

## CHRONOLOGICAL CASE REPORT

Case No.: L15-0061  
Case Name: 4CH, Inc. v. Tenants  
Property Address: 324 10<sup>th</sup> Street, Oakland, CA  
Parties: Fanglan Zhong (Tenant)  
Nancy Tan (Tenant)  
Rui Qiong Liu (Tenant)  
Jose Plascencia (Tenant)  
J. Ching (Tenant)  
  
Wing K. Cheung (Owner)

### TENANT APPEALS:

<u>Activity</u>	<u>Date</u>
Owner Filed Petition:	October 19, 2015
Tenant Responses filed by:	
Ruiqiong Liu	April 19, 2016
Nancy Tan	March 14, 2016
Jose Plascencia	April 11, 2016
Hearing Decision issued	May 31, 2016
Tenant Appeals filed by:	
Guixing Zhang (Unit 319)	June 27, 2016
Nancy Tan (Unit 317)	June 27, 2016
John Ching (Unit 311)	June 27, 2016
Fang Lan Zhong (Unit 306)	June 27, 2016
Ruiqiong Liu	June 27, 2016

**Note:** The following tenants did not file Responses to the Owner Petition:  
Guixing Zhang, John Ching, and Fang Lan Zhong

000028

<b>City of Oakland</b> <b>Residential Rent Adjustment Program</b> 250 Frank Ogawa Plaza, Suite 5313 Oakland, California 94612 (510) 238-3721		2016 JUN 27 PM 12:55 <b>APPEAL</b>	
Appellant's Name <i>JOHN CRAIG</i>		Landlord <input type="checkbox"/>	Tenant <input checked="" type="checkbox"/>
Property Address (Include Unit Number) <i>320 - 10th St. #311          OAKLAND, CA 94607</i>			
Appellant's Mailing Address (For receipt of notices) <i>Same As Above</i>		Case Number <i>L15-0061</i>	Date of Decision appealed <i>MAY 31, 2016</i>
Name of Representative (if any)		Representative's Mailing Address (For notices)	


I appeal the decision issued in the case and on the date written above on the following grounds:  
 (Check the applicable ground(s). Additional explanation is required (see below). Please attach additional pages to this form.)

1.  The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. You must identify the Ordinance section, regulation or prior Board decision(s) and specify the inconsistency.
2.  The decision is inconsistent with decisions issued by other hearing officers. You must identify the prior inconsistent decision and explain how the decision is inconsistent.
3.  The decision raises a new policy issue that has not been decided by the Board. You must provide a detailed statement of the issue and why the issue should be decided in your favor.
4.  The decision is not supported by substantial evidence. You must explain why the decision is not supported by substantial evidence found in the case record. The entire case record is available to the Board, but sections of audio recordings must be pre-designated to Rent Adjustment Staff. *(see Attachment)*
5.  I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. You must explain how you were denied a sufficient opportunity and what evidence you would have presented. Note that a hearing is not required in every case. Staff may issue a decision without a hearing if sufficient facts to make the decision are not in dispute. *(see Attachment)*
6.  The decision denies me a fair return on my investment. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.

7.  Other: You must attach a detailed explanation of your grounds for appeal. Submissions to the Board are limited to 25 pages from each party. Number of pages attached 7. Please number attached pages consecutively.

8. **You must serve a copy of your appeal on the opposing party(ies) or your appeal may be dismissed.** I declare under penalty of perjury under the laws of the State of California that on \_\_\_\_\_, 200\_\_\_\_, I placed a copy of this form, and all attached pages, in the United States mail or deposited it with a commercial carrier, using a service at least as expeditious as first class mail, with all postage or charges fully prepaid, addressed to each opposing party as follows:

<b><u>Name</u></b>	4 CH INC.
<b><u>Address</u></b>	2219 9 <sup>th</sup> AVENUE
<b><u>City, State Zip</u></b>	OAKLAND, CA 94606
<b><u>Name</u></b>	
<b><u>Address</u></b>	
<b><u>City, State Zip</u></b>	

	6/20/2016 DATE
SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE	

**IMPORTANT INFORMATION:**


This appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.

- Appeals filed late without good cause will be dismissed.
- You must provide all of the information required or your appeal cannot be processed and may be dismissed.
- Anything to be considered by the Board must be received by the Rent Adjustment Program by 3:00 p.m. on the 8th day before the appeal hearing.
- The Board will not consider new claims. All claims, except as to jurisdiction, must have been made in the petition, response, or at the hearing.
- The Board will not consider new evidence at the appeal hearing without specific approval.
- You must sign and date this form or your appeal will not be processed.

**PROOF OF SERVICE**  
**Case Number L15-0061**

Today, I John Carady, tenant, served the attached Notice to Appeal of the Hearing Decision by placing a true copy of it in a sealed envelope via Certified Mail at the United States Postal Service office at Clay St., Oakland, CA 94612 for mailing.

**Tenant:**

  
320 10<sup>th</sup> St. #3  
Oakland, CA 94607

**Owner:**

4 CH, Inc.  
2219 9<sup>th</sup> Avenue  
Oakland, CA 94606

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PAGE 3 OF 4

# APPEAL REQUEST (Attachment)

I WAS DENIED A SUFFICIENT OPPORTUNITY TO PRESENT MY CLAIM.

I WAS DENIED THE OPPORTUNITY TO RESPOND TO THE PETITIONER'S CLAIM.

I am challenging the due-process and the legitimacy of the meeting on or about 4/27/2016. I have not ever received any advance notice from the landlord or its management regarding the venue nor content / subject of the meeting on or about 4/27/2016, I was told about this by my neighbor's just minutes prior to this meeting of that morning. There was no proper notice served to me in advance of that date. No notice and delivery of any kind by verbal or written manner by the landlord and it's management.

It was only during this attendance that this stated meeting was about (1) Rental control and (2) Exemption. Therefore, I was appalled that the subject of Exemption was a new issue that is a surprise to me that such issue was never known previous to this date.

Therefore, the proper procedural was never served to me in a proper manner. The due-process was missing. Therefore, I was denied of my rights for me to make the necessary preparation in seeking legal aid and research, and deprived my incumbent rights to defend myself in a fair manner.

Of this appeal, I am petitioning the opportunity for me to have a legitimate chance to perform my necessary due-diligence by appropriate legal defense.

THE DECISION IS NOT SUPPORTED BY SUBSTANTIAL EVIDENCE.

During this meeting on or about 4/27/2016, a discovery was made which the following statement was revealed by the opposing lawyer of the landlord of the following statement which was recorded on the tape at the seventeenth minute: (This building has)... "millions of cubby-holes.... (of) small apartment"; with people living in this building for human habitation. The entire context meant that the third floor was a residence and domicile for people, a habitat.

Immediately after this statement was mentioned about the human-habitat of this building which maybe an important material evidence which alter and over-turn the decision regarding the issue of "Exemption", the witness attesting this fact happens to be the legal consul of the landlord, Mr. Rood esq., whom himself attest to this fact.

Since I had robbed of my opportunity to avail myself to defense of this matter, I am requesting an opportunity for an appeal to appear before the panel of impartial decision makers which will allow a balance and fair hearing.

Respectfully yours,

John Ching

June 20, 2016

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Page 4 of 4

<b>City of Oakland</b> <b>Residential Rent Adjustment Program</b> 250 Frank Ogawa Plaza, Suite 5313 Oakland, California 94612 (510) 238-3721		2016 JUN 27 PM 12:54 <b>APPEAL</b>	
<b>Appellant's Name</b> NANCY TAN		Landlord <input type="checkbox"/>	Tenant <input checked="" type="checkbox"/>
<b>Property Address (Include Unit Number)</b> 320 10 <sup>th</sup> St #317 OAKLAND, CA 94607			
<b>Appellant's Mailing Address (For receipt of notices)</b> 320 10 <sup>th</sup> St., #317 OAKLAND, CA 94607		<b>Case Number</b> L15-0061	<b>Date of Decision appealed</b> MAY 31, 2016
<b>Name of Representative (if any)</b>		<b>Representative's Mailing Address (For notices)</b>	

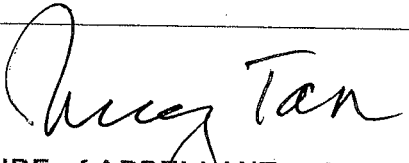
I appeal the decision issued in the case and on the date written above on the following grounds:  
*(Check the applicable ground(s). Additional explanation is required (see below). Please attach additional pages to this form.)*

1.  **The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board.** You must identify the Ordinance section, regulation or prior Board decision(s) and specify the inconsistency.
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6.  **The decision denies me a fair return on my investment.** You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.

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8. **You must serve a copy of your appeal on the opposing party(ies) or your appeal may be dismissed.** I declare under penalty of perjury under the laws of the State of California that on \_\_\_\_\_, 200\_\_\_\_, I placed a copy of this form, and all attached pages, in the United States mail or deposited it with a commercial carrier, using a service at least as expeditious as first class mail, with all postage or charges fully prepaid, addressed to each opposing party as follows:

<b><u>Name</u></b>	4 CH INC.
<b><u>Address</u></b>	2219 9 <sup>th</sup> AVE.
<b><u>City, State Zip</u></b>	OAKLAND, CA 94606
<b><u>Name</u></b>	
<b><u>Address</u></b>	
<b><u>City, State Zip</u></b>	

	6-26-16
<b>SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE</b>	<b>DATE</b>

**IMPORTANT INFORMATION:**

This appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.

