum)

Instagram

Oracle Arena (http://www.instagram.com/oraclearena)

O.co Coliseum (http://www.instagram.com/odotcocoliseum)

Search Search

‹ ›

DECEMBER 2015

Sun
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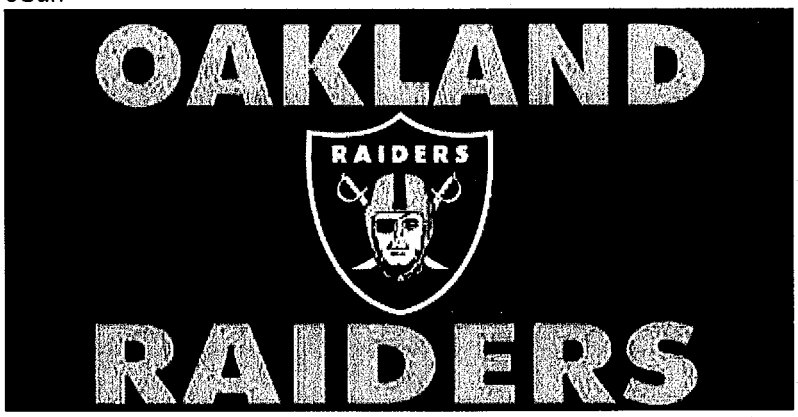
2Wed
3Thu
4Fri
5Sat
6Sun



1:05PM
@ O.co Coliseum

Oakland vs. Kansas City

(http://www.oraclearena.com/events/detail/oakland-vs-kansas-city)

Oakland vs. Kansas City (http://www.oraclearena.com/events/detail/oakland-vs-kansas-city)

6 Dec 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/oakland-vs-kansas-city) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-kansas-city-chiefs-oakland-california-12-06-2015/event/1C004E95F3A85ACD?artistid=805994&majorcatid=10004&minorcatid=8)
7Mon
8Tue
9Wed
10Thu
11Fri
12Sat
13Sun

7:30PM
@ Oracle Arena

The Who (http://www.oraclearena.com/events/detail/the-who)

The Who (http://www.oraclearena.com/events/detail/the-who)

13 Dec 2015 - 7:30 PM

More Info (http://www.oraclearena.com/events/detail/the-who) Buy Tickets (http://www.ticketmaster.com/the-who-hits-50-oakland-california-09-23-2015/event/1C004D47A28B2806?artistid=807319&majorcatid=10001&minorcatid=1)
14Mon
15Tue
16Wed
17Thu
18Fri
19Sat
20Sun

1:05PM
@ O.co Coliseum

Raiders vs. Green Bay (http://www.oraclearena.com/events/detail/raiders-vs-green-bay)

Raiders vs. Green Bay (http://www.oraclearena.com/events/detail/raiders-vs-green-bay)

20 Dec 2015 - 1:05 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-green-bay) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-green-bay-packers-oakland-california-12-20-2015/event/1C004E95F3AC5AD0?artistid=805994&majorcatid=10004&minorcatid=8)
21Mon
22Tue
23Wed
24Thu

5:25PM
@ O.co Coliseum

Raiders vs. San Diego (http://www.oraclearena.com/events/detail/raiders-vs-san-diego)

Raiders vs. San Diego (http://www.oraclearena.com/events/detail/raiders-vs-san-diego)

24 Dec 2015 - 5:25 PM

More Info (http://www.oraclearena.com/events/detail/raiders-vs-san-diego) Buy Tickets (http://www.ticketmaster.com/oakland-raiders-vs-san-diego-chargers-oakland-california-12-24-2015/event/1C004E95F39D5AB5?artistid=805994&majorcatid=10004&minorcatid=8)
25Fri
26Sat
27Sun
28Mon
29Tue
30Wed
31Thu

Espinosa, Thomas

From: Live Nation Concerts <[redacted]
Sent: Tuesday, August 04, 2015 3:37 PM
To: Espinosa, Thomas
Subject: Bay Area Concert Update

View this email online

LIVE NATION

Your Weekly Guide To
Great Shows In Your Area

Scream "Back 2 School" Fest
feat. Rich Homie Quan & more
Sun, Oct 11
SAP Center at San Jose
On Sale: Sat, 8/8 10am

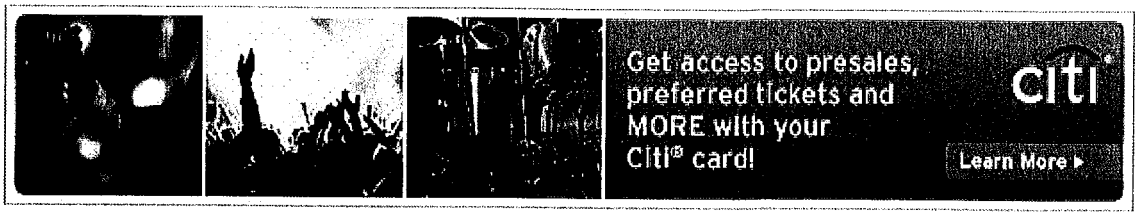
Buy Tickets

Don Henley
with Shawn Colvin
Mon, Oct 5
The Masonic
On Sale: Fri, 8/7 10am

Buy Tickets

Idina Menzel
Fri, Aug 7
Concord Pavilion

Buy Tickets



Fifth Harmony
with Natalie LaRose & more
Sun, Aug 9
Event Center at San Jose State University

Buy Tickets

Rise Against
with Killswitch Engage & letlive.
Tue, Aug 11
The Masonic

Buy Tickets

Nicki Minaj
with Meek Mill, Tinashe & more
Fri, Aug 14
Concord Pavilion

Buy Tickets

LIVE NATION
VIDEO BOX OFFICE
BUY A VBO 4-PACK & GET $60 CONCERT CASH®!

NEW SHOWS ON SALE THIS WEEK

Deafheaven
with Tribulation
Sat, Oct 17
The Fillmore
On Sale: Fri, 8/7 10am

Buy Tickets

DIIV
with No Joy & Sunflower Bean
Thu, Oct 22
The Fillmore
On Sale: Fri, 8/7 9am

Buy Tickets

LIVE NATION
VIDEO BOX OFFICE
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GET $60 CONCERT CASH®!

MUSIC
START 3-MONTH FREE TRIAL

SHOWS HAPPENING THIS WEEK

Maldita Vecindad
Thu, Aug 6
The Fillmore

Buy Tickets

MORE UPCOMING SHOWS

California Symphony
The Wizard Of Oz Film With Live Orchestra
Fri, Aug 21
Concord Pavilion

Buy Tickets

Dierks Bentley
with Kip Moore, Maddie and Tae & Canaan Smith
Fri, Aug 21
Shoreline Amphitheatre

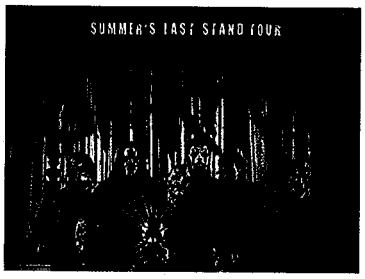
Buy Tickets

Joe Bonamassa
Sat, Aug 22
Shoreline Amphitheatre

Buy Tickets

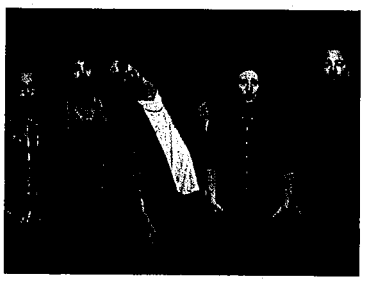
Kelly Clarkson
with Pentatonix, Eric Hutchinson & Abi Ann
Sun, Aug 23
Shoreline Amphitheatre

Buy Tickets



Slipknot
with Lamb Of God, Motionless In White & more
Wed, Aug 26
Concord Pavilion

Buy Tickets



Incubus & Deftones
with Death From Above 1979 & The Bots
Wed, Aug 26
Shoreline Amphitheatre

Buy Tickets

Luke Bryan
with Florida Georgia Line, Thomas Rhett & more
Sat, Aug 29
Levi's Stadium

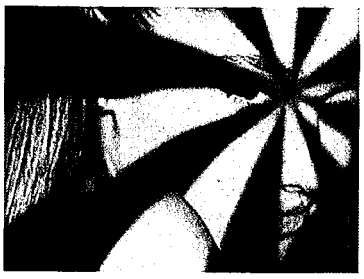
Buy Tickets

Kid Rock
with Foreigner
Sun, Aug 30
Shoreline Amphitheatre

Buy Tickets

Kacey Musgraves
with Sugar + The Hi-Lows
Wed, Sep 2
Montalvo

Buy Tickets



Ariana Grande
with Prince Royce
Tue, Sep 8
Shoreline Amphitheatre

Buy Tickets

Lewis Black
Thu, Sep 10
Montalvo

Buy Tickets

Dave Matthews Band
Fri, Sep 11
Shoreline Amphitheatre

Buy Tickets

Dave Koz & Rick Braun
with Kenny Lattimore
Fri, Sep 11
Montalvo

Buy Tickets

Foo Fighters
with Gary Clark Jr.
Wed, Sep 16
Shoreline Amphitheatre

Buy Tickets

Rodrigo y Gabriela
Wed, Sep 16
The Masonic

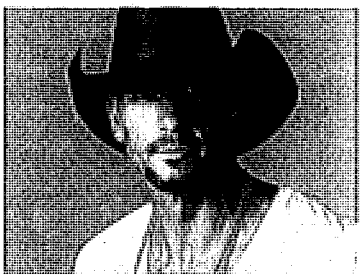
Buy Tickets

Ricky Martin
Thu, Sep 17
Oracle Arena

Buy Tickets

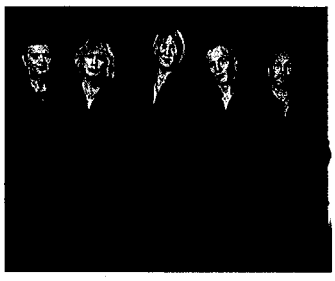
Heart
Thu, Sep 17
The Masonic

Buy Tickets



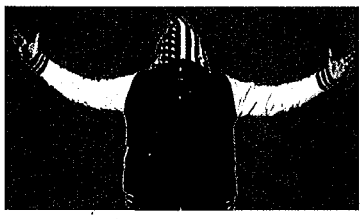
Tim McGraw
with Billy Currington & Chase Bryant
Fri, Sep 18
Shoreline Amphitheatre

Buy Tickets



Def Leppard
with Styx & Tesla
Sat, Sep 19
Shoreline Amphitheatre

Buy Tickets



Chris Brown
with Kid Ink, Fetty Wap, Omarion & more
Sat, Sep 19
Concord Pavilion

Buy Tickets

A VERY SPECIAL EVENING WITH
JOSH GROBAN
STAGES
A UNIQUE MUSICAL EVENT
FEATURING SONGS FROM THE
WORLD'S GREATEST MUSICALS
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Or write to us: Live Nation, Attn: NAC Marketing Dept. | 9348 Civic Center Drive | Beverly Hills, CA 90210

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Espinosa, Thomas

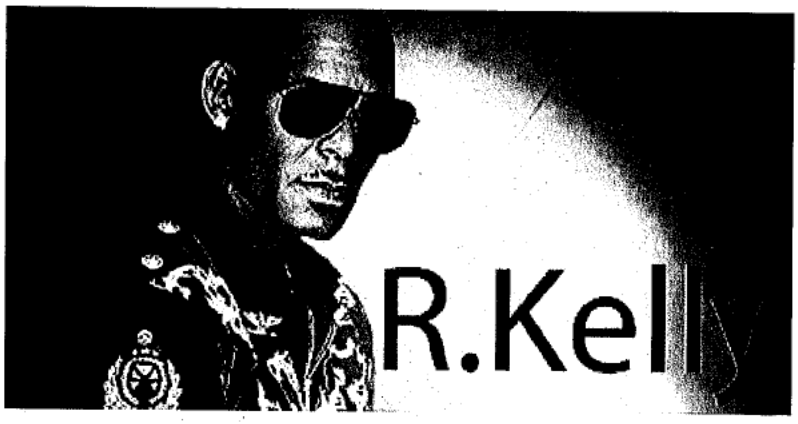
From: Oracle Arena <[redacted]
Sent: Tuesday, August 04, 2015 3:59 PM
To: Espinosa, Thomas
Subject: R. Kelly at Oracle Arena 10/2!

To view this email as a web page, go here.

ORACLE
ARENA

Oracle Arena Website

Events Calendar



R. Kelly

ORACLE
ARENA

October 2, 2015

The man, the legend - It's R. Kelly live in concert October 2nd at Oracle Arena! After countless radio singles spanning two decades,

this award winning songwriter, producer and phenomenal performer is on tour supporting his new album 'The Buffet'. The stage has been set for the expression of new and unexpected dimensions of R. Kelly's intimate, compelling, and soul-filled artistry as well as his classic R&B hits.

See below for ticket purchasing information:

General On Sale Ticket Information:
Begins Friday, August 7th
at 12:00 PM

BUY TICKETS

(*Ticket Limit: Limit is 8 tickets per person. Does not include additional fees. Offer only valid online through Ticketmaster. Offer only valid during set presale times. Children 24 months and older require a ticket.)

Download the **FREE** Oracle Arena App from the app store and receive a PRESALE code which will grant you early access to purchasing tickets!

Click **here** to download the new Oracle Arena Mobile App.

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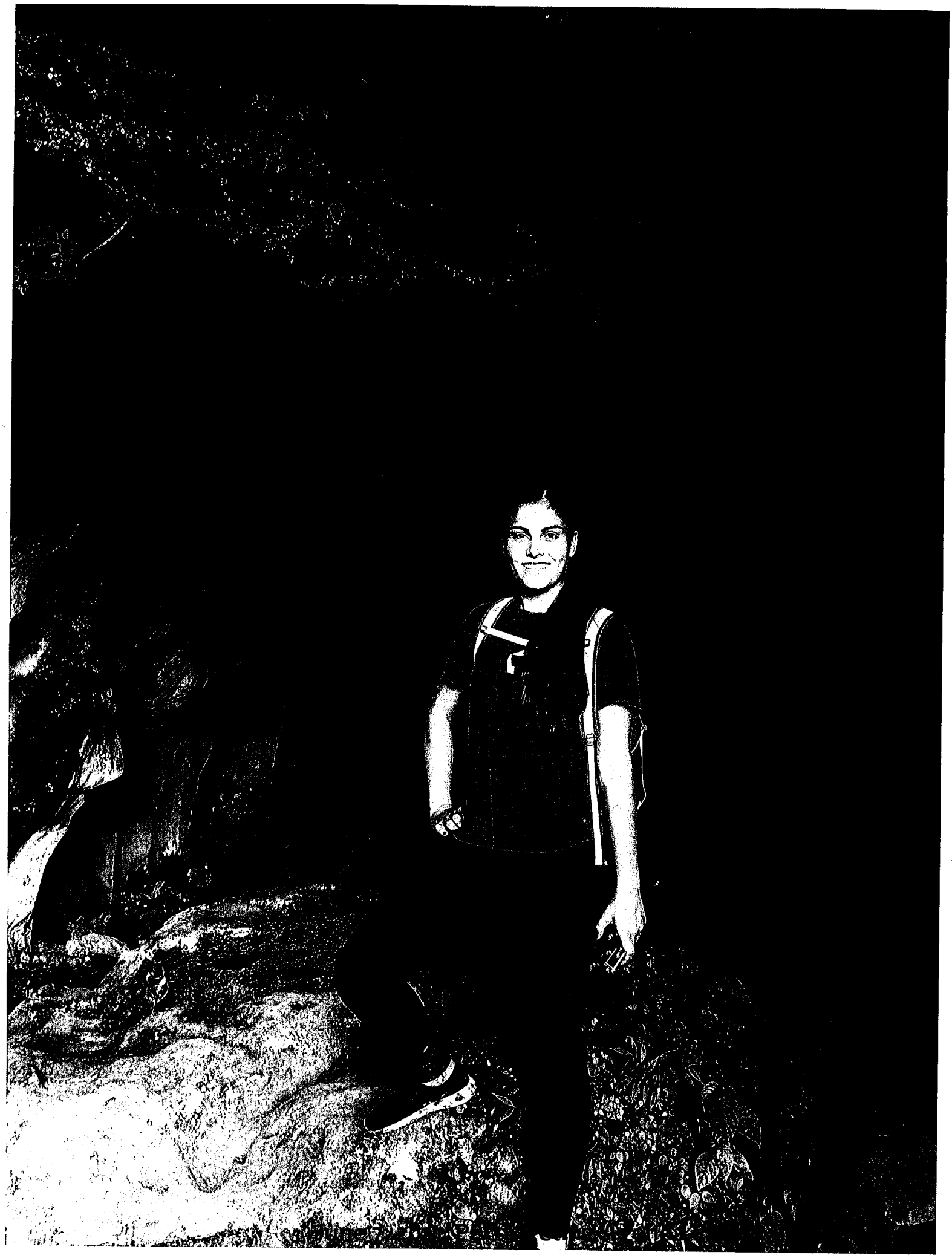

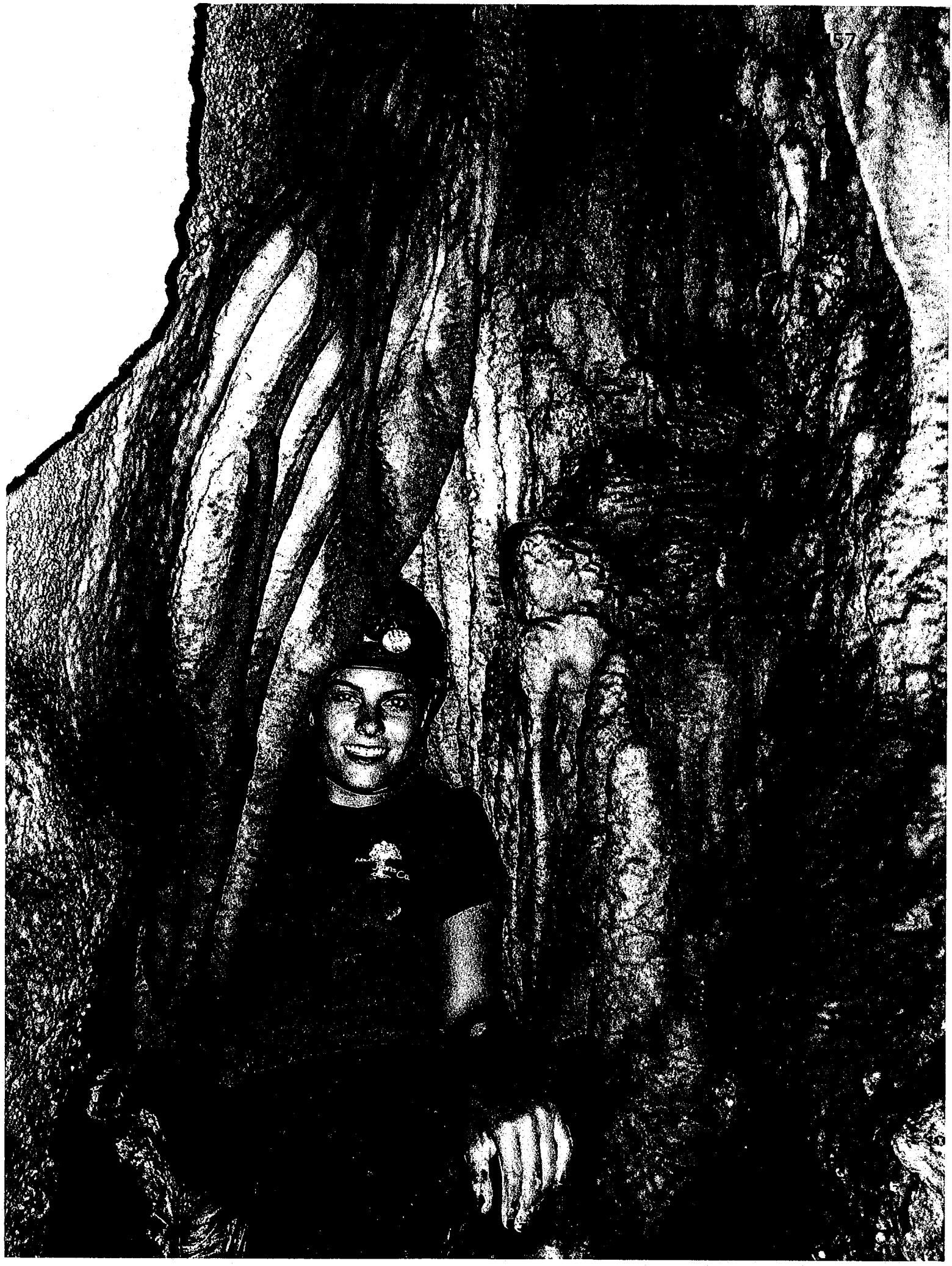

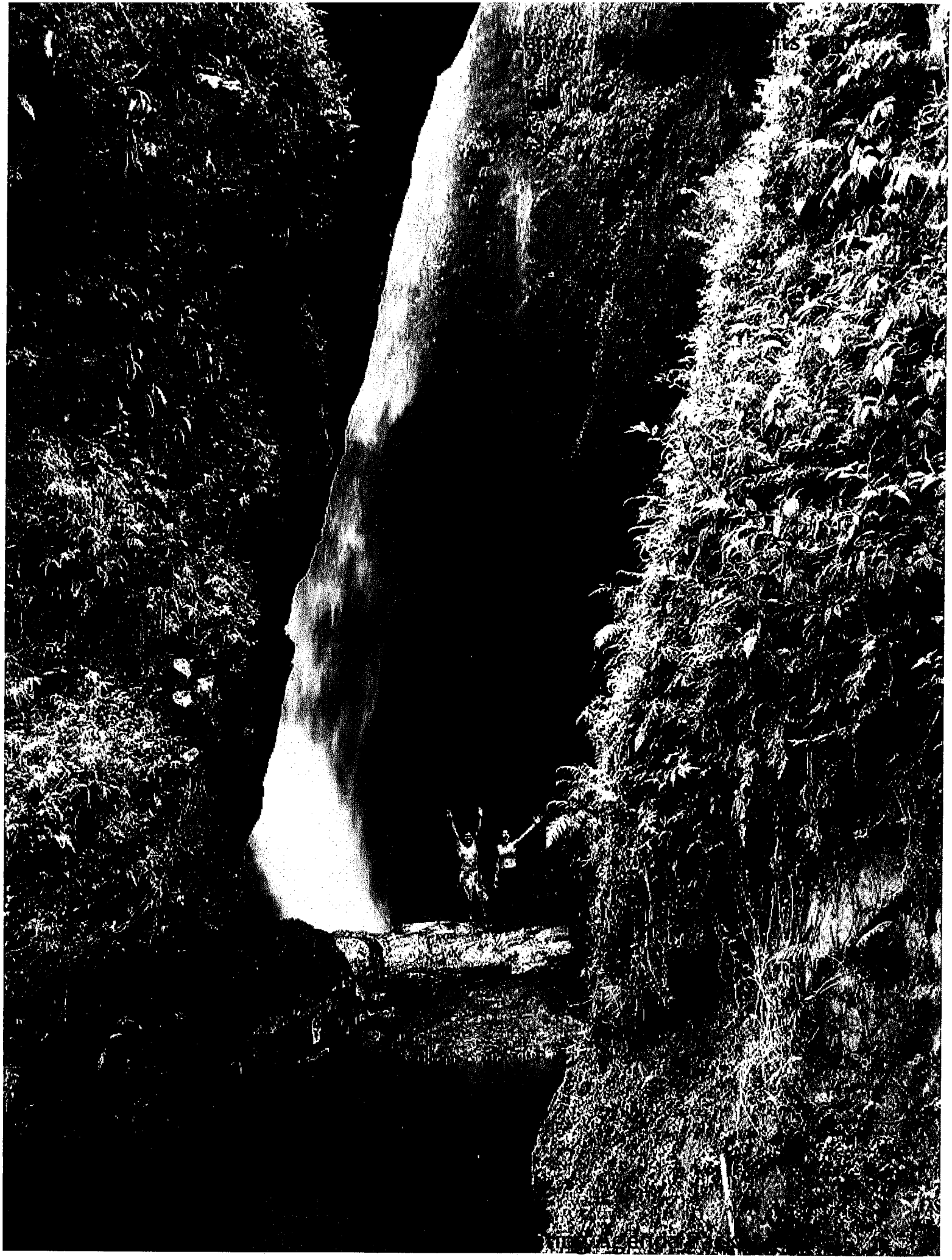

Espinosa, Thomas

From: Perez, Lula
Sent: Tuesday, June 30, 2015 9:08 AM
To: Espinosa, Thomas
Subject: RE: Rental

I just got back today Thomas. My mom is very sick. I'm sorry about not contacting you earlier. What is a good time?

Lula

From: Espinosa, Thomas
Sent: Monday, June 29, 2015 5:50 AM
To: Perez, Lula
Subject: RE: Rental

GET IN TOUCH WITH ME TODAY

From: Perez, Lula
Sent: Wednesday, June 24, 2015 4:08 PM
To: Espinosa, Thomas
Subject: RE: Rental

I spoke to Elizabeth and she told me that the only thing available will be an apartment on 24th St. and Market for $1,595. I think it's one bedroom and will be available soon. She said that's the cheapest apartments go for right now. She said to call her back I guess in a couple of weeks. I'm a little confused, she seemed very nice but busy. Also, my mom is not doing well right now (she will be 91 in Aug) and I'm so worried. Thank you so much for your thoughtfulness Thomas, I will never forget it.

Lula

From: Espinosa, Thomas
Sent: Wednesday, June 24, 2015 3:58 PM
To: Perez, Lula
Subject: RE: Rental

Lets try to talk everyday so you don,t end up in a bind

From: Perez, Lula
Sent: Tuesday, June 23, 2015 9:20 AM
To: Espinosa, Thomas
Subject: RE: Rental

Thank you, thank you, thank you.

From: Espinosa, Thomas
Sent: Tuesday, June 23, 2015 5:48 AM

Espinosa, Thomas

From: Ivonne Gomez <[redacted]@gmail.com>
Sent: Monday, July 27, 2015 9:31 PM
To: Espinosa, Thomas; Ivonne Gomez
Subject: Performa

Hello Thomas,

Dean Project Performa
We have started on the Performa for the Dean project in Alamo, we will have it completed by Wednesday evening.

[redacted]

We will complete a proposal for Architectural Services for [redacted] Rd and send it for your review tomorrow evening.

[redacted]

Invoice to follow

Thank you Thomas, Please let me know if you have any questions or concerns,

Respectfully,

Ivonne Gomez
Managing Partner

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

KAUFFMAN GOMEZ ARCHITECTURE

July 27, 2015
Mr. Thomas Espinosa

Proposal for Architectural Services for a 21 –Unit Residential/Mixed-Use Development at [redacted] Oakland, CA.

I. Project Description:

Kauffman Gomez Architecture understands the scope to be architectural design services for 21-unit residential/mixed use development project on [redacted] Ave to consist of:
Grade level parking garage with retail and 4 floors of residential above to total an ideal 21 units.

II. Architectural Basic Services:

1. Schematic Design - Zoning Pre-Application
2. Design Development - Regular Design Review
3. **Planning Submittal**
   - a. Cover Sheet
   - b. Survey (by licensed land surveyor or civil engineer)
   - c. Site Plan
   - d. Landscape Plan (by landscape architect)
   - e. Floor Plans
   - f. Elevations
   - g. Cross Sections
   - h. Sign Plan (assumed deferred submittal to be completed by tenant)
   - i. Lighting Plan (lighting consultant may be needed for photometrics)
   - j. Materials & Color Board
   - k. 3D exhibit
   - l. Preliminary Post-Construction Stormwater Management Plan (by civil engineer)
   - m. Preliminary Title Report (provided by client)
   - n. Additional telecom information required (by civil engineer)
   - o. Additional items if required by city (beyond scope of proposal)
   - p. **FEE** **$6,500**

III. Construction Documents

- q. Architectural Construction Documents
- r. CAL Green Conformance documents
- s. Building Sections
- t. Wall Sections
- u. Interior Construction Documents
  - i. Partition Plans
  - ii. Power/Signal Plans
  - iii. Reflected Ceiling Plans
  - iv. Finish Plans
  - v. Details/Elevations
- v. Construction Details
- w. Specifications
- x. Demolition Plan of Existing building
- y. Mechanical, Electrical, Plumbing drawings (by MEP engineer)
- z. **Structural drawings** (by structural engineer) **TBD**
- aa. **Civil drawings** (by civil engineer)
- bb. **Landscape drawings** (by landscape architect)

Phone: 510.860.0106
email: kauffmangomezarchitecture@gmail.com

cc. Prepare submittal of documents for local Building and Safety Plan Check review
dd. Track documents through review process, complete necessary corrections and obtain approvals
ee. **FEE** **$12,000**

4. Construction Administration
   a. As set forth in the edition of the AIA Document A201 (General Conditions of the Contract for Construction, 2007 Edition)
   b. FEE **$1,500**

IV. Excluded Services:

1. Architect will not provide the services listed below.
2. Soils engineering, studies, or reports.
3. Permits or Agency fees.
4. Site surveys, services or reports.
5. Fire suppression or alarm systems (design-build).
6. Special studies such as Traffic, Noise, Utility or Environmental studies.
7. Off-Site Improvements.
8. Hazardous materials identification, storage, or abatement.
9. Roof Inspection or acoustical design.
10. Confirmation and/or verification of the accuracy and/or completeness of documents or information received from others.
11. Emergency generator and fuel system design or storage tanks.
12. Parcel maps, lot line adjustments, zone changes or environmental clearances.
13. Security or Telecommunications System design or coordination.
14. Energy management systems or Life-Cycle cost analysis.

V. Supplemental Services:

The following items are not contemplated or included within Architect's Scope or Fee. Architect may perform certain services among the list below as an additional service and for an additional fee based upon stipulated sum negotiated with owner at time service proposal is requested.

1. Variances or Entitlements, Legal Descriptions, or Special Planning Processes.
2. Specialty Consultants such as Acoustic, Waterproofing, Elevator, or Curtainwall.
3. Changes or revisions subsequent to completion of Design Development Phase, except for those required for refinement or code compliance.
4. Signage or Public Art selection.
5. Additional Perspective or 3D Renderings or Models beyond noted.
6. Graphic Design services such as Identity/Logo.
7. Changes to the Program or building area.
8. Public Work's requirements.
9. Preparation of meeting minutes during construction.
10. As-Built drawings.
11. Construction Phase Services more than sixty (60) days beyond date of substantial completion.
12. Lighting design, audio visual, or communication consultants.
13. Interior design services beyond those specifically noted.
14. Furniture installation plans or final specifications.
15. Multiple bid processes or negotiations with General Contractors beyond those items included in scope.
16. Cost Estimating Services or Value Engineering.
17. Provide assistance in the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals.
18. BOMA Calculations.

Phone: 510.860.0106
email: kauffmangomezarchitecture@gmail.com

19. Any and all other services not specifically described as part of Architect's Basic Services.
20. Additional Design schemes beyond those listed in Schematic Design Phase.
21. Additional site visits during bidding and construction phase activity beyond the 10 meetings scheduled.
22. Redesign after client approval of plans.
23. Design Enhancement to achieve LEED
24. Any Enhanced commission or construction phase activity required for Cal Green conformance.

V. Compensation:

Compensation for Basic Services shall be a fixed fee of (**$20,000.00**), plus reimbursable expenses. Kauffman Gomez shall invoice for services as noted in Fee Schedule. All payments shall be due upon receipt of invoice. A fixed fee of **($4,000.00) shall be paid upon acceptance**. Additional billings shall be in accordance with the following breakdown:

Fee Schedule		
Due at Acceptance of Contract	**$4,000**	
Due at Completion of Planning Packet	**$4,500**	
Planning Permit Approval	**$4,000**	
Due at Completion of Construction Documents	**$5,500**	
Building Permit Approval		**$2,000**
Total Project Fee:	***$20,000***	

VI. Reimbursable Expenses:

Reimbursable expenses for such things as printing, plotting, renderings requested by Owner, postage and handling, delivery costs, travel and mileage, reproductions, are charged at the standard rate of cost plus ten percent (10%).

VII. Payment to the Architect:

All payments shall be due upon receipt of invoice. Billings shall be based on a percentage of completion on a Phase basis. Fees for Contract Documents and any unpaid billings shall be due and paid prior to submittal for plan check.

VIII. Ownership of Documents:

Drawings and specifications, as instruments of service, are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used by the Client for other projects or extensions to this project except by agreement in writing with the appropriate compensation to the Architect. Owner will be permitted to keep duplicate files for its records.

If this Proposal meets with your approval, please sign below and we will proceed with preparation of our Agreement for Professional Services. Thank you for this opportunity and we look forward to working with you.

Best regards,

Kauffman Gomez Architecture

[redacted]

07.27.2015

Ivonne Gomez, Designer
Managing Partner

Eric Kauffman, AIA
Project Architect

Client

Thomas Espinosa
Client

[redacted]

Espinosa, Thomas

From: Dermatology Associates of the Bay Area
[redacted]com>
Sent: Wednesday, July 01, 2015 1:46 PM
To: Espinosa, Thomas
Subject: Please Confirm Your Appointment with Dermatology Associates of the Bay Area

Dermatology Associates of the Bay Area

Hercules, CA 94547-1843

7418
office.com
Visit our website

Dear **Diane**,

You have an upcoming appointment with **Dermatology Associates of the Bay Area**. Please take a moment to review and the details of your appointment. If the appointment details are correct please be sure to click the confirm button below.

Appointment Details
Monday, July 6, 2015
1:45 PM - Diane

Confirm

If you are unable to make this appointment, it is important that you call us at ([redacted] **7418** as soon as possible so we can make other arrangements.

We look forward to seeing you soon.

Sincerely,

Dermatology Associates of the Bay Area
[redacted]7418
[redacted]

Appointments | Review Us

Refer a Friend | Preferences

Having trouble viewing this email? Open in a web browser

This email is provided as a service by Dermatology Associates of the Bay Area. Click here to Unsubscribe.

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Espinosa, Thomas

From: Vanessa S [redacted]com>
Sent: Wednesday, July 01, 2015 10:21 AM
To: Espinosa, Thomas
Subject: [redacted]

Hi Thomas,

I live at [redacted] and when we met I mentioned that my husband Paul would like to chat with you about your plans for [redacted] He is on vacation this week so is home and more available than usual. Is there a day or evening that you could chat with us for a few minutes?

thanks.

vanessa

Espinosa, Thomas

From: Anna siu [redacted]
Sent: Wednesday, July 01, 2015 10:09 AM
To: Espinosa, Thomas
Subject: Fw: Fwd: Deposit on: [redacted] Alamo, CA
Attachments: SKMBT_60115063008500.pdf

Hi Tom,

Please print out the attachment and get it sign. Give it to me tomorrow morning..

Thank you
Ana

On Tuesday, June 30, 2015 5:34 PM, [redacted]com> wrote:

[redacted]com

-----Original Message-----
From: Faris Sanchez-Tischler [redacted]
To: 'Alka Sabherwal' [redacted]net>; Surinder Johal [redacted]com>; [redacted]om' [redacted]>
Cc: [redacted]
Sent: Tue, Jun 30, 2015 10:10 am
Subject: Deposit on: [redacted] Alamo, CA

Hi Everyone,

Here is a copy of the buyers EMD and 10th page for your file.

Rhene, please have your buyer sign the attached deposit form. As well I need the 3rd party and the buyer to sign the 3rd party instructions. Thank you!

Faris Sanchez-Tischler
Escrow Officer
[redacted]

*****PLEASE NOTE OUR OFFICE WILL BE CLOSED ON JULY 3RD FOR THE HOLIDAY*****

Assisting Escrow Officer: Cherylle Miranda [redacted]
Loan Docs Emailed to: [redacted]
Connect Socially [redacted]

From: [redacted]
Sent: Tuesday, June 30, 2015 9:51 AM
To: Faris Sanchez-Tischler
Subject: Message from KMBT_601

OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

[redacted] • Danville CA • 94526 • [redacted] 8700 • [redacted] -8706

ESCROW TRUST RECEIPT

Receipt No.: 106716
Escrow No.: 0118016826-FS
Date: 6/30/2015

Company No.: 01
Office No.: 18

Received From: One Development and Investment Corporation

Property Address: [redacted] Alamo, CA 94507

Amount: $39,750.00

Type of Deposit: Non-Cashiers Check

Check No.: 1012

ABA/Wire Confirmation No.: 90-7162

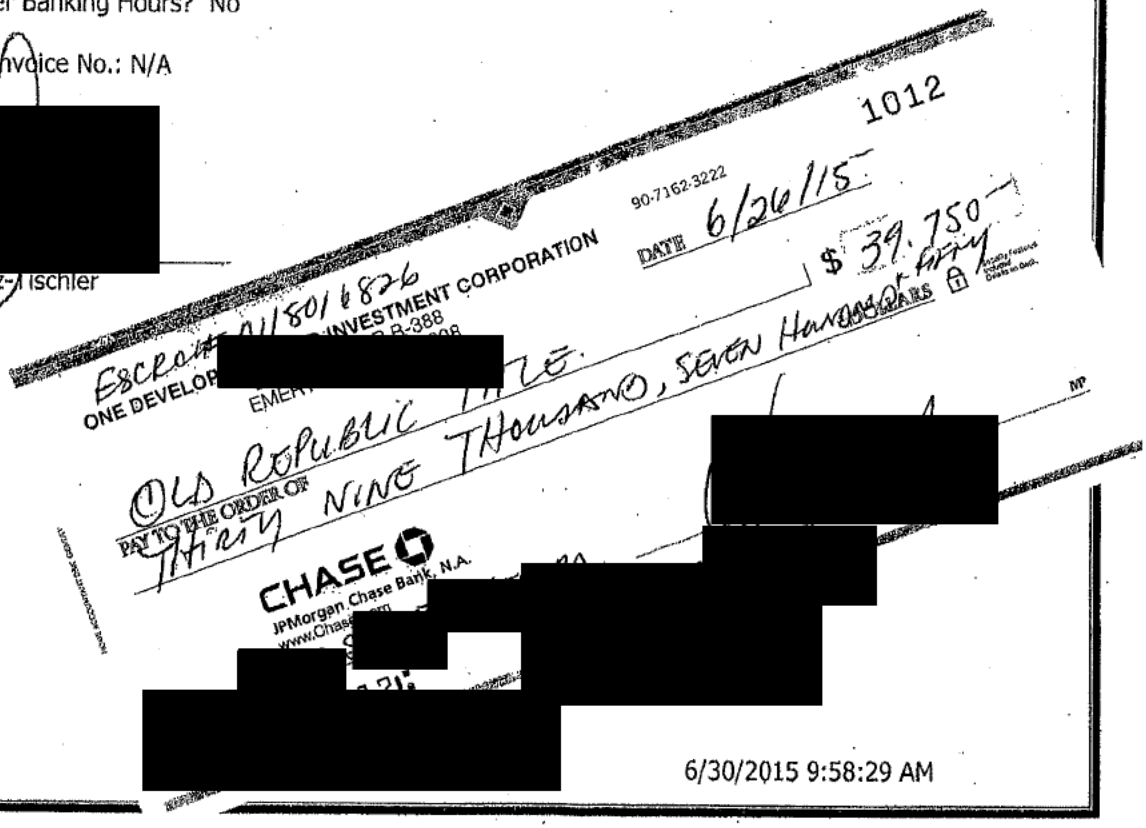
Transfer From Company No.: N/A Office No.: N/A Escrow No.: N/A

Received after Banking Hours? No

Payment of Invoice No.: N/A

By: [redacted]

Faris Sanchez-Fischer



6/30/2015 9:58:29 AM

OLD REPUBLIC TITLE COMPANY
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
419 Sycamore Valley Road West • Danville CA • 94526 • (925) 855-8700 • FAX (925) 855-8706

THIRD PARTY ESCROW INSTRUCTIONS FOR DEPOSIT OF FUNDS

To: Old Republic Title Company
[redacted]

Date: June 30, 2015
Escrow No.: 0118016826-FS
Escrow Officer: Faris Sanchez-Tischler

The undersigned hands you funds in the sum of $39,750.00 payable to your order.

These funds are not loan proceeds and are to be deposited immediately in the above referenced escrow for the benefit of Thomas Espinosa as principal.

Upon completion of the acceptance printed below, these funds are to be treated as the principal's funds and are to be used UNCONDITIONALLY according to principal's instructions to escrow.

I understand and acknowledge that you will require written instructions from the principal as to the disbursement of these funds should this escrow cancel. Old Republic Title Company is hereby released of any responsibility to the undersigned depositor for the disbursement of said funds in the event of cancellation.

One Development and Investment Corporation

_____ Depositor

By:

Address: _____

_____

Telephone: ( ) _____

The foregoing is hereby accepted and approved on _____

_____ _____
Thomas Espinosa Principal

Received: Old Republic Title Company

BY _____ Date _____

FS/fs
Third Party Deposit

DocuSign Envelope ID: 3578D64B-F419-4FCA-BE2D-176FCD5834A4

Property Address: [redacted], ALAMO, CA. 94507 Date: June 19, 2015

32. **ACCEPTANCE OF OFFER:** Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer, and agrees to sell the Property on the above terms and conditions. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

[X] (If checked) SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED: 6-22-15 Seller Multiple Counter 1

[ ] One or more Sellers is signing this Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD) for additional terms.

Date 6/29/2015 SELLER Mdinder kaur

(Print name)

Date SELLER

(Print name)

[ ] Additional Signature Addendum attached (C.A.R. Form ASA).

(/) (Initials) **(Do not initial if making a counter offer.) CONFIRMATION OF ACCEPTANCE:** A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) at [ ] AM/ [ ] PM. **A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.**

REAL ESTATE BROKERS:

A. **Real Estate Brokers are not parties to the Agreement between Buyer and Seller.**
B. **Agency relationships are confirmed as stated in paragraph 2.**
C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.
D. **COOPERATING BROKER COMPENSATION:** Listing Broker agrees to pay Cooperating Broker **(Selling Firm)** and Cooperating Broker agrees to accept, out of Listing Broker's proceeds in escrow, the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Listing Broker and Cooperating Broker are not both Participants of the MLS, or a reciprocal MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form CBC). Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption exists.

Real Est[redacted]ALTY, INC. CalBRE Lic. #
By [redacted]KENE MONTIEL CalBRE Lic. # 00545291 Date 06/19/2015
By CalBRE Lic. # Date
Address [redacted] City CONCORD State CA Zip 94518
Telepho[redacted] Fax E-mail [redacted]
Real Estate Broker (Listing Firm) REMAX ACCORD CalBRE Lic. #
By Alica Sabherwal ALICA SABHERWAL CalBRE Lic. # 01233274 Date
By CalBRE Lic. # Date
Address City State Zip
Telephone [redacted]5277 Fax E-mail [redacted]

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, [X] a deposit in the amount of $ 39,700), counter offer numbers [ ] Seller's Statement of Information and , and agrees to act as Escrow Holder subject to paragraph 20 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is

Escrow Holder OLD REPUBLIC TITLE CO. Escrow # 0116040020

By OLD REPUBLIC TITLE COMPANY Date 6/29/15

Address [redacted]

Phone/Fax/E-mail

Escrow Holder has the following license [redacted]

[ ] Department of Business Oversight, [X] Department of Insurance, [ ] Bureau of Real Estate.

PRESENTATION OF OFFER: ( ) Listing Broker presented this offer to Seller on (date).
Broker or Designee Initials

REJECTION OF OFFER: ( ) ( ) No counter offer is being made. This offer was rejected by Seller on (date).
Seller's Initials

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525 South Virgil Avenue, Los Angeles, California 90020

Buyer's Acknowledge that page 10 is part of this Agreement ( ) ( )

Reviewed by Broker or Designee

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com ESPINOSA 2

DEPOSIT INSTRUCTIONS/AUTHORIZATIONS

ESCROW NO.: 0118016826-FS

Old Republic Title Company ("Old Republic" or "us") has received or will be receiving funds deposited by you or your lender to be used on your behalf with regard to a transaction involving real estate in the State of California. It is important that you provide Old Republic the appropriate instructions/authorization for the handling of these deposited funds. Please carefully read, then sign and immediately return this form by any means that are the most prompt and convenient for you (e-mail, fax, express or regular mail, or personal delivery). **THE FUNDS HELD BY Old Republic CANNOT BE RELEASED NOR WILL THIS REAL ESTATE TRANSACTION BE CLOSED UNTIL THIS FORM IS PROPERLY EXECUTED AND RETURNED!**

1. You have the opportunity to earn interest on the funds you deposit with us through a special account arrangement Old Republic has established with one of its depository banks. The current interest rate for these accounts is .03% per annum. This rate, however, will fluctuate periodically with market conditions and may change prior to or during the time your account is open. No such opportunity to earn interest on the funds deposited by a lender is available, except as described in paragraph 7.

2. If you elect to earn interest through this special account arrangement, Old Republic will charge you an ***additional fee of $45.00*** for the establishment and maintenance of the account. This fee compensates Old Republic for the costs associated with opening the interest bearing account, preparing correspondence/documentation, transferring funds, maintaining appropriate records for audit/reconciliation purposes and filing of any required tax withholding statements. ***It is important that you consider this cost in your decision because the cost may exceed the interest you earn.*** To help you approximate the interest that will be earned, simply multiply the amount of your deposit by the above-mentioned interest rate, and then multiply this result by the factor .00274. The answer represents an estimate of the amount of interest you will earn each ***day*** your segregated account is maintained. To determine the total estimated interest earned, multiply the interest per day by the estimated number of days until closing.

3. If you elect to earn interest but would like to have your funds invested in another bank and/or another type of interest-bearing account, please contact us at the number shown at the bottom of this form. This additional fee for these types of accounts will vary, but will be ***significantly greater than $45.00.***

4. If you choose not to have your funds deposited in an interest-bearing account your funds will be held in an Old Republic general escrow trust account. A general escrow trust account is restricted and protected against claims by third parties or creditors of Old Republic. Old Republic will receive certain financial benefits from the depository institution as a result of maintaining the general escrow trust account. Some or all of these benefits may be considered interest due you under California Insurance Code 12413.5. You may segregate your funds in a separate interest-bearing account and receive the benefits there from, but will be required to pay Old Republic an additional fee for this service (as described in paragraphs 2 and 3 above). Alternatively, you may leave your funds in the general escrow trust account and authorize Old Republic to keep the benefits it receives from the depository bank.

5. If you elect **not** to segregate your funds in a separate interest-bearing account, please sign the statement below and return this form to us. You may then skip item 6 below and disregard the attached W-9 form. If you have any questions contact the Old Republic representative listed below.

PLEASE CONSIDER THIS MY/OUR INSTRUCTION NOT TO PLACE MY/OUR DEPOSIT(S) IN A SEGREGATED INTEREST-BEARING ACCOUNT. IN ADDITION, CONSIDER THIS MY/OUR AUTHORIZATION FOR OLD REPUBLIC TO RECEIVE AND MAINTAIN FOR ITS SOLE BENEFIT ANY AND ALL FINANCIAL BENEFITS IT OBTAINS FROM THE DEPOSITORY INSTITUTION HOLDING THE GENERAL ESCROW ACCOUNT IN WHICH OUR DEPOSIT(S) IS/ARE HELD. I/WE HAVE READ AND UNDERSTAND ALL OF THE ABOVE INFORMATION.

(Customer Signature)	**(Customer Signature)**	**Date**

FS/fs
Dep. Inst/Auth

6. If you elect to segregate your funds in an interest-bearing account using Old Republic's special account program, please sign the statement below and complete the attached W-9 form. Return both to Old Republic immediately by any means that are the most prompt and convenient for you (e-mail, fax, express or regular mail, or personal delivery). Be advised that Old Republic cannot deposit the funds into the segregated account until good funds have been received and these forms have been returned. Until Old Republic receives all the required forms properly completed, it cannot establish a segregated account and your deposit(s) will remain in Old Republic's general escrow trust account. You will be responsible for reporting all interest received from the segregated account to the applicable taxing authorities.

PLEASE CONSIDER THIS MY/OUR INSTRUCTION TO PLACE MY/OUR DEPOSIT(S) IN A SEGREGATED INTEREST-BEARING ACCOUNT AT OLD REPUBLIC'S DEPOSITORY BANK. I/WE UNDERSTAND THAT AN ADDITIONAL FEE OF $45 WILL BE CHARGED FOR THIS SERVICE. UNTIL THESE FUNDS ARE SEGREGATED CONSIDER THIS MY/OUR AUTHORIZATION FOR OLD REPUBLIC TO RECEIVE AND MAINTAIN FOR ITS SOLE BENEFIT ANY AND ALL FINANCIAL BENEFITS IT OBTAINS FROM THE DEPOSITORY INSTITUTION HOLDING THE GENERAL ESCROW TRUST ACCOUNT IN WHICH OUR DEPOSIT(S) IS/ARE HELD. I/WE HAVE READ AND UNDERSTAND ALL OF THE ABOVE INFORMATION

(Customer Signature)	**(Customer Signature)**	**Date**

7. Funds deposited by a lender are ordinarily deposited to escrow one to two days prior to closing. You should be aware that your lender may begin charging interest on your loan from the date loan funds are deposited into Old Republic's escrow trust account. Should the loan funds, if any, deposited by your lender remain on deposit in the escrow trust account for a period of more than ***5 business days*** from the date of deposit to and including the date of closing of the transaction, Old Republic agrees that it will credit you an interest equivalent based on the amount of loan funds deposited, the period of time prior to closing that those funds remained in the escrow trust account, and a per diem rate calculated by using the per annum rate set forth in paragraph 1, above.

Old Republic Title Company [redacted]-8700 **ASK FOR** Faris Sanchez-Tischler
REFERENCE FILE #**0118016826-FS**

FS/fs
Dep. Inst/Auth

Espinosa, Thomas

From: Anna siu [redacted]
Sent: Wednesday, July 01, 2015 10:01 AM
To: Espinosa, Thomas
Subject: Fw: HOUSE FOR RENT

Here is another lead for Richmond.

Ana

On Tuesday, June 30, 2015 11:50 PM, Tony L Jackson <4501fa3066143fada992c2a29924aeab@reply.craigslist.org> wrote:

I was wondering if you would consider rent to own. If so, please let me know what the best number is to contact you so we could discuss some details.

Thanks, Tony.
[redacted]1227

http://sfbay.craigslist.org/eby/apa/5098649932.html

Original craigslist post:
http://sfbay.craigslist.org/eby/apa/5098649932.html
About craigslist mail:
http://craigslist.org/about/help/email-relay
Please flag unwanted messages (spam, scam, other):
http://craigslist.org/mf/94c3052bc4df2b8677c54c0f88d2b751f6ef529b.1

Espinosa, Thomas

From: Marin County Subscriptions [redacted]
Sent: Wednesday, July 01, 2015 9:01 AM
To: Espinosa, Thomas
Subject: Opening Day at the Marin County Fair!

On With The Show!

July 1

11 am - 11 pm

Children's Day

Children 12 and under are FREE

11 am Ribbon cutting
3 pm Chinese Circus of Beijing
7:30 pm Kansas
9:30 pm Fireworks

Download the Marin County Fair App for more info.

Espinosa, Thomas

From: Anna siu <[redacted]
Sent: Tuesday, June 30, 2015 3:04 PM
To: Espinosa, Thomas
Subject: Fw: House for RENT

Here is a lead for Richmond..rental property

Thank you
Ana

On Tuesday, June 30, 2015 2:54 PM, Dr. Amie 'Breeze' Harper <34a823253b423140b5eb6b3944448824@reply.craigslist.org> wrote:

Good afternoon,

Is this located at Pt Richmond, and if so, do you have photos?

http://sfbay.craigslist.org/eby/apa/5100294255.html

Best,
Breeze

Dr. Amie "Breeze" Harper
Founder, Senior Diversity Analyst and Strategist
Critical Diversity Solutions
URL [redacted]
"Re[redacted]ysis, and Strategies for Leveraging Diversity" (Ethical Consumption, Technology, and Food Sectors)

Read Critical Diversity Books and Articles by Dr. A. Breeze Harper: http://www.abreezeharper.com

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Original craigslist post:
http://sfbay.craigslist.org/eby/apa/5100294255.html
About craigslist mail:
http://craigslist.org/about/help/email-relay
Please flag unwanted messages (spam, scam, other):
http://craigslist.org/mf/46fbcccbaefc32cfbae645778791fe53fff494cd.5

From: Kevin Lowe [redacted]com>
Sent: Tuesday, June 30, 2015 11:54 AM
To: Ana Siu; Espinosa, Thomas
Subject: Re: 5135 Manila Avenue, Oakland - Comps
Attachments: 5135 Manila Avenue - MLS Sold Comps2.pdf

Hi Ana and Tom,

I just want to send you some updated comps for 5135 Manila Avenue (attached). There are currently two pending properties nearby: I was able to find out that [redacted] is currently in contract for $1.7M, and I'm still waiting to hear back about [redacted] With only a few other listings currently on the market in the area, I think now would be a good time to get Manila prepped and put on the market. I think we should list around $1,295,000 and see where the market takes us, hopefully sky high!