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City of Oakland  
Residential Rent Adjustment Program  
250 Frank Ogawa Plaza, Suite 5313  
Oakland, California 94612

Date -- June 27, 2016

Case Number: L15-0061  
4 CH, Inc. v. Tenants

### **Attachment to the Appeal**

First - In the course of my research I was able to glean certain information pertaining to previous tenancy of the 3<sup>rd</sup> floor by talking to various people. According to my sources, many of the third floor units were in fact occupied as residential units. There was already a history of mixed use in the building regardless of zoning/code ordinances. These sources are reluctant to be identified or to come forth for various reasons.

During the Hearing on April 27, 2016, the audio recording of the meeting will show that the lawyer representing the owners himself confirmed the same fact. The lawyer himself can be heard stating that the third floor consisted on millions of 'cubby holes', and that these were little 'apartments'. For all intents and purposes, an apartment is defined as a 'residential living quarters'. Please refer to audio 17 minutes into the recording of the hearing. Likewise, according to my sources and it was general knowledge around the area that many of these 'cubby holes' were in fact occupied as residential apartment units. We will need more time to put gather these statements together. This overt disclosure of information by owners' own counsel was not looked into by the hearing staff. Hearing staff has neglected in not investigating this history as it featured prominently in discussions in the first stages of the hearing.

Second - The owners' counsel in the Memorandum of Points and Authorities in Response to Tenant Petitions on Page 2 - I. SUMMARY, second paragraph stated 'California Law and Oakland's rent control ordinance promises that if and owner creates such new rental units ..... 4 CH invested several millions dollar in reliance upon those inducements. Based on background research this tenant gleaned from previous managerial staff, the Owners were not aware of the existence of "Exemption from Rent Ordinance' and/or 320 10<sup>th</sup> St. even qualified for such an exemption. During the initial stage in October when the owners' started verbally asking for 30% rent increases as opposed to sending us notifications, the owners were badgering us and claiming rent increase on the basis that we were all commercial units and therefore not under rent control. The owners were only became aware later after consulting with real estate professionals who



advised the Owners to pursue the Exemption certification. In the words of one of the Owners himself, that he was informed by friends that rents in Oakland were going through the roof and that the rents the owners were charging at 320 10<sup>th</sup> St. were too low. This was what triggered the 30% rent increases and not as counsel implied. It is understandable that their counsel would try to portray the owners in a more flattering light, but sadly this is not the case. The owners have only exhibited purely opportunistic tendencies by suddenly demanding rent increases equivalent to 30% way before they were aware that the building may qualify for Exemption from Rent Control Ordinance. I distinctly recall the owners kept basing their claim in that our units were all zoned commercial and therefore not subject to rent control. This can be corroborated by many of the tenants after my conferring with them. Consequently these actions caused an uproar among the tenants which brought about this timely petition. The owners' only inducement was to rebuild and then sell the units as condominium units for pecuniary benefits and nothing more. Conditions in the building were appalling to say the least. Since they were not have not been able to sell them due to issues of legality, and after having been made aware of the phenomenon of high rental increases here in Oakland, we the tenants have been to bear the brunt of their demands for sudden, unreasonably huge rent increases. By their own admission, the owners' demands showed themselves to be unreasonable, unethical and opportunistic without due consideration to its tenants.

Third - The owners' contention that this is a new construction mainly due to the following reason – lower threshold of proof or evidence. This is the easier, quicker and cheaper way to secure the exemption as well as least amount time entailed to secure it while this is a conversion based on Change of Use by major rehabilitation and therefore Not New units as the Owners' contention.

At best this is a case of Substantial Rehabilitation resulting in a Change of Use and Not a new construction as evidences by permits stating this is a Conversion from an existing structure. As Substantial Rehabilitation it should therefore qualify under respective requirements of Substantial Rehabilitation, to which no substantiation has been provided by owners to date, i.e. landlord has to show the requirement of a minimum of 50% of the average basic cost for new construction, etc. Under this basis Owner has a higher threshold to overcome that takes longer time, entails more money to be spent and resources all of which the owners are trying to avoid and mitigate.

Fourth - The decision of the hearing staff was rudimentary and not substantial. It was a textbook rendering. The hearing staff overlooked the contentions of the tenant(s) myself - as expressed during the start of the hearing i.e. the previous existence of residential units on the third floor and thereby rendered the most convenient and expedient decision without investigating this issue thereby rendering the hearing decision suspect.

Fifth -- During the meeting we asked the hearing officer for precedent cases similar to our building i.e. other building(s) in Oakland that underwent similar conversions and were officially issued certificates of exemption from rent control. No cases cited despite my request in the hearing. This issue was not addressed nor mentioned and no precedent case(s) were provided. This decision was made as a token practice of expediency and providing the bare minimum. Besides going along with the Owners lawyer's contention, the Hearing staff basically rubber stamped and conceded the Owners' contention, hence my assertion of lack substantial evidence of this decision.

For all the reasons above I hereby file this Notice of Appeal of the Hearing Decision dated May 31, 2016 to the Housing Residential Rent and Relocation Board (HRRRB).

Nancy Tan,  
Appellant Tenant  
320 10<sup>th</sup> St., Unit #317  
Oakland CA 94607

**PROOF OF SERVICE**  
**Case Number L15-0061**

Today, I Nancy Tan, tenant, served the attached Notice to Appeal of the Hearing Decision by placing a true copy of it in a sealed envelope via Certified Mail at the United States Postal Service office at 1301 St, Oakland, CA 94612 for mailing on June 27, 2016

**Tenant:**

Nancy Tan  
320 10<sup>th</sup> St., #317  
Oakland, CA 94607

**Owner:**

4 CH, Inc.  
2219 9<sup>th</sup> Avenue  
Oakland, CA 94606

City of Oakland  
Residential Rent Adjustment Program  
50 Frank Ogawa Plaza, Suite 5313  
Oakland, California 94612  
(510) 238-3721

**APPEAL**

Appellant's Name **FANG LAN ZHONG**  
*Fanglan Zhong*

Landlord  Tenant

Property Address (Include Unit Number)  
**320 10<sup>th</sup> St #306**  
**OAKLAND, CA 94607**

Appellant's Mailing Address (For receipt of notices)  
**320 10<sup>th</sup> St, #306**  
**OAKLAND, CA 94607**

Case Number **15-0061**

Date of Decision appealed  
**MAY 31, 2016**

Name of Representative (if any)

Representative's Mailing Address (For notices)

Appeal the decision issued in the case and on the date written above on the following grounds:  
(Check the applicable ground(s). Additional explanation is required (see below). Please attach additional pages to this form.)

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<b>Name</b>	4 CH INC.
<b>Address</b>	2219 9th AVE.
<b>City, State Zip</b>	OAKLAND, CA 94606
<b>Name</b>	
<b>Address</b>	
<b>City, State Zip</b>	

<i>X Fongler Zaky</i>	6-28-16
<b>SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE</b>	<b>DATE</b>

**IMPORTANT INFORMATION:**

This appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.

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City of Oakland  
Residential Rent Adjustment Program  
250 Frank Ogawa Plaza, Suite 5313  
Oakland, California 94612

Case Number: L15-0061  
4 CH, Inc. v. Tenants

### **Attachment to the Appeal**

After the conclusion of the hearing, my fellow tenants and I observed the hearing officer to be engaged in close and friendly conversation with the owners and owner's lawyer. We found this conduct to be suspect and inappropriate given that in our first meeting back in January 2016 when the owners counsel was not in that meeting, the hearing officer had an aloof demeanor and explicitly declared to us that she is not allowed to converse with any of us. Subsequently in this second hearing of April 26, 2016, after the completion of the hearing we observed her to be friendly and engaging with the owners and owners' lawyer. As opposing sides to this adversarial contention, we expect a certain degree of impartiality and construe this kind of inappropriate behavior, especially given our language challenges and absence of legal counsel representation, to be lacking. With such one-sided behavior, the hearing staff's decision clearly demonstrated a lack of interest and due consideration of the tenants' contentions and can only appear to sway the scales in the owners' favor and to render the rubber-stamping of the case a foregone conclusion that reflects poorly on the City of Oakland.

For the reason above I hereby file this Notice of Appeal of the Hearing Decision dated May 31, 2016 to the Housing Residential Rent and Relocation Board (HRRRB).

Fang Lan Zhong,  
Appellant Tenant  
Unit #3**06**

000041

**PROOF OF SERVICE**  
**Case Number L15-0061**

Today, I Fang Lan Zhong, tenant, served the attached Notice to Appeal of the Hearing Decision by placing a true copy of it in a sealed envelope via Certified Mail at the United States Postal Service office at Clay St., Oakland, CA 94612 for mailing *ON JUNE 27, 2016*.

**Tenant:**

Fang Lan Zhong  
320 10<sup>th</sup> St., #306  
Oakland, CA 94607

**Owner:**

4 CH, Inc.  
2219 9<sup>th</sup> Avenue  
Oakland, CA 94606

000042

<b>City of Oakland</b> <b>Residential Rent Adjustment Program</b> 250 Frank Ogawa Plaza, Suite 5313 Oakland, California 94612 (510) 238-3721		2016 JUN 27 PM 12:55 <b>APPEAL</b>	
<b>Appellant's Name</b> GUOXING X. ZHANG		Landlord <input type="checkbox"/> Tenant <input checked="" type="checkbox"/>	
<b>Property Address (Include Unit Number)</b> 320-10th. St. # 319 OAKLAND, CA 94607			
<b>Appellant's Mailing Address (For receipt of notices)</b> 320-10th. St. # 319 OAKLAND, CA 94607		<b>Case Number</b> L15-0061	
		<b>Date of Decision appealed</b> MAY 31, 2016	
<b>Name of Representative (if any)</b>		<b>Representative's Mailing Address (For notices)</b>	

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6.  The decision denies me a fair return on my investment. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.