Also, I found this really cool marketing tool that we can use to market the property:

http://www.walkintour.com/#!pricing/c1bdy

It includes a 3D walk through tour of the property (similar to Google Maps Street View), professional photos, a 2D floor plan, and a dedicated website that we can use to help showcase Manila to the many buyers that are trying to move into the area. I haven't seen too many people use this product yet, but I think it will revolutionize the way properties are marketed.

Please let me know if you have any questions regarding anything, as well as when a good time will be for us to meet and get Manila on the market.

Thank you very much Ana and Tom!

Kevin Lowe | Realtor

[redacted]

On Tue, May 19, 2015 at 2:56 PM, Espinosa, Thomas <TEspinosa@oaklandnet.com> wrote:

Thank you

From: Kevin Lowe [mailto:[redacted]com]
Sent: Tuesday, May 19, 2015 1:19 PM

Haha, great! Thank you again for providing me with Anna's number. I'm meeting with her tomorrow, Wednesday 05/20 at 6 PM.

Best,

Kevin Lowe | Realtor
ERA MICHAEL JAMES Co
[redacted]
BRE #: 01934274

On Tue, May 19, 2015 at 1:08 PM, Espinosa, Thomas <TEspinosa@oaklandnet.com> wrote:

That is what I am talking about

From: Kevin Lowe [mailto:[redacted]com]
Sent: Tuesday, May 19, 2015 12:41 PM
To: Espinosa, Thomas
Subject: Re: 5135 Manila Avenue, Oakland - Comps

Hi Tom,

Thanks for the updated information. I re-ran the comps (attached) based off of the new information that you provided to me (5 bed/3.5 bath, ~2,500 sq. ft. interior).

5135 Manila Avenue - MLS Sold Comps.pdf

Based off of the comps, I believe 5135 Manila Avenue might re-sell for between $1.3M - $1.5M. The comps are located more in the hills of upper Rockridge and have nearly double the lot size, while 5135 Manila is located closer to 51st Street and Broadway and is on a corner lot. Again, I would need to take a look at the property myself to get a better assessment of the value. I will reach out to Anna now to schedule an appointment.

Please let me know if you have any questions regarding anything.

Thank you very much,

Kevin Lowe | Realtor
ERA MICHAEL JAMES Co.
[redacted]

On Sun, May 17, 2015 at 9:13 PM, Kevin Lowe [redacted] wrote:

Hi Tom,

It was very nice meeting you earlier today at the open house for [redacted] in Oakland. Thank you for taking the time to stop by and speak with me regarding your property at 5135 Manila Avenue in Oakland.

Attached are the sold comparables (comps) for your property at 5135 Manila Avenue in Oakland. The best comps to take into consideration are [redacted] They were all in overall good, clean condition and had some upgrades. They sold for $915K, $967K, and $990K respectively. Assuming that your property is in similar condition as those and depending on the amount/extent of upgrades that you may have, I believe that your property could sell for $950K - $1M in this current market.

I would like to schedule an appointment to stop by and take a tour of your property. Please let me know when would be a good time for us to meet.

Please feel free to call, text, or email me anytime if you have any questions regarding the real estate market. I look forward to hearing from you.

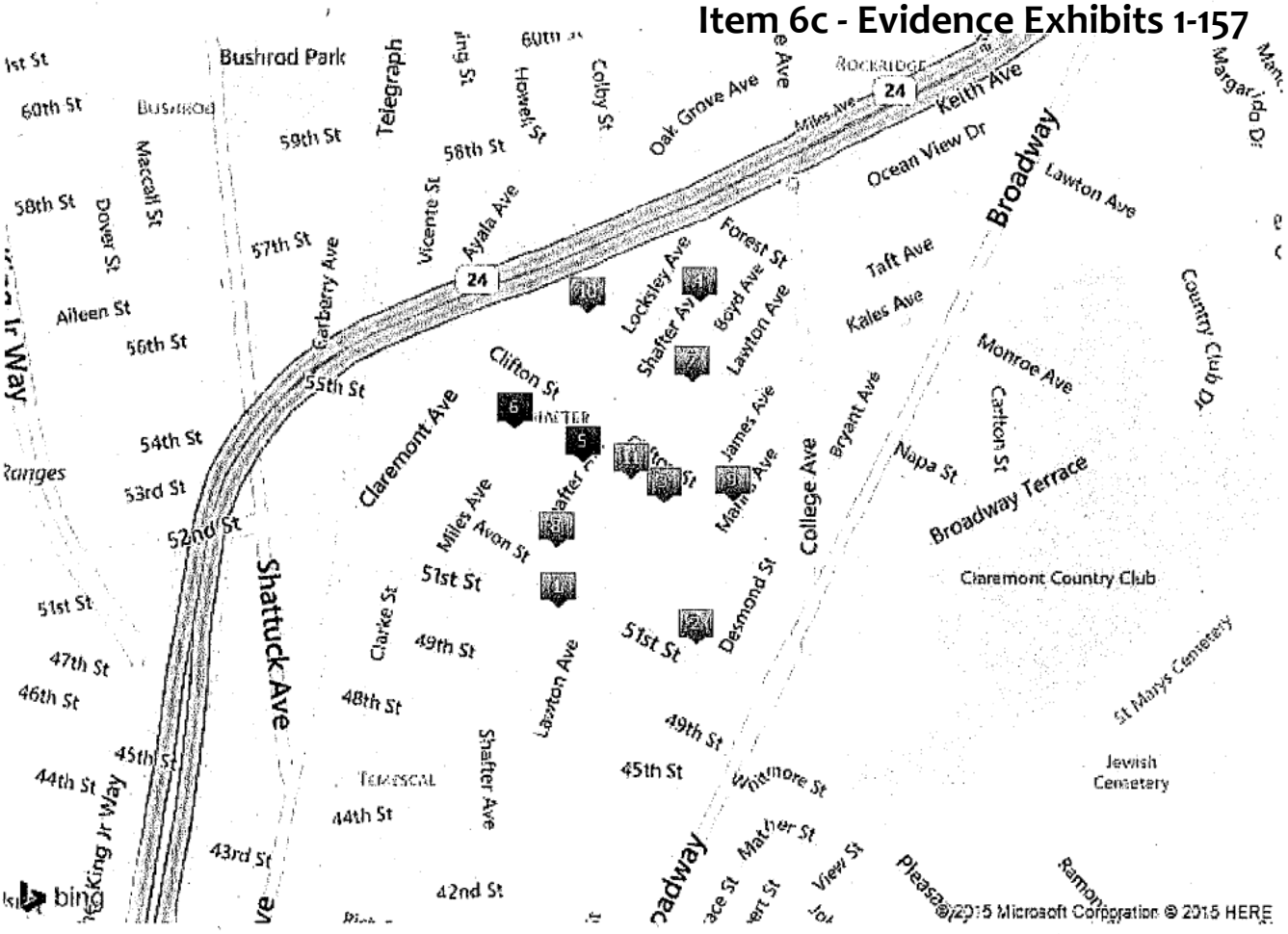
Thank you very much,

Kevin Lowe | Realtor
ERA MICHAEL JAMES Co.
[redacted]

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT:	11				
DAYS ON MARKET:		19	0	11	11

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$1,615,000	$699,000	$1,054,181	$995,000	$11,596,000
SOLD PRICE:	$1,615,000	$878,000	$1,306,222	$1,350,000	$11,756,000

	MLS Number	Building Type	Address	Unit	City	List Price	Sold Price	Bedrooms	Baths	Sq Ft Apx	Lot Sq Ft Apx	Status	Days On Market	Closing Date
1	40693930	Detached	[redacted]		OAKLAND	$749,000	$878,000	2	2	1936	3,966	Sold	16	6/5/2015
2	40693556	Detached	[redacted]		OAKLAND	$800,000	$1,110,000	2	1	1354	4,000	Sold	15	5/6/2015
3	40697527	Detached	[redacted]		OAKLAND	$699,000	$1,250,000	4	1	1720	3,680	Sold	10	5/26/2015
4	40700589	Detached	[redacted]		OAKLAND	$949,000	$1,253,000	3	1	1381	4,000	Sold	15	6/25/2015
5	40700381	Detached	[redacted]		OAKLAND	$1,295,000	$1.7M	4	3	2400	3,400	Pending	11	7/12/2015
6	40701524	Detached	[redacted]		OAKLAND	$1,299,000	$???	4	3	2120	5,000	Pending	8	
7	40690824	Detached	[redacted]		OAKLAND	$1,025,000	$1,350,000	2	2	2808	5,400	Sold	14	4/21/2015
8	40700237	Detached	[redacted]		OAKLAND	$995,000	$1,350,000	4	2	2153	4,000	Sold	19	6/23/2015
9	40699227	Detached	[redacted]		OAKLAND	$1,195,000	$1,400,000	3	2	1656	3,200	Sold	5	5/29/2015
10	40694674	Detached	[redacted]		OAKLAND	$975,000	$1,550,000	3	1	1646	3,100	Sold	10	5/12/2015
11	40703739	Detached	[redacted]		OAKLAND	$1,615,000	$1,615,000	3	2	2234	4,000	Sold	0	6/3/2015



BING MAP VIEW

Num	Thumbnail	MLS No	Address	Area	Price	BR	Bth	SqFt	D Center
1		40693930	[redacted]	Oakland Zip Code 94609	$878,000	2	2	1936	0.19
2		40693556	[redacted]	Oakland Zip Code 94618	$1,110,000	2	1	1354	0.24
3		40697527	[redacted]	Oakland Zip Code 94618	$1,250,000	4	1	1720	0.06
4		40700589	[redacted]	Oakland Zip Code 94618	$1,253,000	3	1	1381	0.24
5		40700381	[redacted]	Oakland Zip Code 94618	~~$1,295,000~~ $1,700,000	4	3	2400	0.06
6		40701524	[redacted]	Oakland Zip Code 94618	~~$1,295,000~~ $???	4	3	2120	0.15

7		40700237	[redacted]	Oakland Zip Code 94618	$1,850,000 4	2	2153	0.14
8		40690824	[redacted]	Oakland Zip Code 94618	$1,350,000 2	2	2808	0.13
9		40699227	[redacted]	Oakland Zip Code 94618	$1,400,000 3	2	1656	0.14
10		40694674	[redacted]	Oakland Zip Code 94618	$1,550,000 3	1	1646	0.21
11		40703739	[redacted]	Oakland Zip Code 94618	$1,615,000 3	2	2234	0.01

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RESIDENTIAL PROPERTY

06/30/2015

[redacted]
Unit:
OAKLAND CA 94609

Status: Sold

Off Market Date: 4/23/2015 **Close Date:** 6/5/2015 **Sale Price:** $878,000 **List Price:** $749,000

Property Information

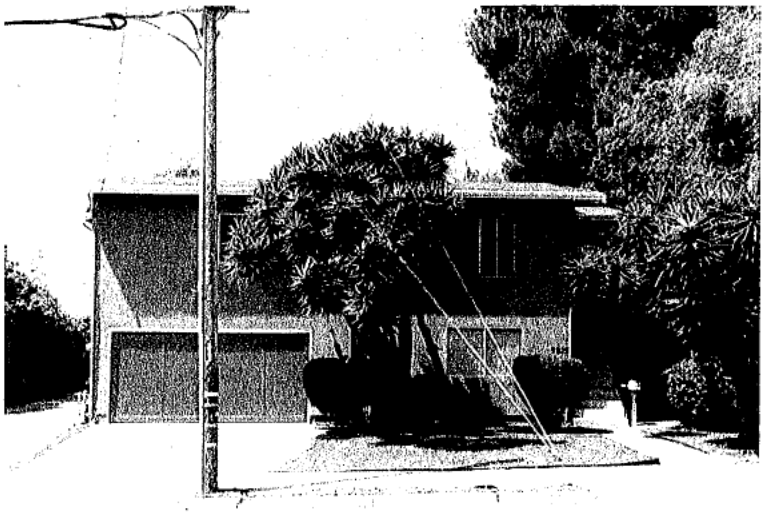
Bedrooms: 2
Baths: 2 **Partial Baths:** 0
Approximate SqFt: 1936
Source: Public Records
Year Built: 1980
Stories: Two Story
Fireplaces: 0
Garage?: Yes **Spaces:** 2
Pool On Site: No

Approximate Lot Size:
Square Feet: 3,966
Acres: 0.091047
Link to Map:

District/Subdivision: TEMESCAL/R.RIDGE
Builder:
Model:
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District:
Elementary:
Junior High:
Senior High:

Prior List Price: $749,000
Cumulative Days on MLS: 14



Spacious and Updated Home!! Currently set-up with In-Law Unit down with 2 Bds, 1 Ba, LR, Lndry, Kit. and Sep. Entry. Upper Floor (Main Floor) has 2 Bds, 1 Ba, Lndry, DR, LR, Hrdwd Flrs. Kit's. and Ba's Remod/Updated, Can be used as SFR. 2 Car Garage, Move-in Ready and in Great Location!!

Directions: 51st (Above Telegraph) to Lawton
Cross Street: 51st

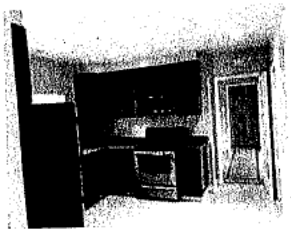
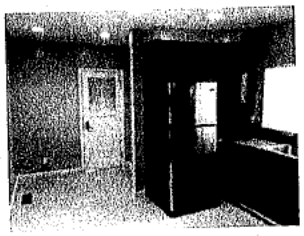
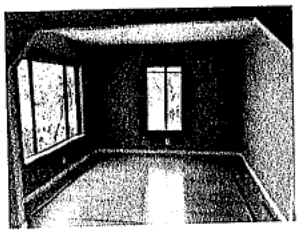
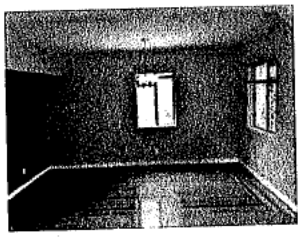
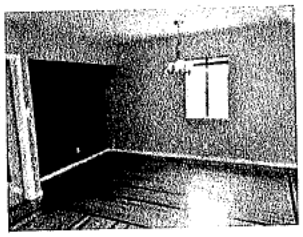
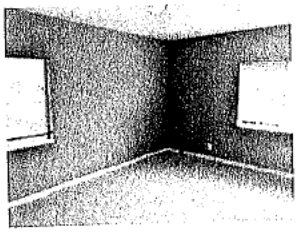
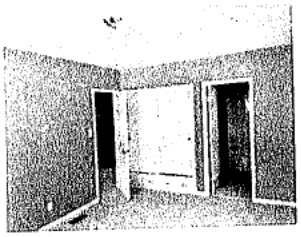
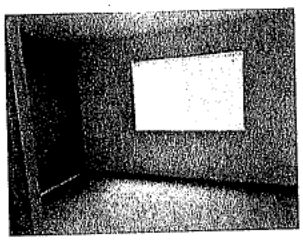
Features

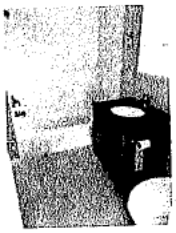
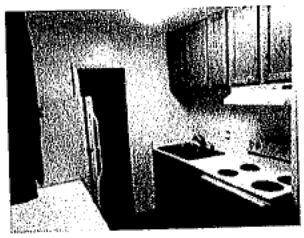
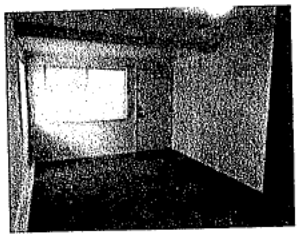
BATH-MASTER INCLUDES	Updated Baths
BATH NON-MSTR INCLUDE	Tile, Updated Baths
COOLING	None
DISABLED FEATURES	None
DISCLOSURES	Agt Related To Principal, Rent Control
EQUIPMENT ADDITIONAL	Garage Door Opener, Water Heater Gas, Window Coverings
EXTERIOR	Stucco
FIREPLACES	None
FLOORING	Hardwood Floors, Linoleum, Tile, Wall to Wall Carpeting
FOUNDATION	Slab
GARAGE/PARKING	Attached Garage
HEATING	Forced Air 1 Zone, Gas
INSPECTIONS/REPORTS	None
KITCHEN FEATURES	Counter - Laminate, Dishwasher, Eat In Kitchen, Garbage Disposal, Microwave, Range/Oven Free Standing, Refrigerator
LAUNDRY	220 Volt Outlet, Hookups Only, In Closet
LEVEL - STREET	2 Bedrooms, 1 Bath, Laundry Facility, No Steps to Entry
LEVEL - UPPER	2 Bedrooms, 1 Bath, Laundry Facility, Main Entry
LOT DESCRIPTION	Level, Regular
POOL	None
POSSESSION	COE
ROOF	Composition Shingles
ROOM - ADDITIONAL	Au Pair, Dining Area, In-Law Quarters
STYLE	Traditional
TERMS	Cash, Conventional
VIEWS	Hills
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Deck(s), Fenced

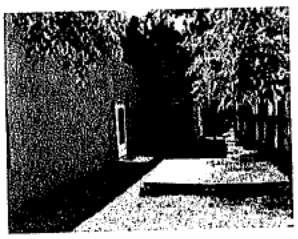
Prepared By: KEVIN LOWE BRE# 01934274 © 2015 BEAR, CCAR, EBRD. This information is deemed reliable, but not verified or guaranteed.

06/30/2015
OAKLAND

[redacted]



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RESIDENTIAL PROPERTY

06/30/2015

Status: Sold

Off Market Date: 4/23/2015 **Close Date:** 5/6/2015 **Sale Price:** $1,110,000 **List Price:** $800,000

Unit:
OAKLAND CA 94618

Property Information

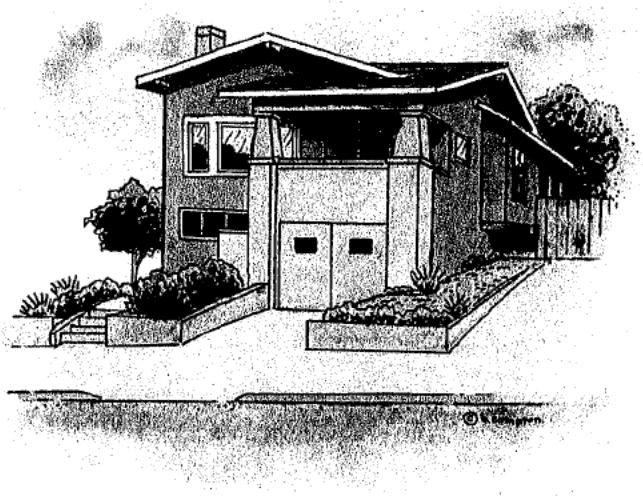
Bedrooms: 2
Baths: 1 **Partial Baths:** 1
Approximate SqFt: 1354
Source: Public Records
Year Built: 1915
Stories: One Story
Fireplaces: 0
Garage?: Yes **Spaces:** 1
Pool On Site: No

Approximate Lot Size:
Square Feet: 4,000
Acres: 0.091827
Link to Map:

District/Subdivision: ROCKRIDGE
Builder: Awesome
Model: Bungalow
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District: Oakland (510) 879-8111
Elementary: Call School District
Junior High: Call School District
Senior High: Call School District

Prior List Price: $800,000
Cumulative Days on MLS: 15



Vintage craftsman with modern luxuries in Rockridge; Tastefully rebuilt with contemporary, open floor plan; Expansive kitchen and formal dining room ideal for easy dining and entertaining; Nice rear yard is kid and pet friendly; Pioneering Emerson elementary district; Close to College Ave & BART.

Directions: College to Desmond
Cross Street: College or 51st

Features

COOLING	None
DISCLOSURES	Owner is Lic Real Est Agt
EQUIPMENT ADDITIONAL	Dryer, Washer, Water Heater Gas, Window Coverings
EXTERIOR	Dual Pane Windows, Stucco
FIREPLACES	None
FLOORING	Hardwood Floors, Vinyl
GARAGE/PARKING	Attached Garage, Off Street Parking
HEATING	Forced Air 1 Zone
KITCHEN FEATURES	Counter - Laminate, Eat In Kitchen, Electric Range /Cooktop, Garbage Disposal, Microwave, Refrigerator, Updated Kitchen
LAUNDRY	Dryer, Washer
LEVEL - STREET	1 Bedroom, 2 Bedrooms, 0.5 Bath, 1 Bath
LOT DESCRIPTION	Level, Regular, Up Slope
POOL	None
POSSESSION	COE
ROOF	Composition Shingles
ROOM - ADDITIONAL	Basement Unfinished, Storage, Utility Room, Workshop
STYLE	Craftsman
TERMS	Cash, Conventional
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard, Dog Run, Fenced, Front Yard, Garden/Play, Sprinklers Automatic, Sprinklers Back, Sprinklers Front

Prepared By: KEVIN LOWE

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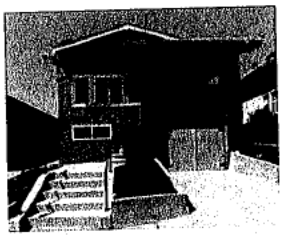

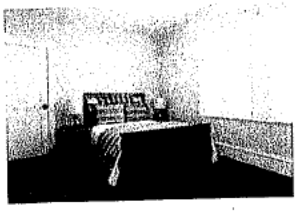

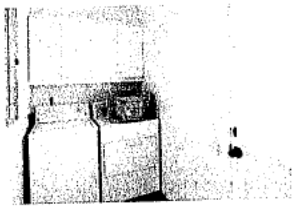

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Prepared By: KEVIN LOWE

DRE#01934274

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RESIDENTIAL PROPERTY

06/30/2015

Status: Sold

Off Market Date: 5/15/2015 **Close Date:** 5/26/2015 **Sale Price:** $1,250,000

Unit:
OAKLAND CA 94618-1
List Price: $699,000

Property Information

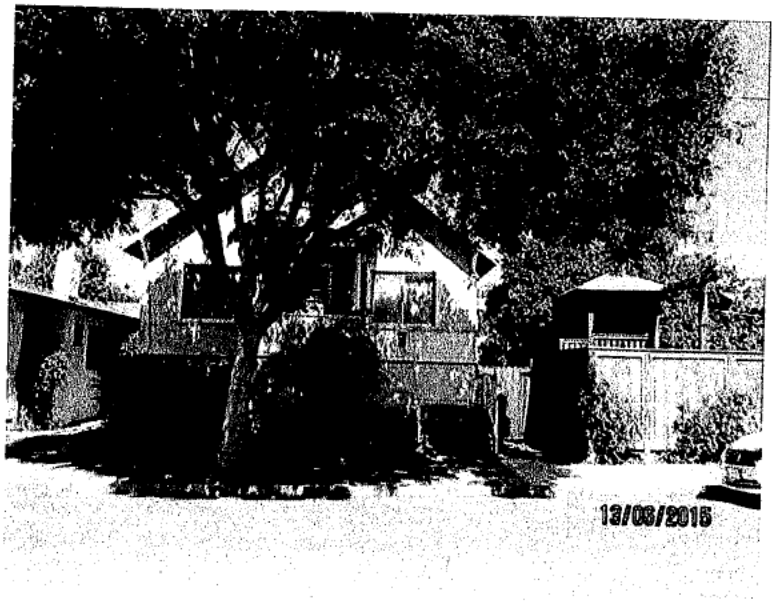
Bedrooms: 4
Baths: 1 **Partial Baths:**
Approximate SqFt: 1720
Source: Public Records
Year Built: 1911
Stories: Two Story
Fireplaces: 1
Garage?: No **Spaces:** 0
Pool On Site: No

Approximate Lot Size:
Square Feet: 3,680
Acres: 0.084500
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model:
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District: Oakland (510) 879-8111
Elementary: Call School District
Junior High: Call School District
Senior High: Call School District

Prior List Price: $699,000
Cumulative Days on MLS: 10



Come and view this 4 bedroom 1 bath 1720 square foot home in the beautiful Rockridge area. Spacious living room/dinning room along with eat in kitchen, laundry room and unfinished basement. Needs work but this home has tons of potential for a growing family. Come and make this house your home.

Directions:
Cross Street: CLIFTON

Features

BATH NON-MSTR INCLUDE	Shower Over Tub
COOLING	No Air Conditioning
DISABLED FEATURES	None
DISCLOSURES	Agt Related To Principal, Other - Call/See Agent
EQUIPMENT ADDITIONAL	None
EXTERIOR	Wood Siding
FIREPLACES	Dining Room
FLOORING	Linoleum, Wood
FOUNDATION	Full Basement
GARAGE/PARKING	None
HEATING	Floor Furnace
INSPECTIONS/REPORTS	Home Inspection, Pest Control, Roof Inspection
KITCHEN FEATURES	Eat In Kitchen
LAUNDRY	In Laundry Room
LEVEL - STREET	Laundry Facility
LEVEL - UPPER	2 Bedrooms, Loft
LEVEL - LOWER	2 Bedrooms, 1 Bath, Laundry Facility
LOT DESCRIPTION	Regular
POOL	None
POSSESSION	COE
ROOF	Composition Shingles
ROOM - ADDITIONAL	Basement Unfinished
STYLE	Fixer-Handyman Special
TERMS	Cash, Conventional
WATER/SEWER	Sewer System - Public
YARD DESCRIPTION	Back Yard

Prepared By: KEVIN LOWE

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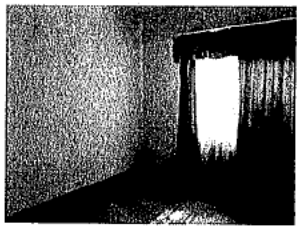
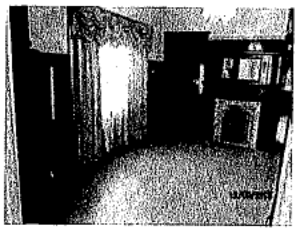

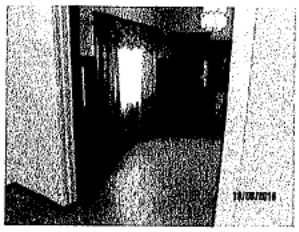
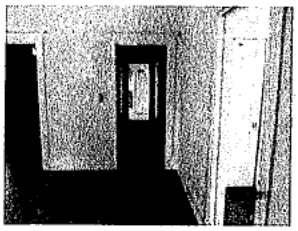
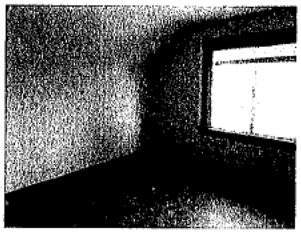
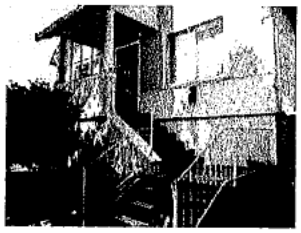

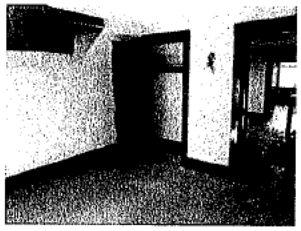
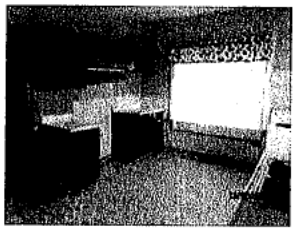
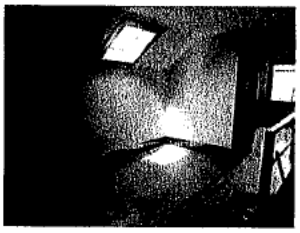

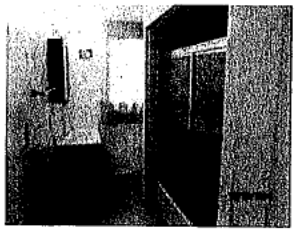

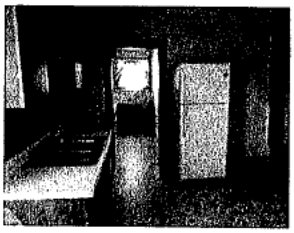
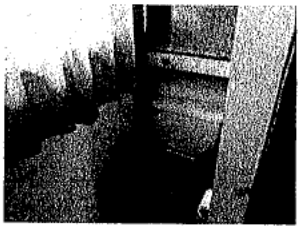

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RESIDENTIAL PROPERTY

06/30/2015

[redacted]

Unit:

Status: Sold OAKLAND CA 94618

Off Market Date: 6/11/2015 **Close Date:** 6/25/2015 **Sale Price:** $1,253,000 **List Price:** $949,000

Property Information

Bedrooms: 3
Baths: 1 **Partial Baths:** 0
Approximate SqFt: 1381
Source: Other
Year Built: 1913
Stories: One Story
Fireplaces: 1
Garage?: Yes **Spaces:** 1
Pool On Site: No

Approximate Lot Size:
Square Feet: 4,000
Acres: 0.091827
Link to Map:

District/Subdivision: PRIME ROCKRIDGE
Builder: Exquisite
Model: Charm
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District:
Elementary:
Junior High:
Senior High:

Prior List Price: $949,000
Cumulative Days on MLS: 15

Pride of ownership manifests in this Rockridge bungalow. Under one owner for over 40 years, well maintained. Remodel kitchen & bath to your own taste. Box-beam ceilings,built-ins,fireplace,hw floors, inviting front porch create an atmosphere of charm only 2 blocks from BART & all Rockridge offers

Directions: Claremont or College to Hudson or Forrest to Boyd
Cross Street: Hudson

Features

COOLING	None
DISCLOSURES	Nat Hazard Disclosure
EQUIPMENT ADDITIONAL	Water Heater Gas
EXTERIOR	Wood Shingles
FIREPLACES	Living Room
FLOORING	Hardwood Floors, Linoleum
GARAGE/PARKING	Detached Garage
HEATING	Forced Air 1 Zone
KITCHEN FEATURES	Counter - Laminate, Dishwasher
LAUNDRY	Dryer, In Laundry Room, Washer
LEVEL - STREET	3 Bedrooms, 1 Bath
LOT DESCRIPTION	Regular
POOL	None
POSSESSION	COE
ROOF	Composition Shingles, Other
ROOM - ADDITIONAL	Bonus/Plus Room
STYLE	Craftsman
TERMS	Cash, Conventional
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard, Front Yard

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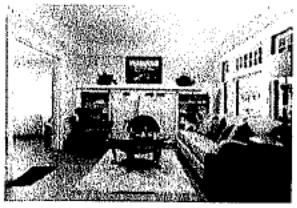

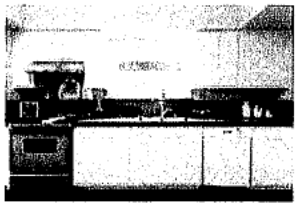
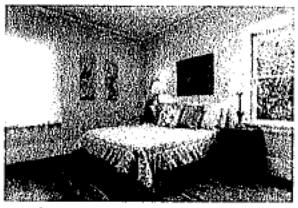

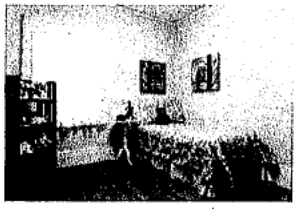
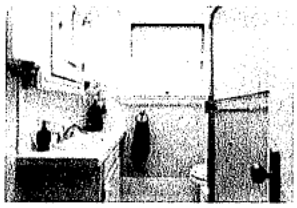

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RESIDENTIAL PROPERTY

06/30/2015

[redacted]

Status: Pending

Off Market Date: 6/6/2015 **Close Date:** 7/12/2015 **Sale Price:**

Unit:
OAKLAND CA 94618
List Price: $1,295,000

Property Information

Bedrooms: 4
Baths: 3 **Partial Baths:** 0
Approximate SqFt: 2400
Source: Other
Year Built: 1912
Stories: Two Story
Fireplaces: 0
Garage?: No **Spaces:** 0
Pool On Site: No

Approximate Lot Size:
Square Feet: 3,400
Acres: 0.078053
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model:
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District:
Elementary:
Junior High:
Senior High:

Prior List Price: $1,295,000
Cumulative Days on MLS: 11

Located only 3 blocks from Rockridge BART, this craftsman home has been gutted down to the studs & completely renovated, revitalized, & reimagined. NEW -foundation, roof section, front porch, finishes, off-street parking, pre-wired for electric vehicle charger, plumbing, &more! Click virtual tour!

Directions:
Cross Street: Clifton & Cavour

Features

COOLING	None
DISCLOSURES	Other - Call/See Agent
EQUIPMENT ADDITIONAL	Other
EXTERIOR	Wood Shingles
FIREPLACES	None
FLOORING	Hardwood Flrs Throughout, Stone (Marble, Slate etc.
GARAGE/PARKING	Off Street Parking
HEATING	Forced Air 1 Zone
KITCHEN FEATURES	220 Volt Outlet, Breakfast Bar, Counter - Stone, Dishwasher, Garbage Disposal, Island, Range/Oven Free Standing, Refrigerator, Self-Cleaning Oven, Updated Kitchen
LAUNDRY	Gas Dryer Hookup, Hookups Only, In Closet
LEVEL - STREET	1 Bedroom, 1 Bath, Laundry Facility
LEVEL - UPPER	3 Bedrooms, 2 Baths, Master Bedrm Suite - 1
LOT DESCRIPTION	Premium Lot
POOL	None
POSSESSION	COE
ROOF	Composition Shingles
ROOM - ADDITIONAL	Other
STYLE	Craftsman
TERMS	Cash, Conventional
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard, Deck(s), Fenced, Front Yard

Prepared By: KEVIN LOWE

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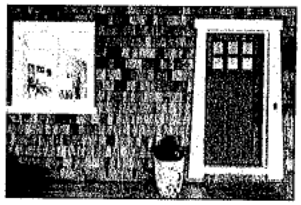
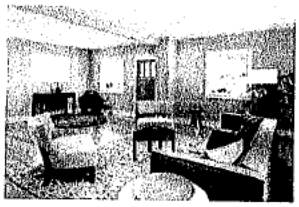
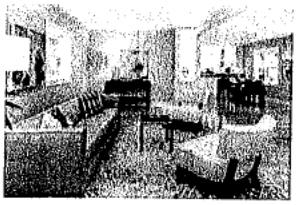
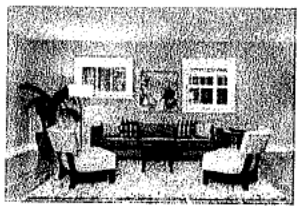

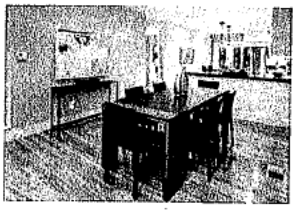

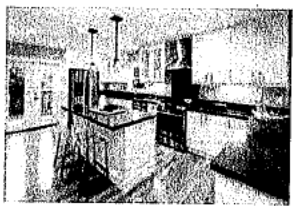
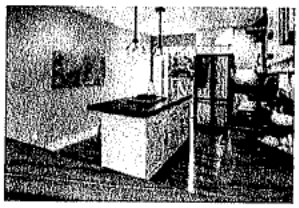
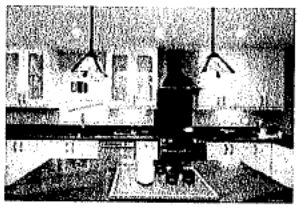

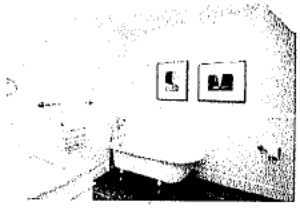

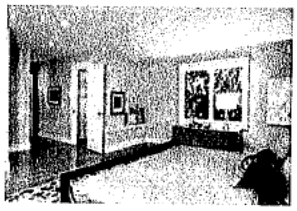
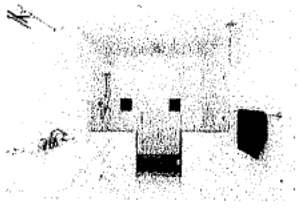
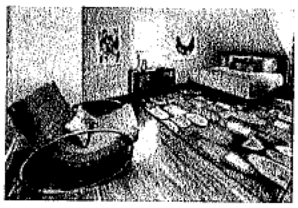
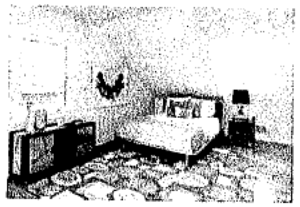
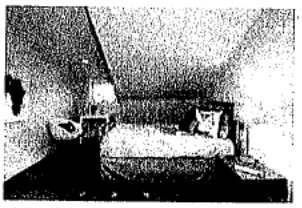

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RESIDENTIAL PROPERTY

06/30/2015

[redacted]
Unit:
OAKLAND CA 94618

Status: Pending

Off Market Date: 6/11/2015 **Close Date:** **Sale Price:** **List Price:** $1,299,000

Property Information

Bedrooms: 4
Baths: 3 **Partial Baths:** 1
Approximate SqFt: 2120
Source: Public Records
Year Built: 1912
Stories: Two Story
Fireplaces: 1
Garage?: No **Spaces:** 0
Pool On Site: No

Approximate Lot Size:
Square Feet: 5,000
Acres: 0.114784
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model:
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District:
Elementary:
Junior High:
Senior High:

Prior List Price: $1,299,000
Cumulative Days on MLS: 8

Classic Rockridge home just blocks from neighborhood amenities and BART. Solar panels, water catchment barrels and an edible garden promote green living while a thoughtful redesign creates comfortable spaces both inside and out. Deluxe garden studio plus a 1/1 guest suite w/separate entrance.

Directions:
Cross Street: Clifton St

Features

BATH-MASTER INCLUDES	Stall Shower, Tile, Updated Baths
BATH NON-MSTR INCLUDE	Shower Over Tub, Updated Baths
COOLING	None
DISABLED FEATURES	None
DISCLOSURES	Nat Hazard Disclosure
EQUIPMENT ADDITIONAL	Dryer, Stereo Speakers Built-In, Washer, Water Heater Gas
EXTERIOR	Wood Siding
FIREPLACES	Brick, Decorative Only
FLOORING	Hardwood Floors, Tile, Wall to Wall Carpeting
FOUNDATION	Crawl Space
GARAGE/PARKING	Off Street Parking
HEATING	Forced Air 2 Zns or More, Gas
KITCHEN FEATURES	Counter - Solid Surface, Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Refrigerator, Self -Cleaning Oven, Updated Kitchen
LAUNDRY	Dryer, Washer
LEVEL - STREET	0.5 Bath, Laundry Facility, Other, Main Entry
LEVEL - UPPER	3 Bedrooms, 2 Baths, Master Bedrm Suite - 1
LEVEL - LOWER	1 Bedroom, 1 Bath
LOT DESCRIPTION	Level
POOL	Hot Tub
PETS	Allowed - Yes
POSSESSION	COE
ROOF	Composition Shingles, Rolled Composition
ROOM - ADDITIONAL	Bonus/Plus Room, Family Room, Formal Dining Room, In -Law Quarters, Storage
STYLE	Craftsman
TERMS	Cash, Conventional
UNIT FEATURE	Other
VIEWS	Hills
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard, Deck(s), Fenced, Front Yard, Garden/Play, Side Yard, Sprinklers Automatic, Sprinklers Back, Sprinklers Front, Sprinklers Side, Storage

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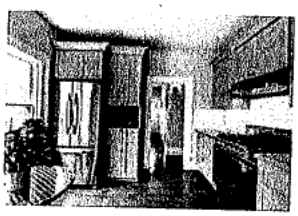
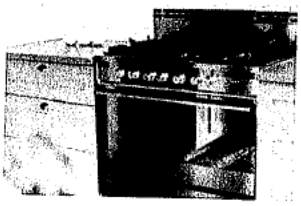
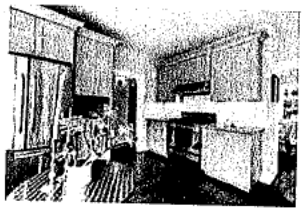

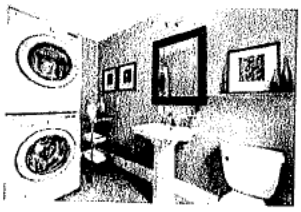

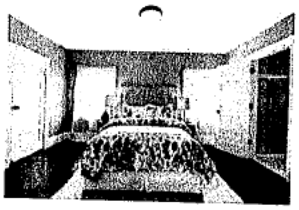
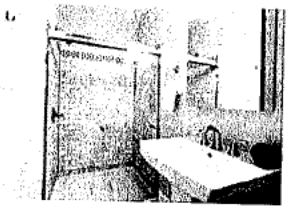

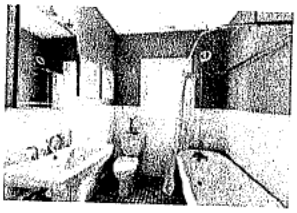

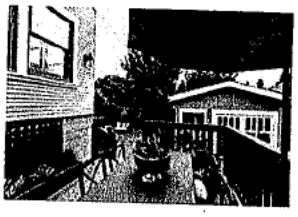

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RESIDENTIAL PROPERTY

06/30/2015

[redacted]

Status: Sold | **Unit:** | **OAKLAND CA 94618-1**

Off Market Date: 6/11/2015 **Close Date:** 6/23/2015 **Sale Price:** $1,350,000 **List Price:** $995,000

Property Information

Bedrooms: 4
Baths: 2 **Partial Baths:**
Approximate SqFt: 2153
Source: Public Records
Year Built: 1913
Stories: Other
Fireplaces: 1
Garage?: No **Spaces:** 0
Pool On Site: No

Approximate Lot Size:
Square Feet: 4,000
Acres: 0.091827
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model: Craftsman
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District: Oakland (510) 879-8111
Elementary: Call School District
Junior High: Call School District
Senior High: Call School District

Prior List Price: $995,000
Cumulative Days on MLS: 19

Charming 1913 Craftsman in the heart of Rockridge. Original woodwork throughout, box beam ceilings, crown mouldings, fireplace, built-ins, refinished hardwood floors & dual-pane windows. 4 bedrooms, 2 baths. Short distance to College Ave. shops restaurants, BART & bus.Close Freeway access

Directions: College,Clifton or Hudson to Lawton
Cross Street: Hudson

Features

BATH-MASTER INCLUDES	Stall Shower, Tile, Updated Baths
BATH NON-MSTR INCLUDE	Stall Shower, Tile, Updated Baths
COOLING	None
DISABLED FEATURES	None
DISCLOSURES	Nat Hazard Disclosure, Other - Call/See Agent
EQUIPMENT ADDITIONAL	Dryer, Washer, Water Heater Gas
EXTERIOR	Stucco
FIREPLACES	Brick, Living Room, Woodburning
FLOORING	Hardwood Floors, Linoleum, Tile, Wall to Wall Carpeting
FOUNDATION	Crawl Space
GARAGE/PARKING	Off Street Parking, Tandem Parking
HEATING	Floor Furnace, Gas
INSPECTIONS/REPORTS	Home Inspection, Pest Control, Sewer Lateral Test
KITCHEN FEATURES	Counter - Tile, Eat In Kitchen, Gas Range/Cooktop, Refrigerator
LAUNDRY	Dryer, In Laundry Room, Washer
LEVEL - STREET	2 Bedrooms, 1 Bath, Laundry Facility, Main Entry
LEVEL - UPPER	2 Bedrooms, 1 Bath, Other
LOT DESCRIPTION	Level, Regular
POOL	None
POSSESSION	COE
ROOF	Composition Shingles
ROOM - ADDITIONAL	Bonus/Plus Room, Formal Dining Room
STYLE	Craftsman
TERMS	Cash, Conventional
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard, Front Yard, Garden/Play, Patio, Tool Shed

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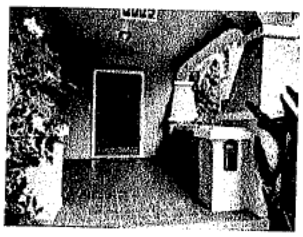
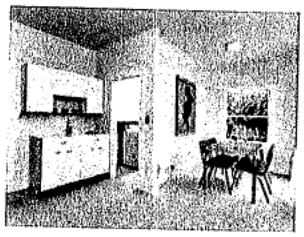
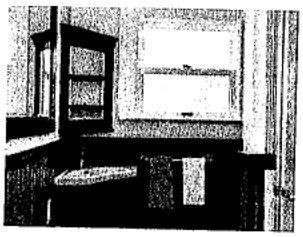
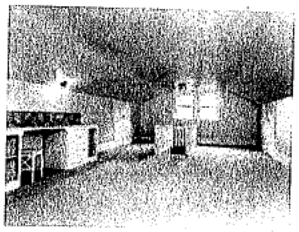
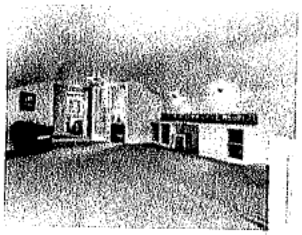
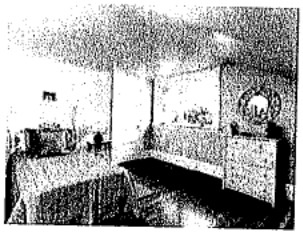
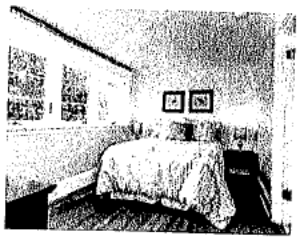
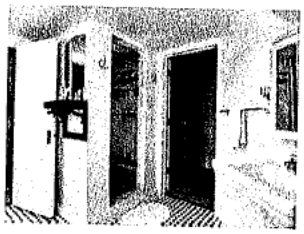
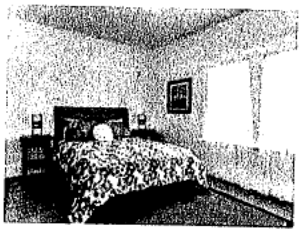
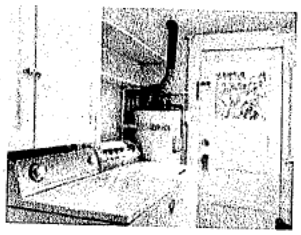
06/30/2015
OAKLAND





Prepared By: KEVIN LOWE

DRE#01934274

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06/30/2021 [redacted]

RESIDENTIAL PROPERTY

OAKLAND CA 94618

Status: Sold **List Price:** $1,025,000

Off Market Date: 3/31/2015 **Close Date:** 4/21/2015 **Sale Price:** $1,350,000

Property Information

Bedrooms: 2
Baths: 2 **Partial Baths:** 0
Approximate SqFt: 2808
Source: Public Records
Year Built: 1910
Stories: Two Story
Fireplaces: 1
Garage?: Yes **Spaces:** 1
Pool On Site: No

Approximate Lot Size:
Square Feet: 5,400
Acres: 0.123967
Link to Map:

District/Subdivision: LOWER ROCKRIDGE
Builder:
Model:
Dwelling Type: Detached
New Subdivision: No

HOA Association: No
HOA Dues/Fees: $
Association
School District: Oakland (510) 879-8111
Elementary: Call School District
Junior High: Call School District
Senior High: Call School District

Prior List Price: $1,025,000
Cumulative Days on MLS: 14

Fantastic updated Rockridge gem. Incredible bonus space downstairs big enough for home office, extra sleeping spaces, etc. Great storage space. Simply magical gardens!

Directions: PLEASANT VALLEY>LAWTON>CAVOUR
Cross Street: LAWTON

Features

BATH-MASTER INCLUDES	Solid Surface, Stall Shower, Tile, Tub, Tub with Jets, Updated Baths
BATH NON-MSTR INCLUDE	Stall Shower, Tile
COOLING	Ceiling Fan(s)
DISABLED FEATURES	None
DISCLOSURES	None
EQUIPMENT ADDITIONAL	Dryer, Garage Door Opener, Stereo Speakers Built-In, Washer, Water Heater Gas, Window Coverings
EXTERIOR	Stucco
FIREPLACES	Living Room, Stone, Woodburning
FLOORING	Concrete Slab, Hardwood Floors, Tile, Vinyl, Wall to Wall Carpeting
FOUNDATION	Full Basement
GARAGE/PARKING	Attached Garage
HEATING	Forced Air 1 Zone
KITCHEN FEATURES	220 Volt Outlet, Counter - Laminate, Dishwasher, Double Oven, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Oven Built-in, Range/Oven Built-in, Refrigerator, Self-Cleaning Oven, Updated Kitchen
LAUNDRY	220 Volt Outlet, Dryer, In Basement, Washer
LEVEL - STREET	2 Bedrooms, 1 Bath, Main Entry
LEVEL - LOWER	1 Bath, Basement
LOT DESCRIPTION	Premium Lot
POOL	None
POSSESSION	Negotiable
ROOF	Composition Shingles
ROOM - ADDITIONAL	Unfinished Room
STYLE	Traditional
TERMS	Cash, Conventional
VIEWS	Other
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard, Fenced, Front Yard, Patio, Side Yard, Storage, Tool Shed

Prepared By: KEVIN LOWE

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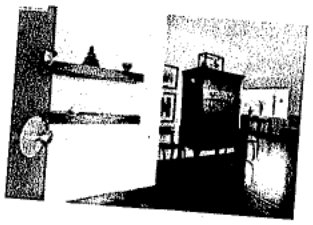
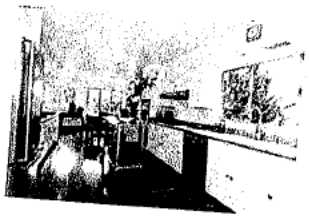
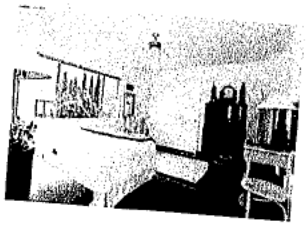
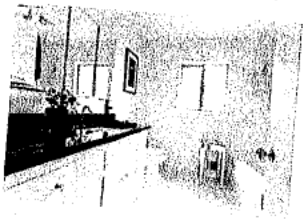
[redacted]

06/30/2015
OAKLAND





Prepared By: KEVIN LOWE

DRE# 01934274

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RESIDENTIAL PROPERTY

06/30/2015

[redacted]

Status: Sold

Unit:

OAKLAND CA 94618

Off Market Date: 5/19/2015 Close Date: 5/29/2015 Sale Price: $1,400,000 List Price: $1,195,000

Property Information

Bedrooms: 3
Baths: 2 **Partial Baths:** 0
Approximate SqFt: 1656
Source: Public Records
Year Built: 1919
Stories: Two Story
Fireplaces: 1
Garage?: Yes **Spaces:** 1
Pool On Site: No

Approximate Lot Size:
Square Feet: 3,200
Acres: 0.073462
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model: Craftsman
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District:
Elementary: Chabot Elementary
Junior High: Call School District
Senior High: Call School District

Prior List Price: $1,195,000
Cumulative Days on MLS: 4

Light-filled romantic Craftsman Bungalow w/3+ BRs, 2 BA & lovely period detailing. Living room w/fireplace, formal dining room with charming wood paneling & rosettes, create a warm and inviting space for entertaining. Enchanting garden, garage w/interior access & a great block, near everything!