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<u>Name</u>	4 CH INC.
<u>Address</u>	2219 9th AVE.
<u>City, State Zip</u>	OAKLAND, CA 94606
<u>Name</u>	
<u>Address</u>	
<u>City, State Zip</u>	

	
SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE	DATE

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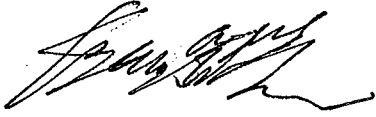
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**PROOF OF SERVICE**

**Case Number L15-0061**

Today, I GUOXING X. ZHANG, tenant, served the attached Notice to Appeal of the Hearing Decision by placing a true copy of it in a sealed envelope via Certified Mail at the United States Postal Service office at Clay St., Oakland, CA 94612 for mailing.

**Tenant:**



320 10<sup>th</sup> St., #3  
Oakland, CA 94607

**Owner:**

4 CH, Inc.  
2219 9<sup>th</sup> Avenue  
Oakland, CA 94606

000045

<b>City of Oakland</b> <b>Residential Rent Adjustment Program</b> 250 Frank Ogawa Plaza, Suite 5313 Oakland, California 94612 (510) 238-3721		2016 JUN 27 PM 12:55 <b>APPEAL</b>
<b>Appellant's Name</b> RUI QIONG LIU		Landlord <input type="checkbox"/> Tenant <input checked="" type="checkbox"/>
<b>Property Address (Include Unit Number)</b> 320 10 <sup>th</sup> St., #307 OAKLAND, CA 94607		
<b>Appellant's Mailing Address (For receipt of notices)</b> 320 10 <sup>th</sup> St., #307 OAKLAND, CA 94607		<b>Case Number</b> L15 - 0061 <b>Date of Decision appealed</b> MAY 31, 2016
<b>Name of Representative (if any)</b>		<b>Representative's Mailing Address (For notices)</b>

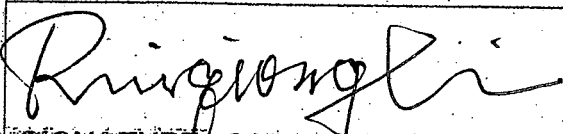
Appeal the decision issued in the case and on the date written above on the following grounds:  
 (Check the applicable ground(s). Additional explanation is required (see below). Please attach additional pages to this form.)

1.  The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. You must identify the Ordinance section, regulation or prior Board decision(s) and specify the inconsistency.
2.  The decision is inconsistent with decisions issued by other hearing officers. You must identify the prior inconsistent decision and explain how the decision is inconsistent.
3.  The decision raises a new policy issue that has not been decided by the Board. You must provide a detailed statement of the issue and why the issue should be decided in your favor.
4.  The decision is not supported by substantial evidence. You must explain why the decision is not supported by substantial evidence found in the case record. The entire case record is available to the Board, but sections of audio recordings must be pre-designated to Rent Adjustment Staff.
5.  I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. You must explain how you were denied a sufficient opportunity and what evidence you would have presented. Note that a hearing is not required in every case. Staff may issue a decision without a hearing if sufficient facts to make the decision are not in dispute.
6.  The decision denies me a fair return on my investment. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.

7.  Other: You must attach a detailed explanation of your grounds for appeal. Submissions to the Board are limited to 25 pages from each party. Number of pages attached . Please number attached pages consecutively.

8. **You must serve a copy of your appeal on the opposing party(ies) or your appeal may be dismissed.** I declare under penalty of perjury under the laws of the State of California that on \_\_\_\_\_, 200\_\_\_\_, I placed a copy of this form, and all attached pages, in the United States mail or deposited it with a commercial carrier, using a service at least as expeditious as first class mail, with all postage or charges fully prepaid, addressed to each opposing party as follows:

<b>Name</b>	A CH INC.
<b>Address</b>	2219 9 <sup>th</sup> AVE.
<b>City, State Zip</b>	OAKLAND, CA 94606
<b>Name</b>	
<b>Address</b>	
<b>City, State Zip</b>	

	6-26-16
SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE	DATE

**IMPORTANT INFORMATION:**

This appeal must be received by the Rent Adjustment Program, 250 Frank Ogawa Plaza, Suite 5313, Oakland, California 94612, not later than 5:00 P.M. on the 20th calendar day after the date the decision was mailed to you as shown on the proof of service attached to the decision. If the last day to file is a weekend or holiday, the time to file the document is extended to the next business day.

- Appeals filed late without good cause will be dismissed.
- You must provide all of the information required or your appeal cannot be processed and may be dismissed.
- Anything to be considered by the Board must be received by the Rent Adjustment Program by 3:00 p.m. on the 8th day before the appeal hearing.
- The Board will not consider new claims. All claims, except as to jurisdiction, must have been made in the petition, response, or at the hearing.
- The Board will not consider new evidence at the appeal hearing without specific approval.
- You must sign and date this form or your appeal will not be processed.

**PROOF OF SERVICE**  
**Case Number L15-0061**

Today, I Rui Qiong Liu, tenant, served the attached Notice to Appeal of the Hearing Decision by placing a true copy of it in a sealed envelope via Certified Mail at the United States Postal Service office at 1301 Clay St., Oakland, CA 94612 for mailing on June 27, 2016.

**Tenant:**

Rui Qiong Liu  
320 10<sup>th</sup> St., #307  
Oakland, CA 94607

**Owner:**

4 CH, Inc.  
2219 9<sup>th</sup> Avenue  
Oakland, CA 94606

000048

City of Oakland  
Residential Rent Adjustment Program  
250 Frank Ogawa Plaza, Suite 5313  
Oakland, California 94612

Case Number: L15-0061  
4 CH, Inc. v. Tenants

### **Attachment to the Appeal**

After the conclusion of the hearing, my fellow tenants and I observed the hearing officer to be engaged in close and friendly conversation with the owners and owner's lawyer. We found this conduct to be suspect and inappropriate given that in our first meeting back in January 2016 when the owners counsel was not in that meeting, the hearing officer had an aloof demeanor and explicitly declared to us that she is not allowed to converse with any of us. Subsequently in this second hearing of April 26, 2016, after the completion of the hearing we observed her to be friendly and engaging with the owners and owners' lawyer. As opposing sides to this adversarial contention, we expect a certain degree of impartiality and construe this kind of inappropriate behavior, especially given our language challenges and absence of legal counsel representation, to be lacking. With such one-sided behavior, the hearing staff's decision clearly demonstrated a lack of interest and due consideration of the tenants' contentions and can only appear to sway the scales in the owners' favor and to render the rubber-stamping of the case a foregone conclusion that reflects poorly on the City of Oakland.

For the reason above I hereby file this Notice of Appeal of the Hearing Decision dated May 31, 2016 to the Housing Residential Rent and Relocation Board (HRRRB).

Rui Qiong Liu,  
Appellant Tenant  
Unit #307

RECEIVED  
CITY OF OAKLAND  
RENT ADJUSTMENT PROGRAM

2017 MAY 12 PM 1:00

1 **Steven Rood, Esq. (SB #69332)**  
LAW OFFICES OF STEVEN ROOD  
2 405-14th Street, Suite 212  
Oakland, CA 94612  
3 (510) 839 - 0900

4 Attorney for 4 CH, INC., OWNER  
OF 320-324 10TH STREET, OAKLAND  
5

6 IN THE RENT ADJUSTMENT BOARD  
7 IN AND FOR THE CITY OF OAKLAND

8 **Case No.: L15-0061**

9 **MEMORANDUM OF POINTS AND AUTHORITIES**  
10 **IN RESPONSE TO TENANT APPEALS**

11 **DATE: June 8, 2017**

12 **TIME: 7:00 p.m.**

13 **PLACE: Hearing Room 1, City Hall**

9 TENANTS OF 320-324 10TH STREET,

10 Appellants,

11 and

12 4 CH, INC.,

13 Respondent.

14  
15  
16  
17 Owner/Respondent 4 CH, INC. ("4 CH") submits its Memorandum of Points and  
18 Authorities in Response to Tenant Appeals. In short, 4 CH, INC. submits that  
19 the decision of the Hearing Officer was correct and should be upheld on appeal:  
20 the units are all exempt from Rent Control (although not from Eviction Control),  
21 because the units were new as of 2008, when the certificate of occupancy was  
22 first issued for them. The Hearing Officer found-- considering the briefs, the  
23 evidence submitted, and the testimony-- that the units were exempt from rent  
24 control, as new construction. Tenants appealed.

25 The gist of the tenants' arguments seems to consist of two complaints:  
26 first, some say they were not given an opportunity to be heard; second, that  
27 Steven Rood, counsel for the landlord, somehow used his charm, kindness, wit,  
28 and connections to somehow "rig" the outcome. On both counts, the tenants' ar-  
guments do not comport with reality.

1 On the issue of the opportunity for tenants to be heard: the Hearing Of-  
2 ficer allowed everyone to speak at length, without any limits. She received all  
3 testimony and exhibits that the tenants wished to present.

4 On the issue of the decision being "rigged": Steven Rood has never met or  
5 had professional dealings of any kind with the Hearing Officer prior to this  
6 matter. Moreover, to his memory, he has never appeared before the Rent Board at  
7 all, other than in connection with this matter. In short, Steven Rood has al-  
8 most never had business of any kind before the Board. Perhaps, to persons unfa-  
9 miliar with the qualities of due process and fairness in the legal and adminis-  
10 trative systems of Alameda County and California, any loss might seem as if it  
11 had been pre-ordained or "fixed" by the rich, influential, the corrupt, the ve-  
12 nal. In my decades of legal work in Alameda County, I have never- not once-  
13 seen such a case of corruption. Not once.