Directions: College to Manila Avenue
Cross Street: College

Features

BATH NON-MSTR INCLUDE	Shower Over Tub, Tile
COOLING	None
DISABLED FEATURES	None
DISCLOSURES	None
EQUIPMENT ADDITIONAL	None
EXTERIOR	Wood Siding
FIREPLACES	Living Room
FLOORING	Hardwood Floors
FOUNDATION	Full Basement
GARAGE/PARKING	Attached Garage, Int Access From Garage, Enclosed Garage
HEATING	Gas
INSPECTIONS/REPORTS	Home Inspection
KITCHEN FEATURES	Dishwasher, Eat In Kitchen, Range/Oven Free Standing, Refrigerator
LAUNDRY	In Basement
LEVEL - STREET	3 Bedrooms, 1 Bath, Main Entry
LEVEL - LOWER	1 Bath
LOT DESCRIPTION	Regular
POOL	None
POSSESSION	Negotiable
ROOF	Composition Shingles
ROOM - ADDITIONAL	Bonus/Plus Room
STYLE	Bungalow, Craftsman
TERMS	None
WATER/SEWER	Sewer System - Public, Sump Pump, Water - Public
YARD DESCRIPTION	Back Yard, Deck(s), Fenced, Front Yard, Sprinklers Back

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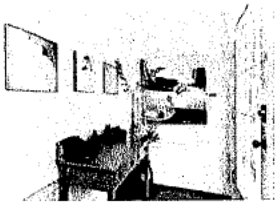
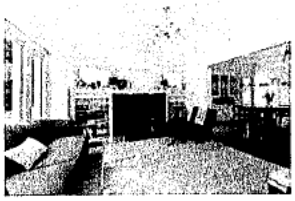

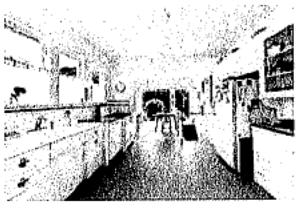

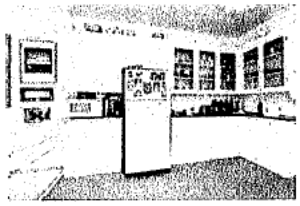
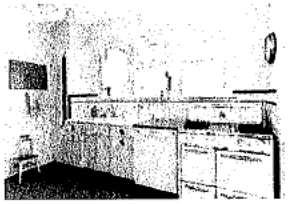
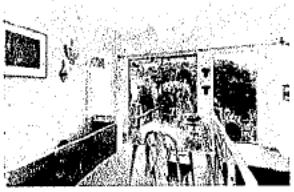

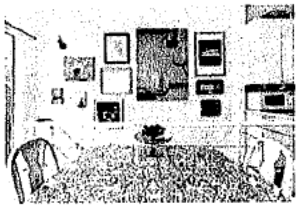
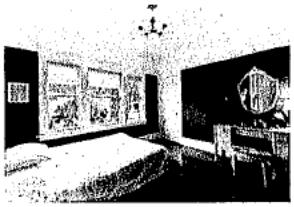
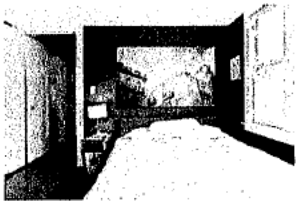
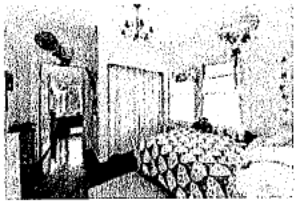
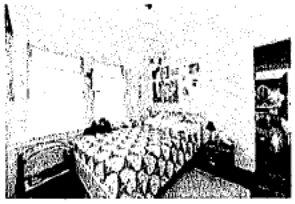
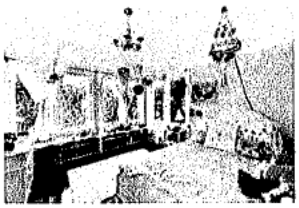

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RESIDENTIAL PROPERTY

06/30/2015 [redacted]

Status: Sold

Unit: OAKLAND CA 94618

Off Market Date: 4/25/2015 Close Date: 5/12/2015 Sale Price: $1,550,000 List Price: $975,000

Property Information

Bedrooms: 3
Baths: 1 **Partial Baths:** 1
Approximate SqFt: 1646
Source: Public Records
Year Built: 1911
Stories: Two Story
Fireplaces: 1
Garage?: No **Spaces:** 0
Pool On Site: No

Approximate Lot Size:
Square Feet: 3,100
Acres: 0.071166
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model: Craftsman
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District: Oakland (510) 879-8111
Elementary: Call School District
Junior High: Call School District
Senior High: Call School District

Prior List Price: $975,000
Cumulative Days on MLS: 10

Located in the heart of Rockridge this quintessential Craftsman home offers lovingly maintained original woodwork & built-ins, gleaming hdwd floors, a large, renovated kitchen opening to a deck, garden & sweet casita. Ditch the car & stroll to shops, restaurants, farmer's market, parks, BART & more!

Directions:
Cross Street: Hudson

Features

COOLING	None
DISCLOSURES	Nat Hazard Disclosure
EQUIPMENT ADDITIONAL	Dryer, Washer
EXTERIOR	Wood Shingles
FIREPLACES	Gas Burning
FLOORING	Hardwood Flrs Throughout, Tile
FOUNDATION	Crawl Space, Partial Basement
GARAGE/PARKING	Off Street Parking
HEATING	Forced Air 1 Zone
KITCHEN FEATURES	Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Refrigerator, Self-Cleaning Oven, Updated Kitchen
LAUNDRY	Dryer, In Laundry Room, Washer
LEVEL - STREET	0.5 Bath
LEVEL - UPPER	3 Bedrooms, 1 Bath
LOT DESCRIPTION	Level
POOL	None
POSSESSION	COE
ROOF	Composition Shingles
ROOM - ADDITIONAL	Basement Unfinished, Formal Dining Room
STYLE	Craftsman
TERMS	Cash, Conventional, FHA
WATER/SEWER	Sewer System - Public
YARD DESCRIPTION	Back Yard, Deck(s), Front Yard, Garden/Play, Patio, Sprinklers Automatic, Sprinklers Back, Sprinklers Front, Storage

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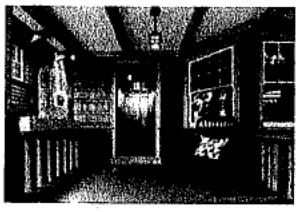
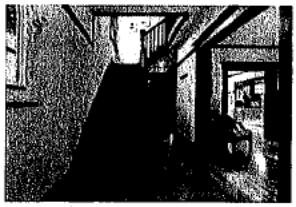
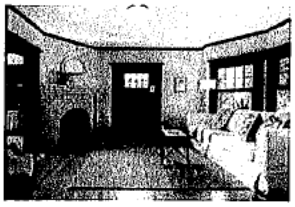
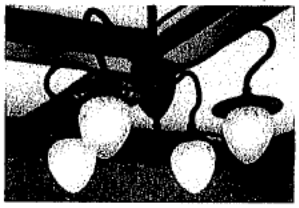
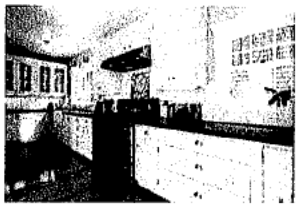
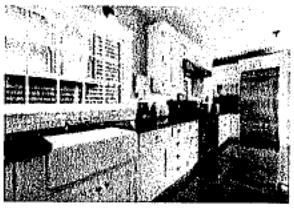
[redacted]

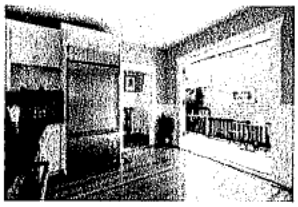
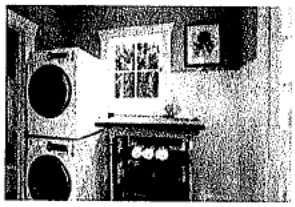
06/30/2015

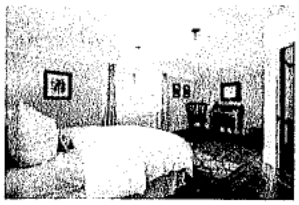
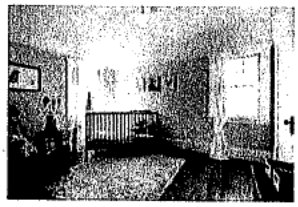
OAKLAND



Prepared By: KEVIN LOWE DRE#01934274 © 2015 BEAR, CCAR, EBRD. This information is deemed reliable, but not verified or guaranteed.

RESIDENTIAL PROPERTY 06/30/2015 [redacted]

Status: Sold

Off Market Date: 6/3/2015 **Close Date:** 6/3/2015 **Sale Price:** $1,615,000 **List Price:** $1,615,000

Unit: OAKLAND CA 94618

Property Information

Bedrooms: 3
Baths: 2 **Partial Baths:** 1
Approximate SqFt: 2234
Source: Public Records
Year Built: 1909
Stories: Two Story
Fireplaces: 1
Garage?: Yes **Spaces:** 1
Pool On Site: No

Approximate Lot Size:
Square Feet: 4,000
Acres: 0.091827
Link to Map:

District/Subdivision: ROCKRIDGE
Builder:
Model:
Dwelling Type: Detached
New Subdivision:

HOA Association: No
HOA Dues/Fees: $
Association
School District:
Elementary:
Junior High:
Senior High:

Prior List Price: $1,615,000
Cumulative Days on MLS: 0

Directions:
Cross Street: Hudson

Features

COOLING	None
DISCLOSURES	Nat Hazard Disclosure
EQUIPMENT ADDITIONAL	Water Heater Gas
EXTERIOR	Wood Siding
FIREPLACES	Woodburning
FLOORING	Hardwood Flrs Throughout
GARAGE/PARKING	Detached Garage
HEATING	Forced Air 1 Zone
KITCHEN FEATURES	Updated Kitchen
LAUNDRY	Dryer, In Closet, Washer
LEVEL - STREET	0.5 Bath, Laundry Facility, Main Entry
LEVEL - UPPER	3 Bedrooms, 2.5 Baths, Master Bedrm Suite - 1
LOT DESCRIPTION	Regular
POOL	None
POSSESSION	COE, Negotiable
ROOF	Composition Shingles
ROOM - ADDITIONAL	Family Room
STYLE	Craftsman
TERMS	Cash, Conventional
WATER/SEWER	Sewer System - Public, Water - Public
YARD DESCRIPTION	Back Yard

Prepared By: KEVIN LOWE

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CL SF bay area > east bay > housing > apts/housing for rent

Posted: 2015-06-30 11:25am

$3500 / 5br - 2800ft² - House for RENT (richmond / point / annex)

Bay view. 5 / 3bedrooms. All New. Big and Beautiful for a big family. Call Geena for appt. 510-434-4399. Asking for $3500/ mon. Ready to move in.

- do NOT contact me with unsolicited services or offers

5BR / 3Ba 2800ft² available jul 01

house

preferred contact method:
email
phone

contact name:
Geena

contact by phone:
[redacted]399

reply by email:
g7fdr-5100294255@hous.craigslist.org

© 2015 craigslist help safety privacy feedback cl jobs terms about mobile

Espinosa, Thomas

From: Ivonne Gomez [redacted]
Sent: Monday, July 27, 2015 9:31 PM
To: Espinosa, Thomas; Ivonne Gomez
Subject: Performa

Hello Thomas,

Dean Project Performa
We have started on the Performa for the Dean project in Alamo, we will have it completed by Wednesday evening.

[redacted]
We will complete a proposal for Architectural Services for 2696 Stone Valley Rd and send it for your review tomorrow evening.

[redacted]
Invoice to follow

Thank you Thomas, Please let me know if you have any questions or concerns,

Respectfully,

Ivonne Gomez
Managing Partner

[redacted]

KAUFFMANGOMEZ ARCHITECTURE

KAUFFMAN GOMEZ ARCHITECTURE

July 27, 2015
Mr. Thomas Espinosa

Proposal for Architectural Services for a 21 –Unit Residential/Mixed-Use Development at [redacted] Oakland, CA.

I. Project Description:

Kauffman Gomez Architecture understands the scope to be architectural design services for 21-unit residential/mixed use development project on 5325 San Pablo Ave to consist of:
Grade level parking garage with retail and 4 floors of residential above to total an ideal 21 units.

II. Architectural Basic Services:

1. Schematic Design - Zoning Pre-Application
2. Design Development - Regular Design Review
3. **Planning Submittal**
   - a. Cover Sheet
   - b. Survey (by licensed land surveyor or civil engineer)
   - c. Site Plan
   - d. Landscape Plan (by landscape architect)
   - e. Floor Plans
   - f. Elevations
   - g. Cross Sections
   - h. Sign Plan (assumed deferred submittal to be completed by tenant)
   - i. Lighting Plan (lighting consultant may be needed for photometrics)
   - j. Materials & Color Board
   - k. 3D exhibit
   - l. Preliminary Post-Construction Stormwater Management Plan (by civil engineer)
   - m. Preliminary Title Report (provided by client)
   - n. Additional telecom information required (by civil engineer)
   - o. Additional items if required by city (beyond scope of proposal)
   - p. **FEE** **$6,500**

III. Construction Documents

- q. Architectural Construction Documents
- r. CAL Green Conformance documents
- s. Building Sections
- t. Wall Sections
- u. Interior Construction Documents
  - i. Partition Plans
  - ii. Power/Signal Plans
  - iii. Reflected Ceiling Plans
  - iv. Finish Plans
  - v. Details/Elevations
- v. Construction Details
- w. Specifications
- x. Demolition Plan of Existing building
- y. Mechanical, Electrical, Plumbing drawings (by MEP engineer)
- z. **Structural drawings** (by structural engineer) **TBD**
- aa. **Civil drawings** (by civil engineer)
- bb. **Landscape drawings** (by landscape architect)

[redacted]

cc. Prepare submittal of documents for local Building and Safety Plan Check review
dd. Track documents through review process, complete necessary corrections and obtain approvals
ee. **FEE** **$12,000**

4. Construction Administration
   a. As set forth in the edition of the AIA Document A201 (General Conditions of the Contract for Construction, 2007 Edition)
   b. FEE **$1,500**

IV. Excluded Services:

1. Architect will not provide the services listed below.
2. Soils engineering, studies, or reports.
3. Permits or Agency fees.
4. Site surveys, services or reports.
5. Fire suppression or alarm systems (design-build).
6. Special studies such as Traffic, Noise, Utility or Environmental studies.
7. Off-Site Improvements.
8. Hazardous materials identification, storage, or abatement.
9. Roof Inspection or acoustical design.
10. Confirmation and/or verification of the accuracy and/or completeness of documents or information received from others.
11. Emergency generator and fuel system design or storage tanks.
12. Parcel maps, lot line adjustments, zone changes or environmental clearances.
13. Security or Telecommunications System design or coordination.
14. Energy management systems or Life-Cycle cost analysis.

V. Supplemental Services:

The following items are not contemplated or included within Architect's Scope or Fee. Architect may perform certain services among the list below as an additional service and for an additional fee based upon stipulated sum negotiated with owner at time service proposal is requested.

1. Variances or Entitlements, Legal Descriptions, or Special Planning Processes.
2. Specialty Consultants such as Acoustic, Waterproofing, Elevator, or Curtainwall.
3. Changes or revisions subsequent to completion of Design Development Phase, except for those required for refinement or code compliance.
4. Signage or Public Art selection.
5. Additional Perspective or 3D Renderings or Models beyond noted.
6. Graphic Design services such as Identity/Logo.
7. Changes to the Program or building area.
8. Public Work's requirements.
9. Preparation of meeting minutes during construction.
10. As-Built drawings.
11. Construction Phase Services more than sixty (60) days beyond date of substantial completion.
12. Lighting design, audio visual, or communication consultants.
13. Interior design services beyond those specifically noted.
14. Furniture installation plans or final specifications.
15. Multiple bid processes or negotiations with General Contractors beyond those items included in scope.
16. Cost Estimating Services or Value Engineering.
17. Provide assistance in the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals.
18. BOMA Calculations.

[redacted]

KAUFFMAN GOMEZ ARCHITECTURE

19. Any and all other services not specifically described as part of Architect's Basic Services.
20. Additional Design schemes beyond those listed in Schematic Design Phase.
21. Additional site visits during bidding and construction phase activity beyond the 10 meetings scheduled.
22. Redesign after client approval of plans.
23. Design Enhancement to achieve LEED
24. Any Enhanced commission or construction phase activity required for Cal Green conformance.

V. Compensation:

Compensation for Basic Services shall be a fixed fee of (**$20,000.00**), plus reimbursable expenses. Kauffman Gomez shall invoice for services as noted in Fee Schedule. All payments shall be due upon receipt of invoice. A fixed fee of **($4,000.00) shall be paid upon acceptance**. Additional billings shall be in accordance with the following breakdown:

Fee Schedule

Due at Acceptance of Contract	**$4,000**
Due at Completion of Planning Packet	**$4,500**
Planning Permit Approval	**$4,000**
Due at Completion of Construction Documents	**$5,500**
Building Permit Approval	**$2,000**
Total Project Fee:	***$20,000***

VI. Reimbursable Expenses:

Reimbursable expenses for such things as printing, plotting, renderings requested by Owner, postage and handling, delivery costs, travel and mileage, reproductions, are charged at the standard rate of cost plus ten percent (10%).

VII. Payment to the Architect:

All payments shall be due upon receipt of invoice. Billings shall be based on a percentage of completion on a Phase basis. Fees for Contract Documents and any unpaid billings shall be due and paid prior to submittal for plan check.

VIII. Ownership of Documents:

Drawings and specifications, as instruments of service, are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used by the Client for other projects or extensions to this project except by agreement in writing with the appropriate compensation to the Architect. Owner will be permitted to keep duplicate files for its records.

If this Proposal meets with your approval, please sign below and we will proceed with preparation of our Agreement for Professional Services. Thank you for this opportunity and we look forward to working with you.

Best regards,

Kauffman Gomez Architecture

[redacted]

07.27.2015

Ivonne Gomez, Designer
Managing Partner

Eric Kauffman, AIA
Project Architect

Client

Thomas Espinosa
Client

[redacted]

CL SF bay area > east bay > housing > apts/housing for rent

Posted: 2015-06-30 11:25am

$3500 / 5br - 2800ft² - House for RENT (richmond / point / annex)

Spacious 5 / 4 bedrooms, two story house. Design and remodel luxurious with complete Bay view, both bridges , two minutes from freeway, five minutes from Oakland , 10 minutes from SF, 2 car garage. A steal at $3500 a month. Call Tom at 510-453-2540.

- do NOT contact me with unsolicited services or offers

5BR / 4Ba 2800ft² available now

house

preferred contact method:
email
phone

contact name:
Tom

contact by phone:
[redacted]2540

reply by email:
g7fdr-5100294255@hous.craigslist.org

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Espinosa, Thomas

From: [redacted] on behalf of Aram Cretan <[redacted]
Sent: Wednesday, July 01, 2015 4:19 PM
To: Espinosa, Thomas
Subject: CUP submittal

Tom, 22

I was hoping to run our CUP by you real quick before we submitted it formally--do you have any time this week? Would really appreciate your feedback.

Thanks!

Aram

Aram Cretan
Main Guy
[redacted]n Brewing
[redacted]5347

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

Name	Parcel No	Property Address	USE	Links
WILLIAMS, ELIZABETH	74-9008-41	[redacted]	0750	History Value TransferList Map
WILLIAMS, ELIZABETH A	3-5-23	877 27TH ST , OAKLAND, CA 94607-3451	2500	History Value TransferList Map
WILLIAMS, ELIZABETH A	3-9-4	[redacted]	2600	History Value TransferList Map
WILLIAMS, ELIZABETH A	3-13-19	[redacted]	2700	History Value TransferList Map
WILLIAMS, ELIZABETH A	5-431-5-3	915 24TH ST , OAKLAND, CA 94607-3403	2400	History Value TransferList Map
WILLIAMS, ELIZABETH A	5-451-4	[redacted]	7700	History Value TransferList Map
WILLIAMS, ELIZABETH A	9-709-3	[redacted]	7700	History Value TransferList Map
WILLIAMS, ELIZABETH A	9-709-4	[redacted]	2200	History Value TransferList Map
WILLIAMS, ELIZABETH A	9-726-27	[redacted]	2400	History Value TransferList Map
WILLIAMS, ELIZABETH A	10-809-7	[redacted]	7700	History Value TransferList Map
WILLIAMS, ELIZABETH A	12-948-34	[redacted]	2600	History Value TransferList Map
WILLIAMS, ELIZABETH A	12-956-19	[redacted]	7700	History Value TransferList Map
WILLIAMS, ELIZABETH A	12-957-7	[redacted]	7700	History Value TransferList Map
WILLIAMS, ELIZABETH A	12-963-20	[redacted]	2600	History Value TransferList Map
WILLIAMS, ELIZABETH A	12-963-31	[redacted]	2200	History Value TransferList Map

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Name	Parcel No	Property Address	USE	Links
WILLIAMS, ELIZABETH A	41-4146-6	[redacted]	7700	History Value TransferList Map
WILLIAMS, ELIZABETH A	43A-4692-2	[redacted]	100	History Value TransferList Map
WILLIAMS, ELIZABETH A	513-711-45	[redacted] 94539-5661	1500	History Value TransferList Map
WILLIAMS, ELIZABETH B	44-5067-13	[redacted] 94603-1062	1100	History Value TransferList Map
WILLIAMS, ELIZABETH J	98A-403-36	[redacted] CA 94550-4917	1100	History Value TransferList Map

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Property Value System

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Parcel Number:**74-9008-41** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH**
Property Address [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH	List Owners	[redacted] ARE 4501-1023	06/09/1989	TRAN-102671		1	0750
BOYCE STEVEN c/o BERKELEY POLICE DEPT	List Owners	[redacted] 1023	07/01/1985	TRAN-102670		1	0750

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Assessor's Office
Property Value System

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Parcel Number:**3-5-23** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: **877 27TH ST, OAKLAND, CA 94607-3451**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	2/09/2015	2015-40536		13	2500
WILLIAMS ELIZABETH A	List Owners	[redacted]	11/18/1999	1999-420956	$83,000	1	2500
KELLY JAMES P & MARY E	List Owners	[redacted]	04/08/1998	1998-118789	$83,000	1	2500
WORSHAM AMY & WALTER TRS	List Owners	[redacted]	06/09/1997	1997-141419		1	2500
WORSHAM AMY	List Owners	[redacted]	05/31/1967	AZ-50803		1	2500

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Associated Parcels:

3-5-23
3-9-4
3-13-19
5-431-5-3
9-709-4
9-726-27
10-809-7
12-948-34
12-956-19
12-957-7
12-963-20
12-963-31
41-4146-6

Close Window

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Parcel Number:**3-9-4** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted] **A 94607-3444**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted] AN MARTIN,	02/09/2015	2015-40536		13	2600
WILLIAMS ELIZABETH A	List Owners	[redacted] AN MARTIN,	08/19/1998	1998-287869	$49,900	1	2600
FORD CONSUMER FINANCE COMPANY INC c/o FORECLOSURE DEPT	List Owners	[redacted] , PHOENIX,	02/25/1998	1998-66724		1	2600
GRANT ROBERT L & EVANGELINE	List Owners	[redacted] OAKLAND,	05/19/1992	1992-154936	$111,000	1	2600
CHAN SIMON	List Owners	[redacted] OAKLAND,	12/15/1989	1989-337944		1	2600
YI NOEL & MEILING	List Owners	[redacted] OAKLAND,	05/23/1988	1988-122260		1	2600
HEATH TALMADGE	List Owners	[redacted] ,	12/24/1987	1987-342189		1	2600
HARRISON FREDDIE M & NARVELL	List Owners	[redacted]	01/23/1970	1970-7797		1	2600

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Parcel Number:**3-13-19** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted]**AKLAND, CA 94607-3443**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	, 02/09/2015	2015-40536		13	2700
WILLIAMS ELIZABETH A	List Owners	[redacted]	, 02/26/1998	1998-67335	$49,900	1	2700
OCWEN FEDERAL BANK FSB	List Owners	[redacted]	09/22/1997	1997-245852		1	2700
GRANT ROBERT L & EVANGELINE W	List Owners	[redacted]	03/29/1991	1991-81360	$100,000	1	2700
GREAT WESTERN BANK c/o REO DEPT REO 12472-6	List Owners	[redacted]	08/07/1990	1990-212891		1	2700
WILKERSON JEFFEREY C	List Owners	[redacted]	02/24/1989	1989-52806		1	2700
JONES LYNETTE & BOBBIE J	List Owners	[redacted]	11/16/1988	1988-292723		1	2700
WILLIAMS ROY & MCJIMSEY JOANN	List Owners	[redacted]	03/02/1987	1987-60328		1	2700
WILLIAMS ROY	List Owners	[redacted]	10/03/1986	1986-243861		1	2700
WILLIAMS ROY & GARRISON THERESA G	List Owners	[redacted]	12/08/1978	1978-240061		1	2700
WEAVER JAMES L + CHRISTINE R	List Owners	[redacted]	/25/1970	1970-66732		1	2700

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Parcel Number:**5-431-5-3** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: **915 24TH ST, OAKLAND, CA 94607-3403**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted] TIN,	02/09/2015	2015-40536		13	2400
WILLIAMS ELIZABETH A	List Owners	[redacted] TIN,	09/04/1998	1998-309252	$39,900	1	2400
PHH US MORTGAGE CORPORATION c/o MICHELE GINAYRD	List Owners	[redacted]	03/17/1998	1998-90002		1	2400
VICKERS VIC C	List Owners	[redacted]	12/15/1995	1995-290876	$119,300	1	2400
GUPTA KULBUSHAN & RUPA K TRS	List Owners	[redacted]	04/02/1993	1993-104525		1	2400
GUTZALENKO SERGIO & HYLAND STEWART G	List Owners	[redacted]	02/05/1992	1992-38426		1	2400
GUPTA KULBUSHAN & RUPA TRS	List Owners	[redacted]	11/22/1991	1991-311665		1	2400
COAST FEDERAL BANK FEDERAL SAVINGS BANK c/o R E O DEPT	List Owners	[redacted]	07/01/1991	1991-168836		1	2400
SMITH JAMES	List Owners	[redacted]	12/29/1989	1989-350086		1	2400
GERANIO NICHOLAS L c/o SUITE 1-152	List Owners	[redacted]	11/01/1988	1988-277685		1	2400
LEE HERMAN K	List Owners	[redacted]	06/22/1988	1988-149134		1	2400
BURNETTE INA C	List Owners	[redacted]	08/18/1987	1987-231214		12	2400
BURNETTE BOB	List Owners	[redacted]	02/26/1971	1971-22160		1	2400
DOUGLAS FENWICK H	List Owners	[redacted]	09/04/1970	1970-96717		1	2400

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Parcel Number:**5-451-4** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: **917 28TH ST, OAKLAND, CA 94608-4503**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	01/15/2014	2014-9782	$1,525,000	1	7700
ADAN OAKLAND LP	List Owners	[redacted]	01/15/2014	2014-9781		1	7700
ADAN OAKLAND LP	List Owners	[redacted]	01/07/2008	2008-3921		1	7700
BRACKS ADRIENNE E & ANTHONY L	List Owners	[redacted]	06/22/2004	2004-280518	$1,625,000	1	7700
GOMEZ JAVIER E	List Owners	[redacted]	05/08/2002	2002-204801	$995,000	1	7700
SAWHNEY DINESH & RASHMI TRS	List Owners	[redacted]	02/01/2001	2001-38293		13	7700
SAWHNEY DINESH & RASHMI	List Owners	[redacted]	06/30/1995	1995-144279	$175,000	1	7700
FEDERAL NATIONAL MORTGAGE ASSOCIATION	List Owners	[redacted]	03/16/1995	1995-58281		1	7700
COAST FEDERAL BANK	List Owners	[redacted]	11/03/1994	1994-350465		1	7700
TRINITY MISSIONARY BAPTIST CHURCH & TRINITY DEV	List Owners	[redacted]	12/29/1993	1993-455019		1	7700
HICKS STEPHEN L	List Owners	[redacted]	04/21/1989	1989-108237		2	7700
EPLEY RICHARD P & MINHCHAU T c/o ANGAMA COMPANIES	List Owners	[redacted]	07/18/1986	1986-172604		1	7700
ASKEY WILLIAM K	List Owners	[redacted]	11/15/1985	1985-245158		1	7700
REINHART ROBERT E & GAYLE A	List Owners	[redacted]	02/28/1984	1984-38035		1	7700
HEDGES HENRY P	List Owners	[redacted]	08/13/1979	1979-159070		1	7700
LEE ALBERT K + ROSE H	List Owners	[redacted]	02/08/1965	AX-17241		1	7700

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Parcel Number:**9-709-3** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address [redacted] **A 94609-2989**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	12/23/2013	2013-389201	$375,000	1	7700
HANNAWALT LINDA TR	List Owners	[redacted]	01/20/2012	2012-20681		1	7700
HANNAWALT LINDA K	List Owners	[redacted]	07/31/2009	2009-247196		1	7700
METROPOLITAN FRESH START HOUSE	List Owners	[redacted]	08/24/2007	2007-311396	$700,000	1	7700
HANNAWALT LINDA K	List Owners	[redacted]	10/28/2005	2005-465496		1	7700
HANNAWALT LINDA K	List Owners	[redacted]	10/28/2005	2005-465495	$670,000	1	7700
CHAVIS VELMA TR	List Owners	[redacted]	02/23/2005	2005-72914	$560,000	1	7700
COMMUNITY DEVELOPMENT CORPORATION OF OAKLAND c/o DIANNE J MCLEAN	List Owners	[redacted]	07/13/2001	2001-248871		1	7700
SASSER JAKE JR TR	List Owners	[redacted]	12/17/1991	1991-334453		1	7700
SASSER JAKE JR	List Owners	[redacted]	05/20/1968	BA-54466		1	7700

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Parcel Number:**9-709-4** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted] **94609-2926**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted] RTIN,	02/09/2015	2015-40536		13	2200
WILLIAMS ELIZABETH A	List Owners	RTIN,	11/18/1999	1999-420954	$85,000	1	2200
FIRST ALLIANCE MORTGAGE COMPANY	List Owners	E ,	06/11/1999	1999-218939		1	2200
SMITH ROSE A HEIRS OF EST c/o JEFFERY PENNEWELL	List Owners	, CA	04/08/1994	TRAN-6430		1	2200
SMITH ROSE A	List Owners		07/12/1993	1993-246545		1	2200
SMITH ROSE E	List Owners	[redacted]	08/27/1991	1991-228824		1	2200
PENNEWELL ROSE E	List Owners		10/12/1989	1989-279558		1	2200
PENNEWELL ELNONA L	List Owners		12/02/1981	1981-201405		1	2200
PENNEWELL MACK + ROSE E	List Owners		02/14/1964	AW-24945		1	2200

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Parcel Number:**9-726-27** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address:[redacted]**CA 94609-2917**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]ARTIN,	02/09/2015	2015-40536		13	2400
WILLIAMS ELIZABETH A	List Owners	[redacted]ARTIN,	10/08/1998	1998-348589	$135,500	1	2400
MULLINS KERRY & PAMELA & TURKULL MICHAEL c/o ABRAMS & GETTY MGMT	List Owners	[redacted]ND, CA	05/11/1990	1990-131670	$175,000	1	2400
LAWYERS ASSET MANAGEMENT INC	List Owners	[redacted]A	05/11/1990	1990-131669		1	2400
REX MICHAEL P & THERESA S	List Owners	[redacted]	04/19/1963	AU-66972		2	2400

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Parcel Number:**10-809-7** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address[redacted]**AND, CA 94611-5469**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	7700
WILLIAMS ELIZABETH A	List Owners		09/25/1987	1987-264290		1	7700
WILLIAMS ELIABETH A c/o BONN BRUCE J	List Owners		12/12/1986	1986-313979	$165,000	1	7700
HERRERA ANTHONY G c/o BONN BRUCE J	List Owners		08/04/1964	AW-125343		1	7700

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Item 6c - Evidence Exhibits 1-157

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Parcel Number:**12-948-34** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	2600
WILLIAMS ELIZABETH A	List Owners	[redacted]	05/05/1998	1998-149343	$103,000	1	2600
FORD CONSUMER FINANCE COMPANY INC	List Owners	[redacted]	02/19/1998	1998-60434		1	2600
GRANT ROBERT L JR & EVANGELINE W	List Owners	[redacted]	11/01/1994	1994-348129		1	2600
GRANT ROBERT L & EVANGELINE W	List Owners	[redacted]	11/17/1993	1993-407648	$75,000	1	2600
VARDANEGA ROBERT & GIFFEN GAIL	List Owners	[redacted] A	09/14/1993	1993-325572		1	2600
KWONG GING L & CHUEN LOK W & ORTEZ SUSANNA M	List Owners	[redacted] LE,	11/03/1987	1987-299577		1	2600
CHUEN LOK W & ORTEZ SUSANNA M	List Owners	[redacted]	09/22/1987	1987-261468		1	2600
BURTON INEZ	List Owners	[redacted]	04/16/1981	1981-60988		1	2600
EQUITABLE AMERICAN INVESTMENT MANAGEMENT CORP	List Owners	[redacted] CA	03/26/1980	1980-54003		1	2600
SALAZAR MICHAEL L & CHERYL L	List Owners	[redacted] A	10/26/1977	1977-212784		1	2600
ALEMAN CAROLE	List Owners	[redacted] A	08/12/1977	1977-160927		1	2600
MCFARLAND ESSIE	List Owners	[redacted] A	08/29/1973	1973-118514		1	2600
MCFARLAND MARIE + ESSIE	List Owners	[redacted] A	03/01/1969	TRAN-11910		1	2600

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Parcel Number:**12-956-19** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address:[redacted]**AKLAND, CA 94608-3846**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	7700
WILLIAMS ELIZABETH A	List Owners	[redacted]	08/08/1996	1996-195765	$120,000	1	7700
DEWALT DON A & DIANE c/o DIANE DEWALT	List Owners	[redacted]	08/08/1996	1996-195764		1	7700
MORRIS LULA HEIRS OF EST c/o DIANE DEWALT	List Owners	[redacted]	05/24/1996	TRAN-12052		1	7700
MORRIS LULA	List Owners	[redacted]	05/16/1990	1990-135656		1	7700
DEWALT ALVIN HEIRS OF EST c/o WILLIAM L HOISINGTON	List Owners	[redacted]	02/27/1987	TRAN-12053		1	7700
DEWALT ALVIN	List Owners	[redacted]	03/01/1969	TRAN-12054		1	7700

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Parcel Number:**12-957-7** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	7700
WILLIAMS ELIZABETH A	List Owners		03/31/1997	1997-82813	$106,500	1	7700
EDMONSON IRENE c/o JODY EDMONSON	List Owners		10/09/1996	1996-259717		1	7700
EDMONSON IRENE & JULIA HEIRS OF EST c/o JODY EDMONSON	List Owners		11/14/1990	1990-301497		1	7700
EDMONSON JULIA HEIRS OF EST & ETAL c/o IRENE EDMONSON	List Owners		03/28/1983	TRAN-12075		1	7700
EDMONSON IRENE & JULIA & JODY	List Owners		01/21/1982	1982-9311		1	7700
EDMONSON IRENE & JULIA & SOPHIA & WALTER J	List Owners		12/08/1978	1978-239877		1	7700
EDMONSON IRENE	List Owners		03/01/1969	TRAN-12076		1	7700

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Parcel Number:**12-963-20** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted] **CA 94609-2312**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	2600
WILLIAMS ELIZABETH A	List Owners		09/29/1994	1994-319219	$64,900	1	2600
FEDERAL NATIONAL MORTGAGE ASSOCIATION	List Owners		09/13/1994	1994-302805		1	2600
AMERICAN SAVINGS BANK c/o REO DEPT	List Owners	[redacted]	08/08/1994	1994-273278		1	2600
PROUDFIT RUSSELL & MARY	List Owners		02/11/1993	1993-49188	$190,000	1	2600
CROSKREY PAUL & NEPTUNE STEVE	List Owners	[redacted]	12/24/1992	1992-421034		1	2600
WILLIAMS MORSE L HEIRS OF EST c/o FITZGERALD & ABBOTT	List Owners	[redacted]	11/24/1991	TRAN-12239		1	2600
WILLIAMS MORSE L	List Owners	[redacted]	04/17/1978	1978-69868		1	2600
WILLIAMS W + MORSE L	List Owners		03/01/1969	TRAN-12240		1	2600

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Parcel Number:**12-963-31** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	02/09/2015	2015-40536		13	2200
WILLIAMS ELIZABETH A	List Owners		05/04/1993	1993-145158	$185,000	1	2200
HOME SAVINGS OF AMERICA c/o JEAN CHRISMAN	List Owners		05/15/1991	1991-123192		1	2200
JOHNSON YVONNE A	List Owners		08/26/1988	1988-216842	$200,000	1	2200
FOWLER WILBERT L	List Owners		11/22/1985	1985-250716		1	2200
FOWLER WALTER L	List Owners		01/30/1970	1970-10424		1	2200

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Parcel Number:**41-4146-6** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address: [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A	List Owners	[redacted]	2/09/2015	2015-40536		13	7700
WILLIAMS ELIZABETH A	List Owners	[redacted]	3/23/1998	1998-96325	$40,000	1	7700
AAMES CAPITAL CORPORATION c/o REO DEPT	List Owners	[redacted]	1/12/1997	1997-299448		1	7700
BOUNDS CAROL G	List Owners	[redacted]	12/05/1996	1996-308814		1	7700
BOUNDS CAROL A	List Owners	[redacted]	06/11/1996	1996-140999		1	7700
BOUNDS CAROL A & ANDERSEN DAVID & THOMAS RICKEY	List Owners	[redacted]	12/01/1995	1995-280349		1	7700
MANIG ERNEST K	List Owners	[redacted]	02/02/1995	1995-26873		1	7700
AGUIRRE HENRY	List Owners	[redacted]	01/06/1995	1995-3929		1	7700
MANIG ERNEST K	List Owners	[redacted]	11/21/1975	1975-172490		13	7700
BAUMAN OTTO E	List Owners	[redacted] CA 94621-3240	03/01/1969	TRAN-44700		1	7700

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Parcel Number:**43A-4692-2** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH A**
Property Address:[redacted]**CA 94605-4405**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH A c/o E JONES	List Owners	[redacted]	03/21/1989	1989-75753		1	1100
WILLIAMS ELIZABETH A	List Owners		08/21/1986	1986-203989		1	1100
WILLIAMS JOHNNIE	List Owners		02/20/1980	1980-30258		1	1100
WILLIAMS ELIZABETH A	List Owners		08/15/1974	1974-107641		1	1100
DIXON CHARLES E + ELIZABETH A	List Owners		07/16/1970	1970-75223		1	1100

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Parcel Number:**513-711-45** Inactive:**N** Lien Date:**01/01/2016** Owner:**DURAN JUDY L & WILLIAMS ELIZABETH A**
Property Address: [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
DURAN JUDY L & WILLIAMS ELIZABETH A	List Owners	[redacted]	09/24/2003	2003-565231		1	1500
DURAN JUDY W	List Owners		03/06/1997	1997-60279	$290,000	1	1500
BODINE MICHAEL A & VENESA M TRS	List Owners		02/05/1996	1996-30209		1	1500
BODINE MICHEAL & VANESA M	List Owners		08/31/1989	1989-237170	$310,000	1	1500
NICHOLSON MICHAEL D & JANET M & BURKE & NORMA	List Owners		12/19/1983	1983-237129	$160,500	1	1500
GENSTAR DEVELOPMENT INC	List Owners		03/01/1979	TRAN-198431		1	1500

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Parcel Number:**44-5067-13** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS ELIZABETH B**
Property Address: [redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS ELIZABETH B c/o E B WILLIAMS	List Owners	[redacted]	12/07/2000	2000-358559		1	1100
WILLIAMS ELIZABETH B c/o E B WILLIAMS	List Owners		10/24/2000	2000-317277		1	1100
DELANEY CARL E HEIRS OF EST c/o E B WILLIAMS	List Owners		06/11/1984	TRAN-48098		1	1100
DELANEY CARL	List Owners	[redacted]	10/19/1983	1983-195578		1	1100
DAILY ESSIE	List Owners		04/21/1971	1971-45968		1	1100
DAILY PAUL + ESSIE	List Owners		03/01/1969	TRAN-48099		1	1100

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Parcel Number:**98A-403-36** Inactive:**N** Lien Date:**01/01/2016** Owner:**WILLIAMS KENNETH A & ELIZABETH J**
Property Address:[redacted]

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
WILLIAMS KENNETH A & ELIZABETH J	List Owners	[redacted]	10/08/2004	2004-455788	$539,000	1	1100
WALLING JOAQUIN & ROSEMARY S	List Owners	[redacted]	07/21/1983	1983-130039	$118,000	1	1100
TERWILLIGER FRED R & MARY L	List Owners	[redacted]	08/15/1977	1977-162139		1	1100
TERWILLIGER FRED R	List Owners	[redacted]	08/02/1977	1977-152889		1	1100
TERWILLIGER FRED R + MARY J	List Owners	[redacted]	07/18/1966	AY-85978		1	1100

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CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031

The Bureau of Planning and Building (510) 238-6402

www.oaklandnet.com FAX: (510) 238-2959

TDD: (510) 238-3254

MEMORANDUM

To: Thomas Espinosa, Specialty Combination Inspector

From: Rich Fielding, Principal Inspection Supervisor

Date: 08/19/2015

Re: Written Reprimand – Administrative Instruction 140 Electronic Media Policy
Administrative Instruction 596 Citywide Code of Conduct
Personnel Manual Rule 12- Non-Sworn Employees

On Friday May 8, 2015, you were instructed via e-mail to refrain from printing personal e-mails using City printers, which included travel arrangements, hotel reservations, and personal property information.

On May 13, 2015 You, Ed Labayog and Marie Taylor met to discuss this issue. You stated you would not continue to print personal e-mails and information using city equipment.

On May 18, 2015 there was an argument between you and Greg Clarke; Greg stated the argument occurred because he had to wait for your personal materials to be printed before he could get his information for his code case from the printer. You stated in an ensuing meeting with Marie Taylor, Deborah Sandercock, and Tim Low, that you were unaware of the personal photos which were downloaded from your city work camera and being printed with your code case photos. In the earlier discussion we had, you were asked to be aware of what you were printing.

On July 1, 2015 Marie Taylor went to the printer to retrieve some material she had printed from her computer to find a stack of printed material she had to go through to find her document. She discovered the material had been printed from your computer. She retrieved sixty-two (62) e-mails printed from your computer in which fifteen (15) were work related. The remaining forty-

seven (47) were not. It has also been reported that you were in the office on Saturday July 18, 2015 without overtime authorization and you were printing material at that time.

You continue to print personal material using City equipment. As of July 27, 2015 personal items were in the printer. This is a violation of AI 140. Some of the items retrieved from the printer and actions reported to Marie Taylor or me by other city employees could be subject to violation of AI 596 II Policy Conflict of Interest and Personnel Manual Rule 12.

Please review the attached departmental policies ….. The expectation is that you do not use the department's camera, computer and printer for personal use.

As a result of the above situations, this memo shall serve as a Written Reprimand. Further actions of this nature could result in further disciplinary action up to, and including, termination of employment. Please arrange a meeting with me if you wish to discuss this matter further.

Rich Fielding
Principal Inspection Supervisor

Attachment:
Administrative Instruction
Personnel Manual Rule

cc: Tim Low, Acting Building Official
Marie Taylor, Exempt Limited Duration Employee
Rina Hernandez, Administrative Services Manager, I
Melanie Cockerham, Administrative Analyst, II

DECLARATION OF GREG MINOR

I, Greg Minor, declare under penalty of perjury under the laws of the State of California that the following is true and correct. I have personal knowledge of each fact stated in this declaration and am competent to testify to these facts if sworn as a witness:

1. I am an Assistant to the City Administrator in the Office of the City Administrator for the City Of Oakland. I oversee the Nuisance Abatement and Special Activity Permits Divisions and have held this position for roughly two and a half years. Prior to this job I worked in the Oakland City Attorney's Office as a Neighborhood Law Corps ("NLC") Attorney.
2. My current job duties include illegal dumping enforcement as our office issues administrative citations for those suspected of illegal dumping based on the City Attorney's Office initial investigation.
3. One illegal dumping case in early 2014 titled "Helen Street" involved a citizen observing individuals from [redacted] Way dumping construction debris from this property onto Helen Street.
4. The registered owner of the vehicle involved in the Helen Street case was a man named Derrick Canada and the owner of [redacted] Jr. was a woman named Elizabeth Williams.
5. I know Elizabeth Williams to be a notorious slumlord in Oakland, CA as the first case I was assigned as a clinical law student at the East Bay Community Law Center in 2009 was a landlord-tenant dispute in which Ms. Williams was the owner of grossly uninhabitable properties. Further, while an NLC Attorney I oversaw a permanent injunction that was in place against Ms. Williams as the result of a lawsuit filed by the Oakland City Attorney's Office, which called for permanent monitoring and code compliance for several of Ms. Williams' properties in Oakland.
6. Multiple months after issuing the Helen Street citation our office was contacted by Mr. Canada to arrange a meeting to potentially resolve the fine against him. Accordingly, the NLC Attorney who investigated the case, Lindsay D'Andrea, and I met with Mr. Canada as well as a woman named "Liz" who subsequently was

revealed to be Elizabeth Williams. At this meeting I told Mr. Canada that if he had any information about Ms. Williams he should contact us as she had a long history of non-compliance. Mr. Canada claimed that he was just a simple contractor and had nothing but good things to say about Ms. Williams.

7. Several months later Mr. Canada randomly appeared at our office eager to tell us about Ms. Williams' unlawful business operations as he had had a falling out with Ms. Williams. Ms. D'Andrea and I met with Mr. Canada and Ms. D'Andrea took notes, which I believe are saved on the City Attorney's Office server, likely under the illegal dumping case file for "Helen Street." Mr. Canada described a variety of unsavory actions on the part of Ms. Williams and noted something to the effect of that "she had a buddy in the building department named "Tommy." I encouraged Ms. D'Andrea to draft a statement for Mr. Canada and see that it got signed and utilized by either the City Attorney's Office or District Attorney's Office for their ongoing investigations. Unfortunately, I recall Ms. D'Andrea was unable to get the declaration signed as Mr. Canada never returned any calls after this meeting.
8. Ms. D'Andrea left the City Attorney's Office roughly a year and a half ago and now works for the law firm of Meyers Nave. I am confident if contacted she would remember the events described above.
9. Although I work frequently with building inspectors, I have never worked with Thomas Espinosa so I was not sure who the "Tommy" Mr. Canada was referring to. The closest name I could think of was the building official Tim Low, and I recall relaying the incident detailed in paragraph seven to my then supervisor, Arturo Sanchez, and we both were at a loss for who the "Tommy" may have been.
10. At some point over the next year I believe I became aware that there was a building inspector named Thomas Espinosa in our building department through a conversation with a building inspector I was familiar with, Greg Clarke, complaining about his colleague named Tom Espinosa.
11. Subsequently, I believe I reached out to the building official Tim Low, who I regularly collaborated with, about the incident described in paragraph seven and

he relayed a similar concern/knowledge about Mr. Espinosa perhaps being involved in inappropriate activities that were difficult to prove.

12. More than a year later, on or about March 11, 2016, I received a telephone call from Mr. Espinosa at my work phone sometime around 10 am. He asked if I was available to meet with him. I said sure and invited him to meet me here on the 11th floor of City Hall. Roughly fifteen minutes later Mr. Espinosa and I met in the 11th floor conference room.
13. During this meeting Mr. Espinosa informed me that he and his daughter were interested in opening a medical cannabis dispensary and cultivation facility. Mr. Espinosa asked me what would be required in order to obtain a permit from our office. I informed Mr. Espinosa that he could review the staff reports and ordinance amendments that were publicly available and evaluate for himself how he might be able to obtain such permits. I also sent him an email afterwards to memorialize our meeting. Attached hereto as Exhibit A is a fair and accurate copy of this email.
14. Mr. Espinosa also informed me that he was wealthy and he did not need to work for money and that he owned multiple properties in Oakland and even property in Brazil.
15. After this meeting I spoke with my colleague Joe Devries about this meeting as he similarly works on medical cannabis and code enforcement issues. Mr. Devries informed me that he had had similarly inappropriate conversations with Mr. Espinosa inquiring about obtaining medical cannabis permits for himself as well as interactions with Mr. Espinosa out in the field in which Mr. Espinosa or community members alluded to Mr. Espinosa wanting to buy private properties he was dealing with in his capacity of a building inspector.
16. As a result of my conversation with Mr. Devries and past conversations with Mr. Low regarding Mr. Espinosa's potentially unethical behavior, I decided to reach out to the City's Public Ethics Director, Whitney Barazoto. Ms. Barazoto suggested setting time aside to meet with Public Ethics investigators, Milad Dalju and Simon Russell. Accordingly we met on March 29, 2016 along with Mr.

Espinosa's direct supervisor, Rich Fielding, and NLC Attorney Patrick Bears, who currently handles the City Attorney's permanent injunction against Ms. Williams.

17. At this meeting we each relayed our individual observations/interactions with Mr. Espinosa. I was particularly dismayed with the revelations offered by Mr. Low, Mr. Fielding and Mr. Bears. Specifically, reports of the following:
    a. Mr. Espinosa kissing and hugging Elizabeth Williams at the building inspections counter;
    b. Mr. Espinosa being observed in the City of Orinda with a City Of Oakland vehicle during the work day;
    c. Mr. Espinosa using his work computer to research City Of Oakland properties likely on behalf of outside partners and these properties were sold shortly thereafter; and
    d. That uninhabitable conditions and unpermitted work at Elizabeth Williams' properties may not have been documented by the City Of Oakland (though private companies indeed found violations) because of Mr. Espinosa not recording the conditions or alerting Ms. Williams' contractors of building inspections.
18. At this March 29th meeting Mr. Fielding provided Ethics investigator Simon Russell with papers supposedly printed by Mr. Espinosa regarding various properties he was researching in a non-work capacity.
19. I strongly recommend anyone investigating this matter contact Mr. Low, Mr. Fielding, Mr. Devries, Mr. Bears and Mr. Russell for further information.

Executed on this 14th day of April 2016 in Oakland, California.

GREG MINOR

Minor, Gregory

From: Minor, Gregory
Sent: Friday, March 11, 2016 12:38 PM
To: Espinosa, Thomas
Subject: med cannabis webpage

Hi Inspector Espinosa-

Following up on our meeting I am pasting below the link to our division's website that includes updates on proposals to amend the city's medical cannabis program. You should be able to find information here on proposed locations and hopefully in the future application information.

http://www2.oaklandnet.com/Government/o/CityAdministration/d/SpecialPermits/index.htm

Best,

Greg Minor
Assistant to the City Administrator
Nuisance Abatement/Special Activity Permits Division
1 Frank H. Ogawa Plaza, 11th Floor
Oakland, CA 94612
Phone: (510)238-6370
Fax: (510) 238-7084
gminor@oaklandnet.com

Exhibit A

PERSONELL MATTER

SUBJECT: THOMAS ESPINOSA USE OF CITY CELL PHONE

DOCUMENTATION OF MEETING WITH RICH FIELDING, TIM LOW, THOMAS ESPINOSA: 9/24/15

BACKGROUND: LOG OF PHONE CALLS PRESENTED BY BUDGET OFFICER TO ESPINOSA-

(ALLOWABLE MINUTES PER MONTH= 400)

7/2-8/1/15= 2089 minutes

8/2-9/1/15= 2094 minutes

9/2-10/1/15= 2081 minutes

10/2-11/1/15= 897 minutes

RF Q- Have you been making personal phone calls from the City cell phone?

TE A- Yes, I'm sure every inspector does so. It's too cumbersome to carry two cell phones?

RF Q- I have asked you to respond to the identity of who your calls have gone to for two months, with a list of all calls. You have not responded to my questions. You were given a reprimand regarding the use of City equipment for personal use on 8/24/15. The reprimand ordered you to cease this activity.

TE A- These calls are City related per people I've met through contacts on cases (i.e. Stop Work matters).

TL Q- Tim showed the list log Tom for calls made in 8/2015. Tom stated this address was the stop work for (? address). Tim looked up the address given and found no case for that address. Tom said, "I must have the address wrong, I'll get it for you".

TE Q- Is every inspector required to justify their phone calls? Why should I?

RF A- The budget representative has made it clear in her e-mail questions of the charges by stating repeatedly, "Please justify your overages. The City will charge back $0.25/min for any non-job related calls and/or overages not approved by your supervisor".

TE Q- Tim, could I have a different City cell phone so that the people that communicate will not know the new number?

TL A- Yes.

Notes for following the meeting of 9/24/15:

Fielding, Rich

From: Barrios, Kristin
Sent: Monday, September 14, 2015 9:13 AM
To: Espinosa, Thomas
Cc: Rex, Diana; Low, Tim; Fielding, Rich
Subject: RE: Verizon Minutes Overages

Good morning,

I have not heard a response to the below email. Please advise. Has your justification for overages been approved by your supervisor?

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

From: Barrios, Kristin
Sent: Thursday, August 20, 2015 10:31 AM
To: Espinosa, Thomas
Cc: Rex, Diana; Low, Tim
Subject: Verizon Minutes Overages

Good morning,

I received the Verizon phone bill from 7/2/15-8/1/15.

You are allotted 400 minutes per month and used 2089 minutes.

Please justify your overages. The City will charge back $0.25/min for any non-job related calls and/or overages not approved by your supervisor.