14 Substantial evidence supports the decision of the Hearing Officer; the ap-  
15 peals should be denied.

#### 17 I. SUMMARY

18 The owner, 4 CH, INC., simply requests that Rent Adjustment Board deny  
19 tenants' petitions and confirm that the units be exempted from residential rent  
20 control on the basis of both State and local law concerning the new unit exemp-  
21 tions.

22 4 CH built 20 new residential rental units in Oakland, receiving the Cer-  
23 tificate of Occupancy on March 14, 2008. (See: Exhibit "A," attached.) These  
24 rental units were newly created where no previous residential units had ever ex-  
25 isted. California law and Oakland's rent control ordinance promise that if and  
26 owner creates such new rental units, the owner would be rewarded by having those  
27 units exempted from local rent control. 4 CH invested several million dollars  
28 in reliance upon those inducements.

4 CH's units are exempt from rent control both under the Costa-Hawkins  
Rental Housing Act, Civil Code §§1954, et seq. (hereinafter "Costa-Hawkins") and



1 the Rent Stabilization And Eviction for Good Cause Ordinance, Oakland Municipal  
2 Code, Chapter 8.22.010, et seq. (hereinafter "Ordinance"). Specifically, Ordinance  
3 Section 8.22.030 A. provides several ways that the units are exempt: The  
4 Certificate of Occupancy was first issued after January 1, 1983 (Exhibit "A");  
5 as under subdivision 5, the units were entirely newly constructed or created  
6 from space that was formerly entirely non-residential (exhibits to be discussed  
7 below); and as under subdivision 7, the units are exempt under Costa Hawkins  
8 (see below).

9 The issue is clear: the petitioners understandably seek to avoid the  
10 "Certificate of Occupancy" exemption in Costa-Hawkins (specifically,  
11 §1954.52(a)(1)) by asking this Board to ignore the plain language of the Statute.  
12 Of course, the petitioners don't want to pay higher rent. And we all know  
13 what is currently happening in the Oakland rental market: owners are routinely  
14 and in bad faith using every ruse and device they can invent to evict rent-  
15 controlled tenants so that the units can be rented at market rates, which are  
16 often twice or more the rent-controlled rates. Here, however, the owner, 4 CH,  
17 has the law, facts, and equity on its side. The stated purpose of both Costa-  
18 Hawkins and Oakland's Ordinance support 4 CH: both laws, expressing the will of  
19 the voters, recognize a *crisis* in the shortage of rental housing; and both laws  
20 seek, as one way to address the issue, to reward people who build new units with  
21 exemptions. The Respondent requests that Certificates of Exemption be issued by  
22 the Board for each of the 20 units.

23 Costa-Hawkins, in §1954.52(a), provides that, in regard to exemptions for  
24 newly constructed units, such exemptions shall be given to units already exempt-  
25 ed under local laws (as local laws define "new" construction). Then Costa-  
26 Hawkins goes the crucial step further: the Statute defines "new construction"  
27 by employing a simple, unambiguous over-arching test: was a Certificate of Oc-  
28 cupancy granted by a local entity after February 1, 1995. If so, the units are  
exempt.

1 4 CH obtained its Certificate of Occupancy on the units on March 14,  
2 2008. (See: Exhibit "A.") In addition to the unambiguous exemption granted 4  
3 CH under Costa-Hawkins, it is also exempt under the Ordinance, because it creat-  
4 ed "newly constructed" units.

5  
6 II. FACTS

7 4 CH's individual owners bought 324 10th Street, Third Floor (for  
8 \$850,000) in 2006: the third floor was a commercial condominium with only com-  
9 mercial offices permitted and actually existing there. The purchase agreement  
10 (dated April 6, 2004) and the CC & Rs for the "Excellent Commercial Center, a  
11 Commercial Condominium Project," which were recorded in 1988, will be brought to  
12 the hearing in this matter. The CC & Rs make plain that the whole building--and  
13 each of its then-existing three floors-- were all commercial. 4 CH bought the  
14 third floor-- again, all commercial-- and created residential live/work units,  
15 adding a new fourth floor. Attached hereto collectively as Exhibit "B" are cop-  
16 ies of the permits issued in 2005 for 4 CH's contactor, King's Construction, for  
17 the project at 320-324 10th Street. As will be seen on the permit cards, the  
18 owner had applied to convert the third floor and add a forth floor to create  
19 residential condominiums. The owner invested around \$4,000,000 to create new  
20 residential rental space. Attached as Exhibit "C" are plans and calculations  
21 showing the 20 new units. Each unit became a two-level live/work residence.  
22 Finally, a comprehensive survey was completed by 4 CH to obtain entitlements for  
23 the new 20 residential units. This survey, attached here as Exhibit "D," con-  
24 sists of scale drawings of each of the planned four floors, as of May 2006.

25 To summarize: 4 CH bought the third floor of the Excellent Commercial  
26 Center in 2004. The third floor was 100% commercial. No residential units had  
27 ever existed there, or in the building as a whole. 4 CH created 20 new two-  
28 story residential units out of the third floor and a new fourth floor. The Cer-

1 tificate of Occupancy for the 20 units was issued on March 14, 2008. These  
2 units are exempt under Costa Hawkins and the Ordinance.

3  
4 **III. ARGUMENT**

5 **A, THE COSTA-HAWKINS EXEMPTION**

6 **1. Costa-Hawkins**

7 The relevant provisions of the Costa-Hawkins (Civil Code §1954.52(a)) un-  
8 ambiguously exempt rentals which have a Certificate of Occupancy issued after  
9 February 1, 1995:

10 "Notwithstanding any other provision of law, an owner of res-  
11 idential real property may establish the initial and all sub-  
12 sequent rental rates for a dwelling or unit about which any of  
13 the following is true:

14 (1) It has a Certificate of Occupancy issued after Feb-  
15 ruary 1, 1995;

16 (2) It has already been exempt from the Residential  
17 Rent Control Ordinance of a public entity on or before Febru-  
18 ary 1, 1995, pursuant to a local exemption for newly con-  
19 structed units." Civil Code §1954.52(a). (Emphasis added.)

20 Civil Code §1954.52(a)(1), exempting from rent control units having a post-  
21 February 1, 1995 Certificate of Occupancy does not, by its terms, limit the ex-  
22 emption to newly constructed units-- although 4 CH believes that the 20 units  
23 are newly constructed. Notably, the following subsection (§1954.52(a)(2))--  
24 which contains a second exemption "grandfathering in" units already exempt from  
25 rent control under local exemptions for newly constructed units--specifically  
26 refers to "newly constructed units." Had the Legislature intended to limit the  
27 exemption contained in subsection (1) to Certificates of Occupancy issued after  
28 February 1, 1995 for "newly constructed units," it would have said so, as it did  
with respect to the exemption contained in subsection (2). 4 CH obtained its  
Certificate of Occupancy in 2008. The units should be exempt, plain and simple.

Moreover, 4 CH's new construction resulted in rental housing where nothing  
stood, thus fostering the goals of the Costa-Hawkins Certificate of Occupancy  
exemption by increasing the residential rental housing stock in Oakland. One

1 answer to the rental housing crisis is to add supply. And on that, the State  
2 law and Ordinance both agree.

3 The Board might cite Da Vinci Group v. San Francisco Rent Etc. Board  
4 (1992) 5 Cal.App.4<sup>th</sup> 24 in support of a conclusion that the Costa-Hawkins Certif-  
5 icate of Occupancy exemption applies only to "newly" constructed units. Da Vin-  
6 ci Group does not support this conclusion. In Da Vinci Group the work did not  
7 result in any new or additional residential rental space; rather, existing, and  
8 already occupied, residential uses in a loft/warehouse building were made "le-  
9 gal" by bringing the building up to code and obtaining a Certificate of Occupan-  
10 cy. The San Francisco Ordinance's goal of easing the residential rental housing  
11 shortage was not met thereby. Id. at p.30. Here, to the contrary, 4 CH created  
12 residential units where nothing residential existed before, thus increasing the  
13 residential rental stock in Oakland, and fostering the goal of the Costa-Hawkins  
14 exemption. And too, the Da Vinci Group case was decided before Costa-Hawkins  
15 became law; if the legislature had intended to limit the scope of the Certifi-  
16 cate of Occupancy exemption to new construction only, it would have done so.

17  
18 **2. The Certificate of Occupancy**

19 The Board might, at this point, be heard to say that every alteration to a  
20 unit--from minor to major--would require the Board's issuance of an exemption,  
21 because Certificates of Occupancy might promiscuously be issued by the City.  
22 The Board could take the position that reading the Costa-Hawkins exemption ac-  
23 cording to its *plain* language would result in units becoming exempt from rent  
24 control as a result of any alterations. That conclusion is not warranted by  
25 logic, law or practice. Clearly, many alterations of units do not require, or  
26 result in, the issuance of a Certificate of Occupancy. The issuance of the Cer-  
27 tificate of Occupancy is limited by practice and by the provisions of the Uni-  
28 form Building Code ("UBC").

1 Thus, any assertion that the Certificate of Occupancy in our case was is-  
2 sued not because of "new construction" but because of a "change of use"<sup>1</sup> is at  
3 variance with the CITY's practice and representations and ignores the relevant  
4 provisions of the UBC. Section 308(c) of the 1991 UBC provides:

5 "(c) Certificate Issued. After the building official inspects  
6 the building or structure in accordance with §202 of the Code,  
7 and finds no violations of the provisions of this Code or other  
8 laws which are enforced by the Code Enforcement Agency, the  
9 building official shall issue a Certificate of Occupancy . .  
.."

10 Section 109.3 of the 1994 Uniform Building Code provides:

11 "109.3 Certificate Issued. After the building official in-  
12 spects the building or structure and finds no violations of  
13 the provisions of this Code or other laws which are enforced  
14 by the Code Enforcement Agency, the building official shall  
15 issue a Certificate of Occupancy . . . ."