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

Fielding, Rich

From: Barrios, Kristin
Sent: Monday, September 14, 2015 9:14 AM
To: Espinosa, Thomas
Cc: Rex, Diana; Low, Tim; Fielding, Rich
Subject: Verizon Minutes Overages

Good morning,

I received the Verizon phone bill from 8/2/15-9/1/15.

You are allotted 400 minutes per month and used 2094 minutes.

Please justify your overages. The City will charge back $0.25/min for any non-job related calls and/or overages not approved by your supervisor.

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

Fielding, Rich

From: Barrios, Kristin
Sent: Tuesday, October 20, 2015 2:04 PM
To: Fielding, Rich
Cc: Low, Tim; Smith, Sandra M
Subject: RE: Verizon Minutes Overages
Attachments: Espinosa 090215-100115.pdf

Thomas Espinosa's call list for period 9/2/15-10/1/15.

Thanks,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

From: Fielding, Rich
Sent: Thursday, October 15, 2015 10:39 AM
To: Barrios, Kristin
Cc: Low, Tim; Smith, Sandra M
Subject: RE: Verizon Minutes Overages

Thank you.

From: Barrios, Kristin
Sent: Thursday, October 15, 2015 10:17 AM
To: Fielding, Rich
Cc: Low, Tim; Smith, Sandra M
Subject: RE: Verizon Minutes Overages

The request change occurred at the end of the billing cycle. He's on the new number as of the next invoice 10/2-11/1. As of today 10/15, he's at 375 min.

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

From: Fielding, Rich
Sent: Thursday, October 15, 2015 10:10 AM
To: Barrios, Kristin
Cc: Low, Tim; Smith, Sandra M
Subject: RE: Verizon Minutes Overages

Thank you for the report copy to my attention.

Tim and I spoke with him on 9/24 about this. He then requested a change of phones. I'd be interested in calls to date from that phone #. The new # is [redacted]3181 and was assigned on 10/1.

From: Barrios, Kristin
Sent: Thursday, October 15, 2015 10:03 AM
To: Fielding, Rich
Cc: Low, Tim
Subject: RE: Verizon Minutes Overages

I tried getting it from verizonwireless.com but it's not available because his number recently changed. I'm having Verizon mail to me; I'll forward it to you whenever I received it.

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

From: Fielding, Rich
Sent: Thursday, October 15, 2015 9:55 AM
To: Barrios, Kristin
Cc: Low, Tim
Subject: RE: Verizon Minutes Overages

May I have the list of calls?

From: Barrios, Kristin
Sent: Thursday, October 15, 2015 9:08 AM
To: Espinosa, Thomas
Cc: Rex, Diana; Low, Tim; Fielding, Rich
Subject: Verizon Minutes Overages

Good morning,

I received the Verizon phone bill from 9/2/15-10/1/15.

You are allotted 400 minutes per month and used 2081 minutes.

Please justify your overages. The City will charge back $0.25/min for any non-job related calls and/or overages not approved by your supervisor. **Due to the City $420.25**

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department

250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

Fielding, Rich

From: Espinosa, Thomas
Sent: Tuesday, November 24, 2015 2:49 PM
To: Fielding, Rich
Subject: RE: Verizon Minutes Overages- Oct2015

You do remember the airline losing my luggage as I informed you when I returned. Thank you.

From: Fielding, Rich
Sent: Tuesday, November 24, 2015 9:25 AM
To: Espinosa, Thomas
Cc: Low, Tim; Labayog, Edward
Subject: FW: Verizon Minutes Overages- Oct2015

Thomas,

Please review the attached list of calls made. I am particularly interested in the calls (587 calls) made from 10/6 to 10/25 as you were out of the office on vacation leave.

From: Barrios, Kristin
Sent: Tuesday, November 24, 2015 7:42 AM
To: Fielding, Rich
Subject: RE: Verizon Minutes Overages- Oct2015

Thanks

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

From: Fielding, Rich
Sent: Friday, November 20, 2015 1:48 PM
To: Barrios, Kristin
Subject: RE: Verizon Minutes Overages- Oct2015

Kristina,

Could you provide the list of calls from 10/2 to 11/1 (# should b[redacted]3181).

Thanks

From: Barrios, Kristin
Sent: Monday, November 16, 2015 11:12 AM
To: Fielding, Rich; Espinosa, Thomas
Cc: Rex, Diana; Low, Tim
Subject: RE: Verizon Minutes Overages- Oct2015

Here are the previous months. The allotted 400 shared minutes fall under the usage type "PlanAllow".

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

From: Fielding, Rich
Sent: Monday, November 16, 2015 10:59 AM
To: Barrios, Kristin; Espinosa, Thomas
Cc: Rex, Diana; Low, Tim
Subject: RE: Verizon Minutes Overages- Oct2015

Thomas,

I had asked you to review the list of calls and report those not for City business, for the months of July, August, and September. You did not provide this information. Now here is yet another month of calls. If you have no longer retained those former lists, I can provide again.

Kristina,

Can you provide the list to Tom and I?

From: Barrios, Kristin
Sent: Monday, November 16, 2015 10:33 AM
To: Espinosa, Thomas
Cc: Rex, Diana; Low, Tim; Fielding, Rich
Subject: Verizon Minutes Overages- Oct2015

Good morning,

I received the Verizon phone bill from 10/2/15-11/1/15.

You are allotted 400 minutes per month and used 897 minutes.

Please justify your overages. The City will charge back $0.25/min for any non-job related calls and/or overages not approved by your supervisor. **Due to the City $124.25.**

Thank you,

Kristin Barrios
Account Clerk III
City of Oakland // Planning and Building Department
250 Frank H. Ogawa Plaza, Ste. 3315
Oakland, CA 94612
510.238.3150
kbarrios@oaklandnet.com

Michael MacDonald,-Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joseph Tuman

Whitney Barazoto, Executive Director

TO:	Public Ethics Commission
FROM:	Kellie F. Johnson, Enforcement Chief
DATE:	May 18, 2021
RE:	Case No. 18-48 and 16-22M ; In the matter of Oakland Planning and Building Department prepared for the June 7, 2021, Public Ethics Commission Meeting

BACKGROUND:

On September 7, 2016, the Commission received a complaint alleging that the Oakland Planning and Building Department (Department) failed to disclose records in response to a public records request made by the complainant (Complainant) on August 8, 2016. On October 31, 2016, Commission Staff initiated its mediation program pursuant to the Oakland Sunshine Ordinance. In response, the Department provided additional records responsive to Complainant's public records request. Commission Staff has completed mediation and made a recommendation to close the mediation because the department reported that they had no other documents in their possession regarding the public records request related to Case No DS 15-0313. The Commission closed the Mediation and referred the matter to the Enforcement Unit for further investigation on whether the Planning and Building Department violated the Public Ethics Act. That investigation has concluded.

SUMMARY OF LAW:

All statutory references and discussions of law pertain to the referenced statutes and laws as they existed at the time of the violations.

OMC 2.20.190 Release of Documentary Public Information; Release of public records by a local body or by any agency or department, whether for inspection of the original or by providing a copy, shall be governed by the California Public Records Act (Government Code Section 6250 et seq.) in any particulars not addressed by this Article. The provisions of Government Code Section 6253.9 are incorporated herein by reference. (Ord. 12483 (part), 2003; Ord. 11957 § 00.19, 1997) *added by Stats. 2008, Ch. 63, Sec. 2. Effective January 1, 2009.)*

California Public Records Act § 6253:

(a) Public records are open to inspection at all times during the office hours of the state or local agency and every person has a right to inspect any public record, except as hereafter provided. Any reasonably segregable portion of a record shall be available for inspection by any person requesting the record after deletion of the portions that are exempted by law.
(b) Except with respect to public records exempt from disclosure by express provisions of law, each state or local agency, upon a request for a copy of records that reasonably describes an identifiable record or records, shall make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable. Upon request, an exact copy shall be provided unless impracticable to do so.
(c) Each agency, upon a request for a copy of records, shall, within 10 days from receipt of the request, determine whether the request, in whole or in part, seeks copies of disclosable public records in the possession of the agency and shall promptly notify the person making the request of the determination and the reasons therefor. In unusual circumstances, the time limit prescribed in this section may be extended by written notice by the head of the agency or their designee to the person making the request, setting forth the reasons for the extension and the date on which a determination is expected to be dispatched. No notice shall specify a date that would result in an extension for more than 14 days. When the agency dispatches the determination, and if the agency determines that the request seeks disclosable public records, the agency shall state the estimated date and time when the records will be made available.

FACTUAL SUMMARY:

In 2015, the complainant made two public records requests to the City of Oakland Planning and Building Department. The first was in-person at the Zoning counter, where the complainant requested e-mails pertaining to the 5150 Redwood matter. On that day, the Department employee on duty recalled going back to his computer and printing out a "big stack" of records and then giving that stack, directly to the complainant. The Complainant later that month, submitted an electronic records request [the one at issue in this case]. The following reflects the substance of the public records request that the complainant made on electronically.

On August 8, 2016, the City received, via RecordTrac, the following public records request: "All records in any way related to Case File no. DS15-0313 regarding the development at 5150 Redwood Road."

At the time, RecordTrac was the City's online portal for sharing public records. It allowed members of the public to make requests, receive responses from the City, and search past requests and responses.

On August 18, 2016, the Department stated the following on RecordTrac: "Request extended: Additional time is required to answer your public records request. We need to consult with another agency before we are able to deliver your record (Government Code Section 6253(c)(3))."

Also on August 18, 2016, Complainant stated the following on RecordTrac: "This response does not appear to fulfill the requirements of Government Code section 6253(c)(3) in that you have not stated "the estimated date and time when the records will be made available." Given that the entire project has taken place in Planning and Building what outside agency has records concerning this project?"

Also on August 18, 2016, the Department stated the following on RecordTrac: "Dear Requester, this was not a response, but a request for additional time as the Planning and Building Department does need to consult with another department in the production of the records. Documents will be uploaded on or before September 1st."

On August 26, 2016, the Department provided the following statement, 420 pages of documents, and closed the request: "Dear Records Requester, I have just scanned and uploaded 410 pages of documents which staff from the City of Oakland's Department of Planning and Building believe to be responsive to your request. Having made all responsive materials available to you, the City of Oakland will consider your request closed. Thank you,"

On September 7, 2016, the Commission received a complaint alleging that the Department failed to disclose records in response to public records request (PRR) No. 16745 made by Complainant.

On October 31, 2016, Commission Staff started its mediation process by reaching out to the Department and giving them the opportunity to review the complaint and submit a response. On November 18, 2016, the Department provided Commission Staff with a detailed memorandum outlining communications the Department had with Complainant preceding the filing of the complaint, the Department's response to PRR No. 16745, as well as one page of additional records that were not provided in the Department's response to the public records request on Recordtrac.

On December 14, 2016, Commission Staff shared the Department's memorandum with Complainant, including the one page of additional records. Complainant responded to Commission Staff on the same day, asserting that Complainant found the response inadequate because it did not contain a copy of the Conditions of Approval for Case File No. DS15-0313 signed by both the City and the applicant.

Commission Staff continued to communicate with Complainant in January 2017, during which Complainant alleged that the Department continued to purposefully withhold records. On January 10, 2017, Commission Staff asked what evidence Complainant had supporting this allegation. Complainant replied that the fact the Department did not provide "the signed [Conditions of Approval] is evidence that they are withholding records." Complainant alleged that the lack of a signed Conditions of Approval was in violation of Department policy.

In response, Commission Staff requested confirmation from the Department that it did not have a copy of the signed Conditions of Approval. On February 2, 2017, the Department confirmed that it did not have a signed Conditions of Approval, or any additional records in response to PRR No. 16745. The Department explained to Commission Staff that it approved the application and moved forward with the project without receiving a Conditions of Approval signed by the applicant. The Department had verbally informed the applicant of the Conditions of Approval and had confirmed that the applicant was adhering to the Conditions of Approval by visual inspection approximately two weeks later. Commission Staff relayed this information to Complainant, but Complainant continued his allegation that the Department was withholding a signed Conditions of Approval and/or communications between the Department and the applicant.

In response, Commission Staff informed Complainant that further mediation was unlikely to resolve his concerns, and that the violation of Department Policy that he alleged was outside the scope of the mediation process and the Oakland Sunshine Ordinance as it relates to public records.

When the Commission referred this matter back to the Enforcement unit for evaluation in May 2020, the Commission investigator conducted a related document search through the City IT department and recovered additional documents, specifically email communications between the developer and the City Planning and Building Department, including emails between the developer and the City regarding the Conditions of Approval. The Complainant had requested a copy of these emails in 2015 but was told they did not exist. The PEC forwarded those documents, described above, to the complainant.

The Complainant also had requested a copy of the signed agreement between the developer and the city regarding compliance with safety and preservation standards for small project design approval. It is a Planning and Building Department policy that a signed copy of the Conditions of Approval be submitted to the Department before a project could begin. The Department eventually provided a copy of an unsigned agreement to the Complainant, but not a signed copy. The Department did not produce a copy of the Conditions of Approval that was signed by both the City and the developer, and no such signed document was found in the PEC staff's investigation and IT search. It is very likely that the developer did not provide a signed copy of the form to the City.

When asked why the City did not disclose the emails between the developer and the City, City Planner Aubrey Rose said he did not know why the emails were not turned over when the Complainant made the request.

ANALYSIS:

The City of Oakland's Sunshine Act incorporates the requirements of the California Public Records Requests Act. Both Acts give the public the right to inspect and copy most records retained by governmental agencies in the course of business, subject to certain privileged information or statutory exemptions.

The PRA expressly provides that "access to information concerning the conduct of the people's business is a fundamental and necessary right of every person in this state." The purpose is to give the public access to information that enables them to monitor the functioning of their government. See, Gov. Code, § 6250.

Neither the Oakland Sunshine Act nor the California Public Records Act provide the Public Ethics Commission the authority to impose penalties against a City department or agency that fails to comply with the provisions of either Act. The Commission or a Complainant has the option of filing a civil action in the Superior Court of California for violations to the CPRA. The burden is on the requester to go to court to fight for the documents. While the agency may have to pick up the requester's legal bills, there is no penalty for agencies that willfully, knowingly, and without any good reason violate the law.

Here, the Complainant made a request for documents from the City Planning and Building Department. The documents were records retained by the Planning and Building Department in its regular course of business. The Department provided some documents to the

Complainant but failed to provide others. The Commission Staff were able to recover additional responsive documents that the Department failed to provide to the Complainant. It is not clear whether the Department, willfully, knowingly or negligently withheld documents from the Complainant. The Department representative Aubrey Rose was without any good reason to explain why all responsive documents were not provided to the Complainant.

VIOLATIONS:

For the reasons stated above, the Department failed to provide responsive documents to the Complainant, however, the Commission is without state statutory or municipal authority to impose a penalty on the Department.

RECOMMENDATION:

Pursuant to the Public Ethics Commission Complaint Procedures, the Commission could write an advisory letter to the Department with recommendations, invite the Department to make a presentation to the Commission on its public records request policies and practices, and make further inquiries. Again, the Commission has no authority to impose penalties for Sunshine Ordinance violations.

Michael B. MacDonald, Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joe Tuman

Whitney Barazoto, Executive Director

TO: Public Ethics Commission
FROM: Suzanne Doran, Lead Analyst
Jelani Killings, Ethics Analyst
Whitney Barazoto, Executive Director
DATE: May 28, 2021
RE: Disclosure and Engagement Report for the June 7, 2021, PEC Meeting

This memorandum provides a summary of major accomplishments in the Public Ethics Commission's (PEC or Commission) Disclosure and Engagement program activities since the last monthly meeting. Commission staff disclosure activities focus on improving online tools for public access to local campaign finance and other disclosure data, enhancing compliance with disclosure rules, and conducting data analysis for PEC projects and programs as needed. Engagement activities include training and resources provided to the regulated community, as well as general outreach to Oakland residents to raise awareness of the Commission's role and services and to provide opportunities for dialogue between the Commission and community members.

Sunshine Performance/Public Records Requests

In May, the Commission approved steps outlined in its report Spotlight on Oakland's Public Records System to continue its work to ensure that Oakland's public records request system is effective and ensures departmental compliance with state and local law. Next steps include Commission staff partnering with vendor NextRequest and the City's IT Department to create an online tool, such as a report card-style performance evaluator, to monitor the City's records request performance.[1]

For the report card to be sustainable, real-time data from the NextRequest database needs to automatically sync to the platform used to generate the report. This month Commission staff established the data requirements for the report card measures and completed the first section of the "data pipeline" by automating extraction of data from NextRequest's API. Commission staff is currently reviewing (validating) the raw data and adding the required contextual information for publication in June on Oakland's open data platform. Publishing NextRequest system information enhances Oakland's open data assets and improves transparency over a major City process.

In addition to determining and putting into operation technical requirements for the report card tool, staff shared the Commission's findings and initiated discussions with representatives of NextRequest, City Attorney staff, as well as other City staff to gather feedback and encourage collaboration on the report card project from internal stakeholders. The final report was also shared with over 400 public survey respondents who indicated their interest in receiving updates on the Commission's review.

[1] To see an example using the City of Oakland's equity goals visit the Oakland Equity Indicators webpage.

The next phase of the project involves staff building a data model to generate the report card (filtering, aggregating, performing calculations, etc.,) and automating transformation of the data to meet the format and structural requirements of the report card tool. Ultimately, staff projects the initial report card will debut in January 2022 when the complete data for 2021 is available.

Disclosure Program

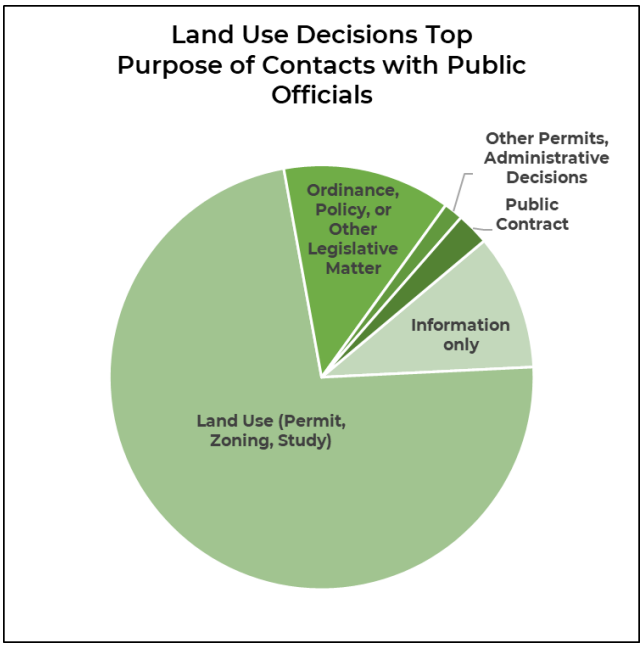
Lobbyist Registration and Reporting – The Oakland Lobbyist Registration Act (LRA) requires any person that qualifies as a lobbyist to register annually with the Public Ethics Commission before conducting any lobbying activity. It also requires lobbyists to submit quarterly reports disclosing their lobbying activities to ensure that the public knows who is trying to influence City decisions. To date, there are 56 individuals registered to lobby the City of Oakland. An up-to-date list of registered lobbyists with links to their client lists is available at the PEC's Lobbyist Dashboard and Data webpage.

The 2021 first quarter lobbyist activity report deadline passed on April 30. All registered lobbyists have filed their first quarter reports. Twenty-one lobbyists reported 203 contacts with public officials to influence government decision during the first quarter of 2021. Lobbyists Taj Tashombe, Dave Kaval, and Greg McConnell, accounted for 51 percent of contacts reported for the first quarter. Of the total contacts, 73 percent involved decisions relating to land use. No political contributions solicited by lobbyists were reported during the reporting period. To view lobbyist activity reports, visit the PEC's Lobbyist Dashboard and Data webpage.

A new Lobbyist Clients dataset is now available on OakData, the City's open data portal, containing data from disclosure reports submitted to the PEC's lobbyist reporting app. The dataset includes client information disclosed by lobbyists on their Quarterly Activity Reports including the contact information, business interest and payments promised to the lobbyist by each client the lobbyist represents.

TOP SPENDING LOBBYIST CLIENTS[1]

Client	Business interest	Payments to lobbyist
Schnitzer Steel	Manufacturing/industrial	$30,000
Bruder, LLC	Construction	$20,000
Patient Mutual Assistance Collective Corporation	Other Services (except Public Administration)	$ 15,000
Equity and General Trade Association	Non-profit/advocacy organization	$9,000
eXmarX	Construction	$9,000
Verizon Communications, Inc. and its Affiliates	Telecommunications	$ 7,200
Uber Technologies, Inc	Transportation and Warehousing	$ 5,000
Caster Properties, Inc.	Real Estate, Rental and Leasing	$ 5,000
JT Supply	Other Services (except Public Administration)	$ 1,500
DoorDash, Inc.	Other Services (except Public Administration)	$398
Grand Total		**$ 102,098**



Behested Payments (FPPC Form 803) – California law requires Oakland elected officials to file an FPPC Form 803 report any time they fundraise or otherwise solicit payments for a legislative, governmental

or charitable purpose that total $5,000 or more in a calendar year from a single source (one individual or organization) to be given to another individual or organization. To date, two behested payments made in 2021 have been reported by the Mayor's Office:

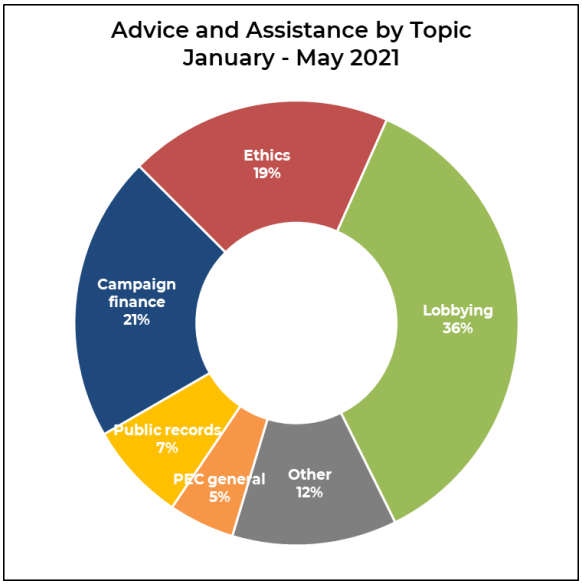
- $30,000 payment from Fidelity for the Vietnamese American Community Center of the East Bay,
- $49,000 payment from San Francisco 49ers for youth football.

A new Behested Payments dataset is now available on Oakland's open data portal containing data from disclosure reports submitted by Oakland elected officials using the PEC's digital FPPC Form 803. The dataset includes information disclosed by elected officials any time they fundraise or otherwise solicit payments over $5,000 from a single source in a calendar year for a legislative, governmental, or charitable purpose.

Advice and Engagement

Sunshine Ordinance – Staff has been developing a two-module Sunshine training that will be used as an online resource for City staff and members of local bodies. The first module will cover the open meeting provisions of the Ordinance including what constitutes a meeting, agenda publishing and noticing requirements, open meeting rules, and enforcement. The open meeting module will be published this summer. The second module will cover the public information provisions of the Sunshine Ordinance, including a full training for public records liaisons on public records request laws, City policies, and the NextRequest public records request portal. This second module is anticipated to be published in the Fall and will incorporate information learned during the PEC's Sunshine Review project in early 2021.

Advice and Technical Assistance – In May, Commission staff responded to 14 requests for information, advice or assistance regarding campaign finance, ethics, lobbyist registration or public records issues, for a total of 125 requests fulfilled in 2021 to date.



New Employee Orientation – Staff continues to make presentations at the City's monthly New Employee Orientation (NEO) providing employees with an introduction to the PEC and overview of the City's Government Ethics Act. On May 19, staff trained 16 new employees on GEA provisions.

Supervisory Academy – On May 27, staff facilitated an ethics discussion for the City's quarterly Supervisory Academy. The discussions are intended to allow for more meaningful dialogue concerning ethical values in decision making with a focus on identifying ethical dilemmas that City staff face in carrying out their daily duties. Staff provided an overview of the Government Ethics Act including conflicts of interests, gift restrictions, and post-employment restrictions.

Social Media – Communications in May focused on raising awareness of the Commission's Spotlight on Oakland's Public Records System report and new disclosure tools and data.

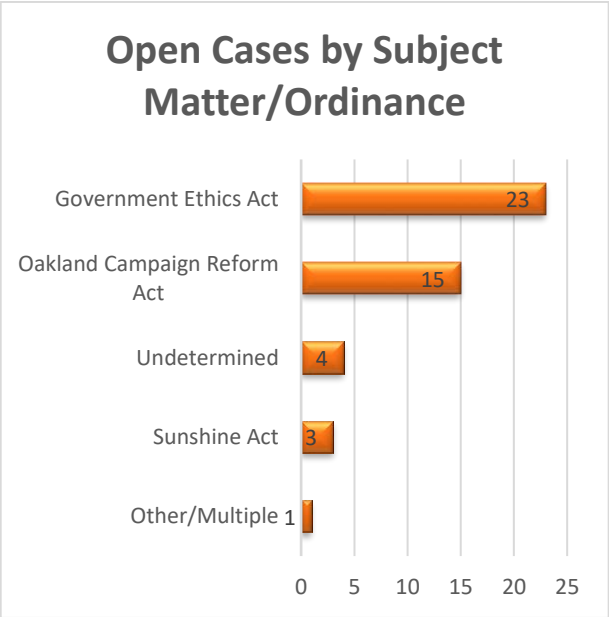
Michael McDonald, Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joseph Tuman

Whitney Barazoto, Executive Director

TO: Public Ethics Commission
FROM: Kellie Johnson, Enforcement Chief
DATE: May 17, 2021
RE: Enforcement Program Update for the June 7, 2021, PEC Meeting

Current Enforcement Activities:

Since the last Enforcement Program Update on May 3, 2021, Commission staff received two complaints. This brings the total Enforcement caseload to 46 open cases: 11 matter(s) in the intake or preliminary review stage, 13 matters under active investigation, 12 matters under post-investigation analysis, and 10 matters in settlement negotiations or awaiting an administrative hearing.



Summary of Current Cases:

Since the last Enforcement Program Update in May 2021, the following status changes have occurred.