16 The UBC is clear that a Certificate of Occupancy is issued upon the work passing  
17 final inspection related to *construction* issues, not "use" issues.

18 Even if a Certificate of Occupancy had been issued here simply because of  
19 a "change of use," the UBC still requires the same construction-related analysis  
20 as applies in new construction cases. Thus, §109.1 states, in part:

21 "No building or structure shall be used or occupied, and no  
22 change in the existing occupancy classification. . . shall  
23 be made until the building official has issued a Certifi-  
24 cate of Occupancy therefor as provided herein."

25 And the "herein" referred to is section 109.3, quoted above, which relates to  
26 construction issues.

27 But all this skirts the heart of the matter: let us assume that a Certif-  
28 icate of Occupancy may be issued under the UBC for construction and use issues.  
What is handed to the property owner, in either event, is a single, simple docu-  
ment called "Certificate of Occupancy." That document is unambiguously and  
simply specified in Costa-Hawkins, which says: if the property owner has a Cer-

1 tificate of Occupancy, issued after February 1, 1995, then the units for which  
2 the Certificate of Occupancy was issued are exempt from local rent control.  
3 (Section 1954.52(a)(1).) This construction of the law has the twin virtues of  
4 being simple and correct. The way Einstein wanted his theorem. Indeed, the  
5 guiding principles for explaining the laws of nature are the same as apply to  
6 interpreting the laws of the legislature: the simplest interpretation is the  
7 most felicitous. Occam's Razor provides the most elegant way to interpret Cos-  
8 ta-Hawkins that explanation is best which is simplest.

9 **B. EXEMPTION UNDER OAKLAND'S ORDINANCE**

10 Oakland Municipal Code Section 8.22.030 A. provides several ways that the  
11 units are exempt: The Certificate of Occupancy was first issued after January  
12 1, 1983 (Exhibit "A"); as under subdivision 5 of 8.22.030 A, the units were en-  
13 tirely newly constructed or created from space that was formerly entirely non-  
14 residential; and as under 8.22.030 A, subdivision 7, the units are exempt under  
15 Costa Hawkins. For all three reasons, under the Ordinance, the units are ex-  
16 empt.

17 **IV. CONCLUSION**

18  
19 For the reasons set forth above, 4 CH requests that the tenants' appeals  
20 be denied, that the decision of the Hearing Officer be upheld, and that a Cer-  
21 tificate of Exemption be issued by the Board for each of the 20 units.  
22  
23

24 DATED: *May 1, 2017*

RESPECTFULLY SUBMITTED,

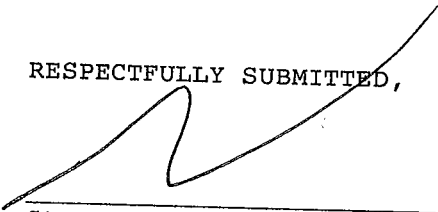
  
Steven Rood, Esq.

EXHIBIT "A"

000058



# CITY OF OAKLAND – COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY

Inspection services – 250 Frank H. Ogawa Plaza, Suite 2340, Oakland, California 94612 (510) 238-3100

## CERTIFICATE OF OCCUPANCY

C.O. NO. 08-0038

Jobsite Address	<u>324 10<sup>th</sup> Street</u>	Property Owner	<u>Wing King Chung</u>		
Permits	<u>B0405623</u>		<u>E0700952</u>		
	<u>P0500784</u>	Permittee	<u>King's Construction</u>		
		Parcel No.	<u>002-0061-095-00</u>		
Final Inspection Approved	<u>03/13/2008</u>	Occupancy	<u>R-7, B, M</u>	Stories	<u>4</u>
Use of Premises	<u>Retail Sales, Mercantile Storage,</u>	Construction	<u>3-1HR</u>	Sprinkler	<u>Yes</u>
	<u>Live/Work Condominium</u>	OBC Edition	<u>2001</u>	Ordinance	<u>12,452 CMS</u>
Subdivision	_____	Planning Permits	_____	Zone	<u>C-51/S-17</u>
No. of Units	Condo <u>20</u>	Rental*	_____	Bldg Code Variances	_____

STORY	ROOM DESCRIPTION	HABITABLE ROOMS
Basement	_____	_____
1 <sup>st</sup> . Story	<u>Retail Space</u>	<u>0</u>
2 <sup>nd</sup> . Story	<u>Mercantile Space</u>	<u>0</u>
3 <sup>rd</sup> . Story	<u>Twenty (20) Kitchens, Twenty &amp; 1/2 (20 1/2) Bathrooms, Twenty (20) Family Rooms,</u>	_____
" "	<u>Twenty (20) Living Room/Dining Room Combination.</u>	<u>60</u>
4 <sup>th</sup> . Story	<u>Twenty (20) Bedrooms, Nineteen (19) Home Offices, Twenty (20) Bathrooms.</u>	<u>39</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I certify that this is a full, true and correct copy of the original document on file.  
  
Date 9/21/13

Authorized Signature \_\_\_\_\_  
City of Oakland  
Community & Economic Development Agency  
Building Services Division

On-Site Parking  \_\_\_\_\_

Comments: \_\_\_\_\_

Room Total 99

Page 1 of 1

THIS BUILDING HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE REFERENCED CODES AND ORDINANCES FOR THE OCCUPANCIES AND THE USES DESCRIBED ABOVE, AND OCCUPANCY OF THE PREMISES ONLY FOR SAID PURPOSES IS HEREBY AUTHORIZED.

THIS CERTIFICATE SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL, ALTER, OR SET ASIDE ANY OF THE PROVISIONS OR REQUIREMENTS OF ANY LAWS OR CITY OF OAKLAND ORDINANCES NOR SHALL SUCH ISSUANCE THEREAFTER PREVENT REQUIRING CORRECTIONS OF ERRORS OR OF VIOLATIONS OF SAID REGULATIONS. THIS CERTIFICATE IS NOT A LICENSE.

By:   
INSPECTION SERVICES MANAGER

BUILDING OFFICIAL  
Date Issued: March 14, 2008

Copies:     Owner     Assessor     Microfilm     \*Business License

000059



EXHIBIT "B"

000060

(17 5 10/4)



# PERMIT INSPECTION RECORD

Inspections call (510) 238-3444

INSPECTION SERVICES  
250 Frank H. Ogawa Plaza  
2nd Floor  
Oakland, CA 94612

City of Oakland

KEEP AVAILABLE WITH THE APPROVED PLANS

JOB SITE ADDRESS <b>324.10<sup>th</sup> ST</b>		TENANT / SUITE	ASSESSOR'S PARCEL NUMBER	
PERMITTEE <b>KING'S CONSTR. CO.</b>	LICENCE <b>476332</b>	CODE EDITION <b>2001</b>	PERMIT ISSUE DATE <b>1-21-05</b>	
DESCRIPTION OF WORK <b>CONVERT 30' CELL INTO 20 UNIT LANE</b>		OCCUPANCY <b>R-7, B</b>	FIRE SPRINKLER <b>YES</b>	
REQUIRED SPECIAL INSPECTIONS & MATERIALS TESTING (CBC SECTION 1701.5) <b>YES</b>		CONST. TYPE <b>III-1 HR</b>	STORIES <b>4</b>	DISTRICT <b>01</b>

- BUILD, ELECT, PLUMB, & MECH INSPECTIONS MUST BE SCHEDULED SEPARATELY (PLEASE CALL WELL IN ADVANCE).
- ALL PERMITS WILL EXPIRE UNLESS MAJOR INSPECTIONS ARE APPROVED BY THE CITY EVERY 6 MONTHS (OR SOONER).
- DO NOT CONCEAL ANY WORK UNTIL "OK TO POUR" OR "OK TO COVER" HAS BEEN SIGNED & DATED BY THE CITY.
- "BEST MANAGEMENT PRACTICES" MUST BE USED DAILY TO PROTECT STORM WATER DRAINAGE SYSTEMS.

MAJOR INSPECTION	BUILDING	ELECTRICAL	PLUMBING	MECHANICAL	PLANNING / DESIGN REVIEW
<b>01 FOUNDATION</b> (6 MONTHS MAXIMUM)	<b>804405623</b>	<b>5031</b>	<b>P0506784</b>	<b>40950575</b>	
10 SETBACK		30 CONSTRUCT POWER			60 ORIG GRADE ELEV
11 PIERS		31 TIEER			61 LOT COVERAGE
12 REPORT / CERT / FEE					
13 FTS / ELEV. CONTROL		32 UNDER GROUND	40 UNDER GROUND	50 UNDER GROUND	62 SITE
<b>OK TO POUR</b>					
<b>02 FLOOR</b> (6 MONTHS MAXIMUM)					
14 REPORT / CERT / FEE					
15 UNDER FLOOR		33 UNDER FLOOR	41 UNDER FLOOR	51 UNDER FLOOR	63 FLOOR ELEVATION
<b>OK TO COVER</b>					
<b>03 FRAME</b> (6 MONTHS MAXIMUM)					
16 INT. CEILING	<b>11/19/06</b>	34 SUSPENDED CEILING	42 DWV PIPING	52 SUSPENDED CEILING	64 ROOF HEIGHT
17 MASONRY / RET WALL		35 PREMISES WIRING	43 GAS PIPING	53 FLUE	
18 SHEARWALL / ROOF		36 SUBPANEL	44 WATER PIPING	54 DUCT (LOW PRESS)	
19 SHAFT / FIREWALL		37 SERVICE / MCC	45 CONDENSATE PIPING	55 DUCT (TYPE I HOOD)	
20 TUB / SHOWER WALL			46 TUB / SHOWER PAN	56 FIRE DAMPER	
21 REPORT / CERT / FEE			47 WATER SERVICE	57 MANUF FIREPLACE	
<b>OK TO COVER</b>			<b>TIC</b>		
22 ROUGH		38 ROUGH	48 ROUGH	58 ROUGH OVER	68 EXTERIOR
23 WAL. BRD. / SHINGLE	<b>3/7/06</b>				
24 REPORT / CERT / FEE		39 EMERG. SYSTEMS	49 GAS TEST	59 EQUIPMENT / ROOM	69 LANDSCAPE / IRR
25 UTILITY RELEASE		40 UTILITY RELEASE	50 UTILITY RELEASE	60 UTILITY RELEASE	
26 FIRE PREVENTION	<b>3-15-08</b>	41 PUBLIC WORKS	51 ENGR. SEAL / STAMP	61 COUNTY HEALTH	70 OTHER AGENCY
<b>FINAL ORDER</b>					
<b>04 FINAL</b> (6 MONTHS MAXIMUM)					
71 REPORT / CERT / FEE		72 PUBLIC WORKS	82 ENGR. SEAL / STAMP	92 COUNTY HEALTH	100 OTHER AGENCY
<b>319.7</b>					
<b>000061</b>					

OFFICIAL USE ONLY

88 STOP WORK

89 SUSPEND PERMIT

90 INSPECT NOT PERFORMED

91 INSPECT CANCELLED

92 NOT READY

93 ADDRESS NOT FOUND

94 NO ACCESS/ APPROVED PLANS NOT AVAILABLE

95 RE-INSPECT FEE

96 CORRECTION NOTICE

97 PARTIAL APPROVAL

98 APPROVED

BUILDING

3/8/05 3<sup>RD</sup> FLOOR JOIST TIES IN PLACE, SUBJECT TO SPECIAL INSPECTION APPROVAL FOR EPOX (WINDOW SIDE ONLY, BACK SIDE TIES)  
 3/31/05 3<sup>RD</sup> FLOOR JOIST TIES @ REAR WALL IN PLACE, SUBJECT TO SPECIAL INSPECTION.  
 5/16/05 2<sup>ND</sup> FL TENSION ANCHORS 4 SIDES OK PER 3/12/05  
 6/13/05 Roof FILL IN FORMS OK (POUR IN PLACE CONCRETE INSTEAD OF SHOTCRETE OK PER ENGINEER ON RECORD).  
 7/10/05 1<sup>ST</sup> LIFT CMU EXTERIOR WALLS OK TO GRANT.  
 7/26/05 LAST LIFT OF CMU WALL @ 4<sup>TH</sup> LEVEL OK TO GRANT.  
 8/15/05 ROOF FRAME - STEEL MAIL SUBJECT TO INSPECTION FOR 2X8 CLASH.

8/22/05 NEED CLARIFICATION OF 3X STUD AND 3X SILL AS INDICATED ON APPROVED PLAN. ALL EXTERIOR SHEAR WALL MUST 3" AT EDGE TYPICAL. ALL SHEAR WALL LESS THAN 4" REQUIRE SPECIAL INSPECTION. STRAP 522 CANCELED WITHOUT INSPECTION. (ENGINEER ON RECORD MAY BE RE-DESIGN THIS CONNECTION)

10-22-05 - 3<sup>RD</sup> Floor e-corridor - 1d OK to SR - no shear transfer seen between 05 B & floor frame above 05 B nailed at 6" o.c. 1-6-6 REAR SIDE WALLS OK

12-29-05 9 UP SHORTRAIL EXTERIOR WALLS OK

ELECTRICAL: 11/16/05 DOUBLE LAYER STEEL DECK AT 4<sup>TH</sup> FLOOR VERIFIED  
 11/30/05 E/OK @ 301-319 OK ON THE ODD SIDES ONLY. SUPP. PANELS PREVIOUS TIC. ALSO VERIFY WITH TWO SI. APPLIANCE CIRCUITS EACH FITCHES. RECEPTACLES IN WORK AREAS WITH 15 ABOVE FLOOR. GARCIA.

12/01/05 @ 303, 305, 309, 310 & 312 Panels TIC GARCIA

12/15/05 E/OK @ 301, 302, 306, 308, 314, 316, 318 & 320. GARCIA

PLUMBING/MECHANICAL

11/17/05 - H<sub>2</sub>O, D.W. & gas piping OK. under pressure (stand pipes over 30" reduced next insp.) all rough is pending 1 hour construction H/W heater need smoothy pipe, all A.W. need e.d.'s. all

12/01/05 Gas tie in @ corridor to meter TIC. 12/01/05/06 some units the B-vent to go up light well etc. 12/09/06 this test is not needed  
 4/12/06 V.6 225 V.6 225

PLANNING, ZONING, DESIGN REVIEW, LANDSCAPING

Fire - 12/21/05 - 10 Sprinkler Heads added. checked at 200 PSI. OK (R)

Fire 1/27/06 Performed Sprinkler Final. Recommend approval (P)

Fire 3-19-07 TAD granted. Hold final pending installation of elevator recall

3-6-08 - as discussed with Asst. Fire Marshal Gary Collins. Elevator Recall, Recall Fireman's Heat 000062 and smoke detectors. (SCID)

CITY OF OAKLAND  
REPORT OF FIRE INSPECTION

ENGINE CO.

FPD

ADDRESS 320 10<sup>th</sup> Street

NAME Paramount Elevator

GENERAL INSPECTION  PERMIT OTHER  HAZARD NOTED  HAZARD ABATED

NOTICE LEFT LETTER  1st NOTICE 2nd NOTICE FINAL

DATE	VIOLATION	O.F.C.	CONTACTED
3-6-88	Elevator Test		Greg Pryor
	Recall and Fire		
	man's Hat and Smoke		
	Detectors. Recommendation		
	approval		

A REINSPECTION WILL BE MADE WITHIN 7 DAYS.

FIRE PREVENTION BUREAU - PHONE 238-3851

INSPECTOR Cheryl Williams

88 STOP WORK  
92 NOT READY  
95 RE-INSPECT FEE

39 SUSPEND PERMIT  
93 ADDRESS NOT FOUND  
96 CORRECTION NOTICE

90 INSPECT NOT PERFORMED  
94 NO ACCESS/ APPROVED PLANS NOT AVAILABLE  
97 PARTIAL APPROVAL

91 INSPECT CANCELLED  
98 APPROVED

BUILDING

1/19/06 Four story rough out OK, OK to SHEETROCK. 3<sup>RD</sup> STORY T/C

2-7-06 - Insulation OK 4<sup>th</sup> floor except unit 420 to be done

2-14-06 3<sup>RD</sup> FL FRAMING OK TO S/R, S/R VERTICAL

2/21/06 4<sup>th</sup> floor sheetrock OK, EXCEPT TUB-SHOWER AREA. LEFT Colm PAD OK TO PAD.

5-25-06 12/6 X ON STAIR SIDE ONLY OF (E) SIDE ENCLOSURES, DRINKING & DISSEMINATING TO COME (1E) AND WORK TIME (AUK)

7-10-06 TIBAR INSTALLATION OK BUT DO NOT INSTALL TILE UNTIL ALL ABOVE GRID FINE. SAFETY OF FLOOR/CEILING AND CORRIDOR WALLS IS COMPLETE AND INSPECTED

3-19-07 FRAMING AT EXTERIOR STORE FRONT OK

Fire-10/31/06 Performed Sprinkler Final Recommendation

11/20/06 FIRE CHALKING AT HALLWAY CEILING VERIFIED

1/23/07 FRONT ENTRANCE CORRECTIONS VERIFIED, OK TO COVER.

\*Fire: Received copy of 5-yr. Cert. for H.K. fire protection. Reviewed the document and except the finding. (SCU)

ELECTRICAL

PLUMBING/MECHANICAL

08/23/06 Partial final/less back draft dampers all kits door access to FDU #1 with in unit 319.

PLANNING, ZONING, DESIGN REVIEW, LANDSCAPING

1-12-06 Time of construction



City of Oakland

# PERMIT INSPECTION RECORD

Inspections call (510) 238-3444

Weekdays 8:00 a.m. to 4:00 p.m.

238-7287

INSPECTION S  
250 Frank H. Oj  
2nd Flo  
Oakland, CA

KEEP AVAILABLE WITH THE APPROVED PLANS

(PAGE 1 of 2)

JOBSITE ADDRESS <b>324-10 7th St</b>		TENANT / SUITE	ASSESSOR'S PARCEL NUMBER		
PERMITTEE <b>KING'S CONSTR. Co.</b>		LICENCE <b>476332</b>	CODE EDITION <b>2001</b>	PERMIT ISSUE DATE <b>1-21-05</b>	
DESCRIPTION OF WORK <b>CONVERT 30 UNIT INTO 20 UNIT LOWE</b>		OCCUPANCY <b>R-7 B</b>	FIRE SPRINKLER <b>YES</b>		
REQUIRED SPECIAL INSPECTIONS & MATERIALS TESTING (UBC SECTION 1701.5) <b>YES</b>		CONSTR TYPE <b>WORK III-1HR</b>	STORIES <b>4</b>	DISTRICT <b>C</b>	

- BUILD, ELECT, PLUMB, & MECH INSPECTIONS MUST BE SCHEDULED SEPARATELY (PLEASE CALL WELL IN ADVANCE).
- ALL PERMITS WILL EXPIRE UNLESS MAJOR INSPECTIONS ARE APPROVED BY THE CITY EVERY 6 MONTHS (OR SOONER).
- DO NOT CONCEAL ANY WORK UNTIL "OK TO POUR" OR "OK TO COVER" HAS BEEN SIGNED & DATED BY THE CITY.
- "BEST MANAGEMENT PRACTICES" MUST BE USED DAILY TO PROTECT STORM WATER DRAINAGE SYSTEMS.