1. ***In the Matter of Thomas Espinosa*** **(Case No. 16-14).** Pursuant to Public Ethics Commission Hearing Procedures, a Hearing was held on April 27, 2021 to resolve this 2016 complaint which alleged 47 violations of the Government Ethics Act. The complaint alleged, among other things, that a Planning and Building Inspector, the Respondent, engaged in a " pay to play" scheme by extorting fees from Oakland property owners in exchange for building permits and inspections. After review of all relevant legal memorandum and submissions of evidence, the Hearing Officer submitted to the Commission a report of factual and legal findings, with penalty recommendations. Staff recommends that the PEC adopt the Hearing Officer's proposed factual conclusions and the findings as to counts 1-29 and 34-47. Staff will defer to the Commission on whether to adopt the Hearing Officer's factual and legal findings regarding counts 30-33. Staff recommends the Commission adopt the hearing officer's imposition of a $210,000 penalty. (See Action Items)

2. ***In the Matter of The City of Oakland Planning and Building Department*** **(Case No. 18-48 and 16-22M).** On September 7, 2016, the Commission received a complaint alleging that the Oakland Planning and Building Department failed to disclose records in response to a public records request made by the complainant on August 8, 2016. On October 31, 2016, Commission Staff initiated its mediation program pursuant to the Oakland Sunshine Ordinance. In response, the Department provided additional records responsive to Complainant's public records request. Commission Staff has completed mediation and made a recommendation to close the mediation because the department reported that they had no other documents in their possession regarding the public records request related to Case No DS 15-0313. The Commission closed the Mediation and referred the matter to the Enforcement Unit for further investigation on whether the Planning and Building Department violated the Public Ethics Act. After reviewing the facts, the law and taking into consideration that the Commission has no authority to impose penalties for Sunshine Ordinance violations, the Staff will defer the resolution to the PEC. (See Action Items)

3. ***In the Matter of Terrell Picot*** **(Case No.21-04).** On February 8, 2021, the Public Ethics Commission received an inquiry that alleged Picot and newly hired Building Inspector with the Planning and Building Department violated a provision of the Government Ethics Act, Financial Conflicts of Interest, by owning his own private building inspection business while employed by the City of Oakland as a Building Inspector. Staff completed its review and investigation of the matter and after reviewing the facts, relevant law and Enforcement Procedures, the Staff found that the allegations failed to establish Picot violated any

provision of the Government Ethics Act. Pursuant to Enforcement Procedures the complaint was dismissed. (See Attachments)

In the Matter of Mark Sawicki, Director of Development Department and the City of Oakland Planning and Building Department. (Case No. 21-02). On February 8, 2021, the Public Ethics Commission received a complaint that alleged the City Planning and Building Department, Mark Sawicki along with a representative from the Verizon Telephone Company, violated a provision of the Government Ethics Act. The Complaint alleged that Sawicki had a financial conflict of interest with AT&T and alleged he wrote an email that detailed his possible financial conflicts with the corporation. Staff recovered the alleged email, and although Sawicki makes ill-advised comments regarding the money the City makes from contracts with certain cooperation's, there was no information that established that Sawicki had personal financial conflicts of interests as defined by the Oakland Municipal Code. Staff completed its review and investigation of the matter and after reviewing the facts, relevant law and Enforcement Procedures, contacted the complainant about the preliminary review at which time the Complainant made a request to withdraw the Complaint. The Complaint was withdrawn. (See Attachments)

CITY OF OAKLAND

ONE FRANK H. OGAWA PLAZA • CITY HALL • 1ST FLOOR, #104 • OAKLAND • CA 94612

Public Ethics Commission
Enforcement Unit

(510) 238-3593
FAX (510) 238-3315
TDD (510) 238-3254

May 24, 2021

Alexis Schroeder
[redacted]

Via e-mail

Re: PEC Complaint No. 21-02; Notice of Withdrawn Complaint

Dear Ms. Schroeder:

The City of Oakland Public Ethics Commission would like to notify you that it is closing your complaint(s) (#21-02) for alleged Oakland Government Ethics Act violations against Mr. Sawicki and the City of Oakland Planning and Building Department. This is in response to our telephone conversation on April 12, 2021, in which you made a request to withdraw your complaint.

Thank you for bringing this matter to our attention. If you have any questions, you can reach me at (510) 238-4976 or Kjohnson3@oaklandca.gov.

Sincerely,

Kellie Johnson

Kellie F. Johnson
Enforcement Chief
City of Oakland Public Ethics Commission

CITY OF OAKLAND

ONE FRANK H. OGAWA PLAZA • CITY HALL • 1ST FLOOR, #104 • OAKLAND • CA 94612

Public Ethics Commission
Enforcement Unit

(510) 238-5239
FAX (510) 238-3315
TDD (510) 238-3254

May 18, 2021

Terrell Picot
Specialty Combination Inspector
Planning & Building Department
250 Frank H. Ogawa Plaza
Suite 2340
Oakland, CA 94612

Re: PEC Complaint No. 21-04; Dismissal Letter

Dear Mr. Picot:

On February 16, 2021, the City of Oakland Public Ethics Commission (PEC) received an inquiry (Complaint No. 21-04) expressing concern regarding your outside employment and whether it constituted a violation of the Oakland Government Ethics Act (GEA).

We have reviewed the matter and the relevant law and determined that the activities in question are not a violation of the GEA. We are therefore dismissing this complaint. No action is necessary on your part; this is just a courtesy notice.

A copy of the dismissal letter is attached. If you have any questions regarding this matter, please feel free to contact me at (510) 238-4976 or Kjohnson3@oaklandca.gov.

Sincerely,

Kellie Johnson

Kellie F. Johnson
Chief of Enforcement
City of Oakland Public Ethics Commission

Enclosure

Public Ethics Commission | CITY OF OAKLAND

Michael B. MacDonald, Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joe Tuman

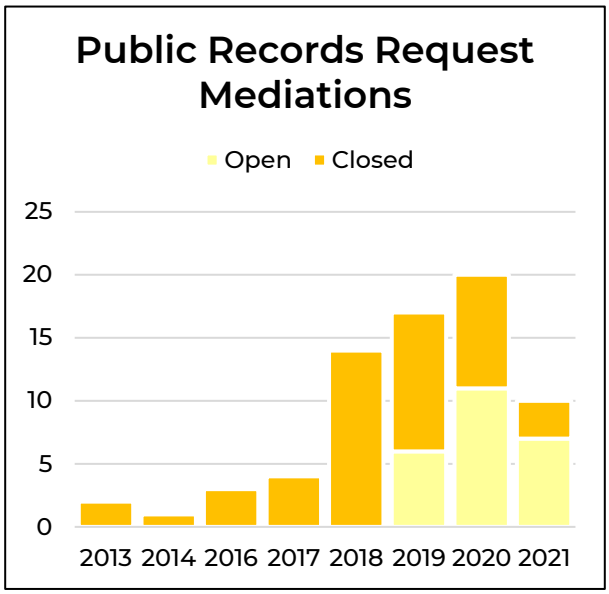
Whitney Barazoto, Executive Director

TO: Public Ethics Commission
FROM: Whitney Barazoto, Executive Director
DATE: May 26, 2021
RE: Executive Director's Report for the June 7, 2021, PEC Meeting

This memorandum provides an overview of the Public Ethics Commission's (PEC or Commission) significant activities this past month that are not otherwise covered by other program reports. The attached overview of Commission Programs and Priorities includes the ongoing goals and key projects for 2020-21 for each program area. (Commission Programs and Priorities attached)

Mediations

Pursuant to the Oakland Sunshine Ordinance, the Commission conducts mediation of public records requests made by members of the public to City departments for records within the department's control. Following the mediation, Commission staff provides a written summary of the mediation to the Commission and can also make recommendations for further Commission action. The following mediations were conducted by staff and subsequently closed this past month (reports attached):



1. In the Matter of the Planning and Building Department (Case No. M2020-01; M2020-08); (Mediation Summary attached)
2. In the Matter of the Planning and Building Department (Case No. M2020-13; M2021-08); (Mediation Summary attached)
3. In the Matter of the Planning and Building Department (Case No. M2021-07); (Mediation Summary attached)

Limited Public Financing Program

On May 25, Staff met with the City Auditor's Office for an entrance conference to officially begin the audit of the 2020 Limiting Public Financing (LPF) Program. The LPF program provides District-City Council candidates with public funds via reimbursements for campaign-related expenses. Staff received an overview of the audit scope and process from the City Auditor's Office and will be working with the auditors over the next couple of months to provide access to LPF files and assist in completion of the required audit. When the audit is complete, the full results will be presented to the Commission.

Budget and Staffing

On May 7, 2021, the Mayor released her budget proposal with no new positions for the PEC. During the budget development process, the City Administrator's team had proposed including one new FTE (full-time equivalent) position for the Commission up until a few days before the release of the Mayor's proposal. The Commission has been requesting new positions for the last several years to no avail. There has been no increase in PEC staffing since 2014, when the PEC received 5 positions to address the then-existing caseload and other Commission activities. The budget discussion now moves to City Council, which will be holding meetings and forums on this issue through June, with a budget approval deadline of June 30, 2021. Chair MacDonald drafted a letter to City Council to express concern for the Commission's lack of staffing and is engaging in meetings with Councilmembers to request positions for the PEC for the 2021-23 Fiscal Year.

PUBLIC ETHICS COMMISSION
Programs and Priorities 2021

Program	Goal	Desired Outcome	Key Projects for 2021
Lead/ Collaborate (Policy, Systems, Culture)	PEC facilitates changes in City policies, laws, systems, and technology and leads by example to ensure fairness, openness, honesty, integrity and innovation.	Effective campaign finance, ethics, and transparency policies, procedures, and systems are in place across City agencies	1. Oakland Sunshine Report Card, ongoing compliance 2. Campaign Finance Redesign 3. Form 700 Filing Officer Duty Transition
Educate/ Advise	Oakland public servants, candidates for office, lobbyists, and City contractors understand and comply with City campaign finance, ethics, and transparency laws.	The PEC is a trusted and frequent source for information and assistance on government ethics, campaign finance, and transparency issues; the PEC fosters and sustains ethical culture throughout City government.	1. Ethics training and advice: a) elected officials, b) City employees (1000), b) board/commission members, and c) consultants 2. Sunshine training 3. New trainings as needed for diversion
Outreach/ Engage	Citizens and regulated community know about the PEC and know that the PEC is responsive to their complaints/questions about government ethics, campaign finance, or transparency concerns.	The PEC actively engages with clients and citizens demonstrating a collaborative transparency approach that fosters two-way interaction between citizens and government to enhance mutual knowledge, understanding, and trust.	1. Sunshine mediations 2. Communications/outreach to client groups 3. PEC social media outreach
Disclose/ Illuminate	PEC website and disclosure tools are user-friendly, accurate, up-to-date, and commonly used to view government integrity data. Filing tools collect and transmit data in an effective and user-friendly manner.	Citizens can easily access accurate, complete campaign finance and ethics-related data in a user-friendly, understandable format. Filers can easily submit campaign finance, lobbyist, and ethics-related disclosure information.	1. Filing Officer/Compliance – assess, follow-up, and refer 2. Government Integrity E-Data Project – Lobbyist Registration, Form 700, Form 803, Show Me the Money App 3. Open Disclosure – continue coordination and development
Detect/ Deter	PEC staff proactively detects potential violations and efficiently investigates complaints of non-	Public servants, candidates, lobbyists, and City contractors are motivated to comply with	1. Investigations 2. Add part-time investigator to assist 3. Collaborate with other government law enforcement agencies

	compliance with laws within the PEC's jurisdiction.	the laws within the PEC's jurisdiction.	
Prosecute	Enforcement is swift, fair, consistent, and effective.	Obtain compliance with campaign finance, ethics, and transparency laws, and provide timely, fair, and consistent enforcement that is proportional to the seriousness of the violation.	1. Conduct legal analyses, assess penalty options, negotiate settlements, make recommendations to PEC 2. Case priority: 1) the extent of Commission authority to issue penalties, 2) the impact of a Commission decision, 3) public interest, timing, and relevancy, and 4) Commission resources. 3. Resolve all 2016 cases
Administration/ Management	PEC staff collects and uses performance data to guide improvements to program activities, motivate staff, and share progress toward PEC goals.	PEC staff model a culture of accountability, transparency, innovation, and performance management.	1. Annual Report 2. Budget – new positions 3. Enforcement database upgrade 4. Review data to adjust activities throughout the year 5. Ongoing: professional development and staff reviews

Michael B. MacDonald, Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joe Tuman

Whitney Barazoto, Executive Director

TO: Whitney Barazoto, Executive Director
FROM: Jelani Killings, Ethics Analyst
DATE: May 25, 2021
RE: *In the Matter of the Planning and Building Department (Case Nos. M2020-01 and M2020-08)*; Mediation Summary

I. INTRODUCTION

On January 7, 2020, the Commission received a request for mediation alleging that the Oakland Planning and Building Department failed to disclose records in response to a public records request made by the Requester on November 6, 2019. On January 10, 2020, Staff initiated its mediation program pursuant to the Oakland Sunshine Ordinance.

Because the responding department has provided all responsive documents per the requests, Staff closed the mediation without further action.

II. SUMMARY OF LAW

One of the primary purposes of the Oakland Sunshine Ordinance is to clarify and supplement the California Public Records Act (CPRA), which requires that all government records be open to inspection by the public unless there is a specific reason not to allow inspection.[1] The CPRA requires each agency to make public records promptly available to any person upon request.[2]

Any person whose request to inspect or copy public records has been denied by any City of Oakland body, agency, or department, may demand mediation of his or her request by Commission Staff.[3] A person may not file a complaint with the Commission alleging the failure to permit the timely inspection or copying of a public record unless they have requested and participated in the Commission's mediation program.[4]

Once the Commission's mediation program has been concluded, Commission Staff is required to report the matter to the Commission by submitting a written summary of the issues presented, what efforts were made towards resolution, and how the dispute was resolved or what further efforts Commission Staff would recommend to resolve the dispute.[5]

[1] Oakland Municipal Code § 2.20.010(C); California Government Code § 6250 et seq.
[2] Government Code § 6253(b).
[3] O.M.C. § 2.20.270(C)(1).
[4] O.M.C. § 2.20.270(F).
[5] Complaint Procedures § IV (C)(5).

III. SUMMARY OF FACTS

On November 6, 2019, the City received, via NextRequest, the following public records request (No. 19--5463):

> All documents, files, communications between the City and others related to the cell antenna wireless facility projects near/at **399 Grand Avenue and 401 Grand Avenue by November 15, 2019.**
>
> This documentation should include communications between all parties (City, applicants, subcontractors), application information, specifications, and testing reports associated with 399 Grand Avenue:
>
> PLN17183
> B1704854
> E1703974
> ENM18193
> OB1902560
> OB1902613
> OB1902671
> OB1902698
> OB1902790
> OB1902837
> OB1902880
> OB1902905
> 401 Grand Avenue:
> PLN16023
> DS180187
> B1803527
> B1602124
>
> This public record request is politely requesting fulfillment by Friday, November 15, 2019. Thank you.

On November 15, 2019 the Planning and Building Department released a total of five responsive documents to the requester.

On December 6, 2019, the City received, via NextRequest, the following public records request (No. 19-6003):

> Please provide me the PDF maps, KMZ (Google Earth) map and Excel spreadsheet referenced in email to Aubrey Rose and Scott Miller from Matt Yergovich on August 18, 2015 at 10:27AM regarding 78 downtown wireless facilities.
>
> In same email, CEQA implications were mentioned and ATT Overlapping Deployment for the downtown area. Please provide me with any subsequent communications and attachments between the City and Matt Yergovich or any otehr ExteNet Systems agent doing business in Oakland.

> In this email, Matt mentions evaluating both "ATT and Verizon's proposals as a whole." Please provide any subsequent communications, records and documents relevant to this discussion between the any City employee and any employee or agent of ATT and Verizon.

On January 7, 2020, the Commission received a complaint alleging that the Planning and Building Department had failed to provide all the requested documents in response to public records requests Nos. 19-5463 and 19-6003.

On January 10, 2020, Staff initiated its mediation program and notified the Planning and Building Department of the mediation request.

On March 11, 2020, the Planning and Building Department released an additional six documents to the Requester in response to public records request 19-5463.

On March 26, 2020, the Planning and Building Department released two additional documents to the Requester in response to public records request 19-5463. Subsequently, the Planning and Building Department closed request 19-5463 stating:

> We have redacted personal information, including but not limited to, telephone numbers, social security numbers, credit card numbers and other personal identifying information pursuant to the constitutional rights of privacy and to protect against identity theft pursuant to Government Code Section 6254(c).

On April 27, 2020, the Commission received an additional complaint alleging that the Planning and Building Department had failed to provide all the requested documents in response to public records requests No. 19-5463.

On April 30, 2020, Staff notified the Planning and Building Department of the mediation request.

On October 27, 2020, 10 documents were released to the Requester in response to public records request 19-6003.

On November 4, 2020, an additional 117 documents were released to the Requester in response to public records request 19-6003.

On November 6, 2020, an additional 11 documents were released to the Requester in response to public records request 19-6003.

On January 7, 2021, an additional seven documents were released to the Requester in response to public records request 19-6003.

On January 8, 2021, an additional 23 documents were released to the Requester in response to public records request 19-6003.

On January 11, 2021, an additional 47 documents were released to the Requester in response to public records request 19-6003. Subsequently, the Planning and Building Department closed public records request 19-6003 stating:

> We have redacted personal information, including but not limited to, telephone numbers, social security numbers, credit card numbers and other personal identifying information pursuant to the constitutional rights of privacy and to protect against identity theft pursuant to Government Code Section 6254(c).

On May 11, 2021, Staff followed up with the Requester to see if they had received all the responsive documents to their public records requests (19-5463 and 19-6003). The Requester notified Staff that there were two additional documents that they did not receive.

On May 11, Staff followed up with the Planning and Building Department regarding the two additional documents that had not been released to the Requester in which they responded:

> Thank you for bringing this to my attention. I am copying Brian Fujihara and Sophia Uwadiale who will look into this.

On May 19, 2021 the Planning and Building Department released an additional two documents to the Requester in response to public records request 19-5463.

On May 22, the Requester notified Staff that they had received both missing attachments. Subsequently, Staff notified the Requester that the mediation cases would be closed.

IV. RECOMMENDATION

Because the Planning and Building Department provided the responsive records for the public records requests, and because the Requester indicated that she had received all the responsive documents, Staff closed the mediation without further action.

Michael B. MacDonald, Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joe Tuman

Whitney Barazoto, Executive Director

TO: Whitney Barazoto, Executive Director
FROM: Jelani Killings, Ethics Analyst
DATE: May 14, 2021
RE: *In the Matter of the Planning and Building Department (Case Nos. M2020-13 and M2021-08)*; Mediation Summary

I. INTRODUCTION

On September 10, 2020, and September 11, 2020, the Commission received requests for mediation alleging that the Oakland Planning and Building Department failed to disclose records in response to a public records request made by the Requester on August 22, 2020. On September 14, 2020, Staff initiated its mediation program pursuant to the Oakland Sunshine Ordinance.

Because the responding department has provided all responsive documents per the requests, Staff closed the mediation without further action.

II. SUMMARY OF LAW

One of the primary purposes of the Oakland Sunshine Ordinance is to clarify and supplement the California Public Records Act (CPRA), which requires that all government records be open to inspection by the public unless there is a specific reason not to allow inspection.[1] The CPRA requires each agency to make public records promptly available to any person upon request.[2]

Any person whose request to inspect or copy public records has been denied by any City of Oakland body, agency, or department, may demand mediation of his or her request by Commission Staff.[3] A person may not file a complaint with the Commission alleging the failure to permit the timely inspection or copying of a public record unless they have requested and participated in the Commission's mediation program.[4]

Once the Commission's mediation program has been concluded, Commission Staff is required to report the matter to the Commission by submitting a written summary of the issues presented, what efforts were made towards resolution, and how the dispute was resolved or what further efforts Commission Staff would recommend to resolve the dispute.[5]

[1] Oakland Municipal Code § 2.20.010(C); California Government Code § 6250 et seq.
[2] Government Code § 6253(b).
[3] O.M.C. § 2.20.270(C)(1).
[4] O.M.C. § 2.20.270(F).
[5] Complaint Procedures § IV (C)(5).

III. SUMMARY OF FACTS

On August 22, 2020, the City received, via web, the following public records request (No. 20-5567):

> Please provide me with a full and color PDF document in its original form of the Site Safe Report (compliance) submitted with the application DS190327 (Site ID: 815199 for 1720 MacArthur Blvd). Thank you.

On September 1, 2020 the Planning and Building Department extended the due date for the public records request by seven days from 9/1/2020 to 9/8/2020 stating:

> Requester information is still being researched.

On September 8, 2020, the Requester sent a message to the Planning and Building Department via NextRequest stating:

> This record was NOT fulfilled by new deadline. Please let me know status. Thank You!

On September 10, 2020, the Commission received a complaint alleging that the Planning and Building Department had failed to respond to a public records request in a timely manner (20-5567).

On September 11, 2020, the Planning and Building Department released the Site Safe Report in response to public records request 20-5567. Subsequently, the Planning and Building Department closed the public records request stating:

> We released all of the requested documents.

On September 11, 2020, the Commission received an additional complaint from the Requester regarding the same public records request (20-5567) stating:

> I asked for a color copy of the document and instead received a black and white copy which I already had… The public records request was not completed as requested.

On September 14, 2020, Staff initiated its mediation program and notified the Planning and Building Department of the mediation request.

On January 25, 2021, the Planning and Building Department reopened the public records request.

On February 16, 2021, the Planning and Building Department closed the public records request stating:

> Hello,
>
> We received the original file for DS190327. You requested for a color copy of the EME/RF report, however all of the documents submitted by the applicant are in black-and-white.
>
> Thank you

On April 16, 2021, Staff followed up with the Requester and inquired if she had received all the responsive documents to her public records request and, if so, notified her that the PEC would be closing the mediation. The Requester responded:

> Yes, you can close M2020-13.
>
> Yes, you can close M2021-08.

IV. RECOMMENDATION

Because the Planning and Building Department provided the responsive record for the public records requests, and because the Requester indicated that she had received all the responsive documents, Staff closed the mediation without further action.

Michael B. MacDonald, Chair
Jerett Yan, Vice-Chair
Avi Klein
Arvon Perteet
Joe Tuman

Whitney Barazoto, Executive Director

TO: Whitney Barazoto, Executive Director
FROM: Jelani Killings, Ethics Analyst
DATE: May 14, 2021
RE: *In the Matter of the City Administrator's Office (Case No. M2021-07)*; Mediation Summary

I. INTRODUCTION

On March 24, 2021, the Commission received a request for mediation alleging that the City Administrator's Office (CAO) failed to disclose records in response to a public records request made by the Requester on July 15, 2020. On March 24, 2021, Staff initiated its mediation program pursuant to the Oakland Sunshine Ordinance.

Because the responding department has provided all responsive documents per the request, Staff closed the mediation without further action.

II. SUMMARY OF LAW

One of the primary purposes of the Oakland Sunshine Ordinance is to clarify and supplement the California Public Records Act (CPRA), which requires that all government records be open to inspection by the public unless there is a specific reason not to allow inspection.[1] The CPRA requires each agency to make public records promptly available to any person upon request.[2]

Any person whose request to inspect or copy public records has been denied by any City of Oakland body, agency, or department, may demand mediation of his or her request by Commission Staff.[3] A person may not file a complaint with the Commission alleging the failure to permit the timely inspection or copying of a public record unless they have requested and participated in the Commission's mediation program.[4]

Once the Commission's mediation program has been concluded, Commission Staff is required to report the matter to the Commission by submitting a written summary of the issues presented, what efforts were made towards resolution, and how the dispute was resolved or what further efforts Commission Staff would recommend to resolve the dispute.[5]

[1] Oakland Municipal Code § 2.20.010(C); California Government Code § 6250 et seq.
[2] Government Code § 6253(b).
[3] O.M.C. § 2.20.270(C)(1).
[4] O.M.C. § 2.20.270(F).
[5] Complaint Procedures § IV (C)(5).

III. SUMMARY OF FACTS

On July 15, 2020 the City Administrator's Office received a public records request via email stating the following:

> On July 15, 2020:
>
> Subject: California Public Records Act Request: Oakland Peacock Emails
>
> To Whom It May Concern:
>
> Pursuant to the California Public Records Act, I hereby request the following records:
>
> Emails sent to svasquez@oaklandca.gov from February 1, 2020, to the date this request is processed, containing the non-case sensitive keystring "peacock".
>
> The requested documents will be made available to the general public, and this request is not being made for commercial purposes.
>
> In the event that there are fees, I would be grateful if you would inform me of the total charges in advance of fulfilling my request. I would prefer the request filled electronically, by e-mail attachment if available or CD-ROM if not.
>
> Thank you in advance for your anticipated cooperation in this matter. I look forward to receiving your response to this request within 10 calendar days, as the statute requires.
>
> Sincerely,
>
> Adrien Salzberg

On August 11, 2020, staff from the City Administrator's Office entered the public records request on NextRequest (No. 20-5125).

On March 24, 2021, the Commission received a complaint alleging that the City Administrator's Office had failed to respond to the public records request No. 20-125.

On March 24, 2021, Staff initiated its mediation program and notified the City Administrator's Office of the mediation request.

On March 25, 2021, CAO staff responded to Commission staff via email stating the following:

> Thank you for this message. Responsive records for this request are compiled and I am awaiting a response from the City Attorney's Office for assistance in confirming necessary redactions and/or exemptions. I expect to be able to provide a response to this request next week, will be sure to keep you posted.

On April 2, 2021, the City Administrator's Office released 90 documents to the Requester in response to public records request 20-5125.

On April 5, 2021, an additional six documents were released to the Requester in response to public records request 20-5125.

On April 7, 2021, an additional three documents were released to the Requester in response to public records request 20-5125. Subsequently, CAO staff closed the public records request stating:

> We released all of the requested documents.
>
> We have redacted personal information, including but not limited to, telephone numbers, social security numbers, credit card numbers and other personal identifying information pursuant to the constitutional rights of privacy and to protect against identity theft pursuant to Government Code Section 6254(c).

On April 9, 2021, and again on May 12, 2021, Staff followed up with the Requester and inquired if he had received all the responsive documents to his public records request and, if so, notified him that the PEC would be closing the mediation. On May 17, 2021, the Requester responded via email:

> I've received the responsive docs and I am satisfied with this request. Thank you for your help throughout this process!

IV. RECOMMENDATION

Because the City Administrator's Office provided the responsive records for the public records request, and because the Requester indicated that he had received all the responsive documents, Staff closed the mediation without further action.