MAJOR INSPECTION	BUILDING	ELECTRICAL	PLUMBING	MECHANICAL	PLANNING/ DESIGN REVIEW
01 FOUNDATION (6 MONTHS MAXIMUM)  OK TO POUR	10 SETBACK <b>R0405623</b>	30 CONSTRUCT POWER <b>E050345</b>	40 UNDER GROUND <b>P0500784</b>	50 UNDER GROUND <b>M0500525</b>	60 ORIG GRADE ELEV
	11 PIERS	31 UFER			61 LOT COVERAGE
	12 REPORT / CERT / FEE				
	13 FTG / SLAB / EMBED	32 UNDER GROUND	40 UNDER GROUND	50 UNDER GROUND	62 SITE
02 FLOOR (6 MONTHS MAXIMUM)  OK TO COVER	14 REPORT / CERT / FEE				
	15 UNDER FLOOR	33 UNDER FLOOR	41 UNDER FLOOR	51 UNDER FLOOR	63 FLOOR ELEVATION
03 FRAME (6 MONTHS MAXIMUM)  2/14/06 TICKET OK TO COVER	16 LATH / CEILING <b>1/19/06</b>	34 SUSPENDED CEILING	42 DWV PIPING <b>11/17/05</b>	52 SUSPENDED CEILING	64 ROOF HEIGHT
	17 MASONRY / RET WALL	35 PREMISES WIRING	43 GAS PIPING <b>11/17/05</b>	53 FLUE <b>11/17/05</b>	
	18 SHEARWALL / ROOF	36 SUBPANEL	44 WATER PIPING <b>11/17/05</b>	54 DUCT (LOW PRESS) <b>11/17/05</b>	
	19 SHAFT / FIREWALL	37 SERVICE / MCC	45 CONDENSATE PIPING	55 DUCT (TYPE I HOOD) <b>CORE</b> <b>F.S.D TIC</b>	
	20 TUB / SHOWER WALL		46 TUB / SHOWER PAN <b>12/08/05</b>	56 FIRE DAMPER	
	21 REPORT / CERT / FEE		47 WATER SERVICE <b>TIC</b>	57 MANUF FIREPLACE	
	22 ROUGH	38 ROUGH <b>12/15/05</b> <b>Areas</b>	48 ROUGH <b>12/15/05</b>	58 ROUGH <b>over</b> <b>01/05/06</b>	68 ROUGH
	23 WALL BRD / SHINGLE <b>3/7/06</b>				
	24 REPORT / CERT / FEE				
	25 FINAL (6 MONTHS MAXIMUM) <b>10-7</b> <b>OR AFTER</b> <b>RESNAE</b> <b>REG</b> <b>3-12-07</b> <b>2-15-08</b>	39 EMERG SYSTEMS	49 GAS TEST <b>09/18/06</b>	59 EQUIPMENT / HOOD	69 LANDSCAPE / IRR
80 UTILITY RELEASE	80 UTILITY RELEASE	80 UTILITY RELEASE	80 UTILITY RELEASE <b>11/30/06</b>		
81 FIRE PREVENTION 510 / 238 - 380	82 PUBLIC WORKS 510 / 238 - 3051	83 ENGR SERVICES 510 / 238 - 4770	84 COUNTY HEALTH 510 / 567 - 6700	85 OTHER AGENCY	
86 FINAL ELECTRICAL	86 FINAL PLUMBING	86 FINAL MECHANICAL	87 FINAL PLAN D.R.	<b>000065</b>	

EXHIBIT "C"

000066

PUBLIC Area

Garbage Rm	4x9	=	36
cove	1.5x7	=	10.5
st. / stair	<del>27x24</del>	=	576
Hallway	5.5x10.1	=	55.5
shaft	2x5.5	=	11.0
shaft	10x9	=	90
Hallway	6.5x8	=	52
Hallway	40x6	=	240
ELEV.	8x11	=	88
cove	5x8	=	40
Garage	11x10	=	110
T Hallway	6x19	=	114
shaft	10x9	=	90
ELEV.	7.5x7	=	52.5
"	6.5x9	=	58.5
shaft	4x5	=	20.0
			<u>2144</u>

/ 20 = 107 SF

實用面積 平方呎

301	1313	105
2	1157	135
3	1264.5	112
4	1018	144
5	1157	112
6	986	144
7	1345	112
8	1040	144
9	1345	112
10	1058	144
11	1340	112
12	1058	144
13	1345	112
14	1058	144
15	1322	112
16	1057	144
17	936	112
18	1057	144
19	1213.5	105
20	1210	135
	<u>21071</u>	

000067



301

$$\begin{array}{r}
16 \times 47 = 752 \\
16 \times 43.5 = 696 \\
-5 \times 6 = -30 \\
-8.5 \times 8 = -68 \\
-3.25 \times 11.5 = -37 \\
\hline
1313 \text{ SF} \\
\text{DECK } 70 \times 15 = 105 \text{ SF}
\end{array}$$

302

$$\begin{array}{r}
16 \times 41 = 656 \\
16 \times 38 = 608 \\
-8 \times 8.5 = -68 \\
-3.25 \times 13 = -42 \\
\hline
1154 \\
\text{DECK } 9 \times 15 = 135 \text{ SF}
\end{array}$$

303

$$\begin{array}{r}
16 \times 51.5 = 824 \\
-6 \times 19 = -114 \\
16 \times 41.5 = 664 \\
-8.5 \times 8.5 = -72.2 \\
-3.25 \times 11.5 = -37.3 \\
\hline
1264.5 \text{ SF} \\
\text{DECK } 7 \times 16 = 112 \text{ SF}
\end{array}$$

304

$$\begin{array}{r}
16 \times 31 = 496 \\
16 \times 39.5 = 632 \\
-8 \times 8.5 = -68 \\
-3.25 \times 13 = -42 \\
\hline
1018 \\
\text{DECK } 9 \times 16 = 144 \text{ SF}
\end{array}$$

305

$$\begin{array}{r}
15 \times 37 = 552 \\
16 \times 30.5 = 488 \\
-7.5 \times 4 = -30 \\
-8.5 \times 13.5 = -114.75 \\
\hline
1157 \text{ SF} \\
\text{DECK } 7 \times 16 = 112 \text{ SF}
\end{array}$$

306

$$\begin{array}{r}
16 \times 31 = 496 \\
16 \times 37.5 = 600 \\
-8 \times 8.5 = -68 \\
-3.25 \times 13 = -42 \\
\hline
986 \\
\text{DECK } 9 \times 16 = 144 \text{ SF}
\end{array}$$

307

$$\begin{array}{r}
16 \times 49.5 = 792 \\
16 \times 41.5 = 664 \\
-8 \times 9 = -72 \\
-3.25 \times 12 = -39 \\
\hline
1345 \text{ SF} \\
\text{DECK } 7 \times 16 = 112 \text{ SF}
\end{array}$$

308

$$\begin{array}{r}
16 \times 31.5 = 504 \\
-7 \times 2.5 = -17.5 \\
16 \times 39.5 = 632 \\
-8 \times 8.5 = -68 \\
-3.25 \times 13 = -42 \\
\hline
1444.5 \\
\text{DECK } 9 \times 16 = 144 \text{ SF}
\end{array}$$

309

$$\begin{array}{r}
16 \times 49.5 = 792 \\
16 \times 41.5 = 664 \\
-8 \times 9 = -72 \\
-3.25 \times 12 = -39 \\
\hline
1345 \text{ SF} \\
\text{DECK } 7 \times 16 = 112 \text{ SF}
\end{array}$$

310

$$\begin{array}{r}
16 \times 33.5 = 536 \\
16 \times 39.5 = 632 \\
-8 \times 8.5 = -68 \\
-3.25 \times 13 = -42 \\
\hline
1058 \\
\text{DECK } 9 \times 16 = 144 \text{ SF}
\end{array}$$

000068

311

$$\begin{array}{r}
 16 \times 49.5 = 792 \\
 1 \times 5 = -5 \\
 16 \times 41.5 = 664 \\
 -8 \times 9 = -72 \\
 -3.25 \times 12 = -39 \\
 \hline
 1340 \text{ SF}
 \end{array}$$

DECK  $7 \times 16 = 112 \text{ SF}$ 

312

$$\begin{array}{r}
 16 \times 33.5 = 536 \\
 16 \times 39.5 = 632 \\
 -8 \times 8.5 = -68 \\
 -3.25 \times 13 = -42 \\
 \hline
 1058 \text{ SF}
 \end{array}$$

DECK  $9 \times 16 = 144 \text{ SF}$ 

313

$$\begin{array}{r}
 16 \times 49.5 = 792 \\
 16 \times 41.5 = 664 \\
 -8 \times 9 = -72 \\
 -3.25 \times 12 = -39 \\
 \hline
 1345 \text{ SF}
 \end{array}$$

DECK  $7 \times 16 = 112 \text{ SF}$ 

314

$$\begin{array}{r}
 16 \times 33.5 = 536 \\
 16 \times 39.5 = 632 \\
 -8 \times 8.5 = -68 \\
 -3.25 \times 13 = -42 \\
 \hline
 1058 \text{ SF}
 \end{array}$$

DECK  $9 \times 16 = 144 \text{ SF}$ 

315

$$\begin{array}{r}
 16 \times 49.5 = 792 \\
 -3 \times 24 = -72 \\
 16 \times 41.5 = 664 \\
 -8 \times 8.5 = -68 \\
 -3.25 \times 14 = -45.5 \\
 2.25 \times 11 = 24.75 \\
 4.5 \times 4 = 18.0 \\
 \hline
 1322.25
 \end{array}$$

DECK  $7 \times 16 = 112 \text{ SF}$ 

316

$$\begin{array}{r}
 16 \times 33.5 = 536 \\
 -4.5 \times 8 = -36 \\
 16 \times 39.5 = 632 \\
 -4.5 \times 8 = -36 \\
 -3.25 \times 13 = -42 \\
 \hline
 1055 \text{ SF}
 \end{array}$$

DECK  $9 \times 16 = 144 \text{ SF}$ 

317

$$\begin{array}{r}
 16 \times 25.5 = 408 \\
 16 \times 41.5 = 664 \\
 -10.5 \times 7.5 = -78.75 \\
 -4 \times 7 = -28 \\
 -3.25 \times 9 = -29.25 \\
 \hline
 935.9
 \end{array}$$

DECK  $7 \times 16 = 112 \text{ SF}$ 

318

$$\begin{array}{r}
 16 \times 33.5 = 536 \\
 -4.5 \times 8 = -36 \\
 16 \times 39.5 = 632 \\
 -4.5 \times 8 = -36 \\
 -3.25 \times 13 = -42 \\
 \hline
 1055 \text{ SF}
 \end{array}$$

DECK  $9 \times 16 = 144 \text{ SF}$ 

319

$$\begin{array}{r}
 16 \times 48 = 768 \\
 -4 \times 2 = -8 \\
 -4.5 \times 23 = -103.5 \\
 16 \times 41.5 = 664 \\
 -3.5 \times 10 = -35 \\
 -4.5 \times 16 = -72 \\
 \hline
 1213.5
 \end{array}$$

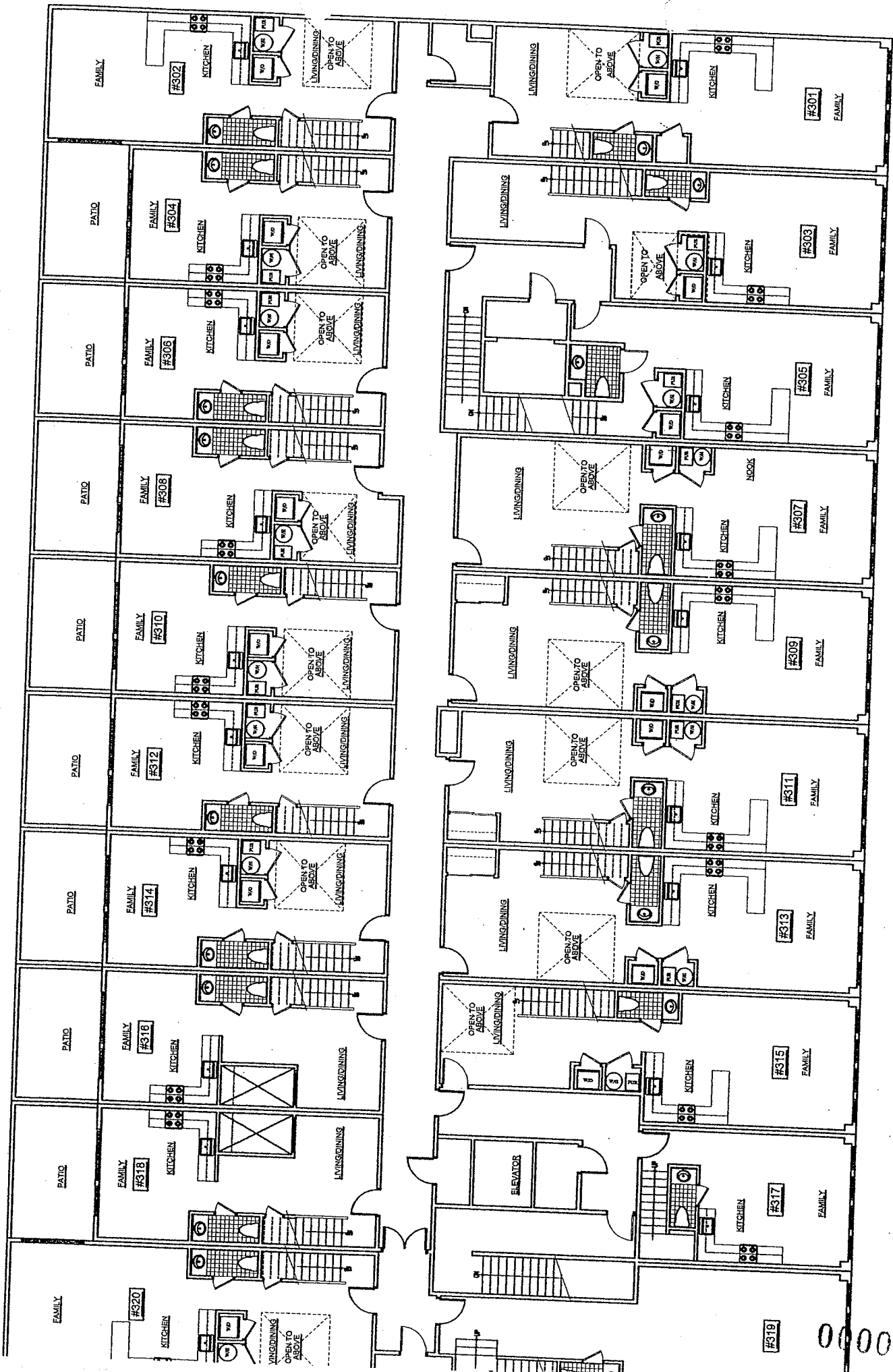
DECK  $7 \times 15 = 105 \text{ SF}$ 

320

$$\begin{array}{r}
 16 \times 43 = 688 \\
 16 \times 39.5 = 632 \\
 -8 \times 4.5 = -36 \\
 3.25 \times 13 = -42 \\
 \hline
 1242 \text{ SF}
 \end{array}$$

DECK  $9 \times 15 = 135 \text{ SF}$ 

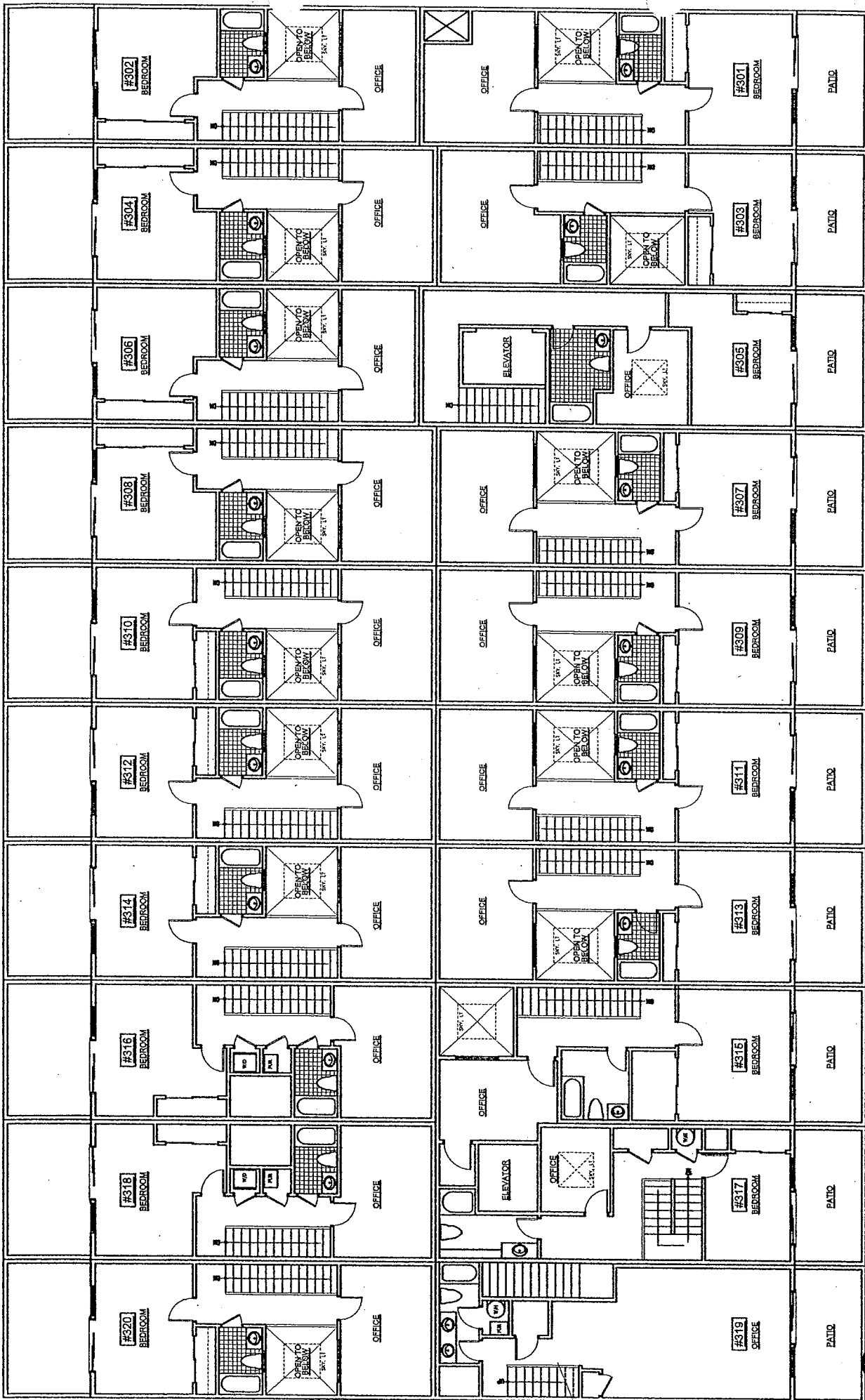
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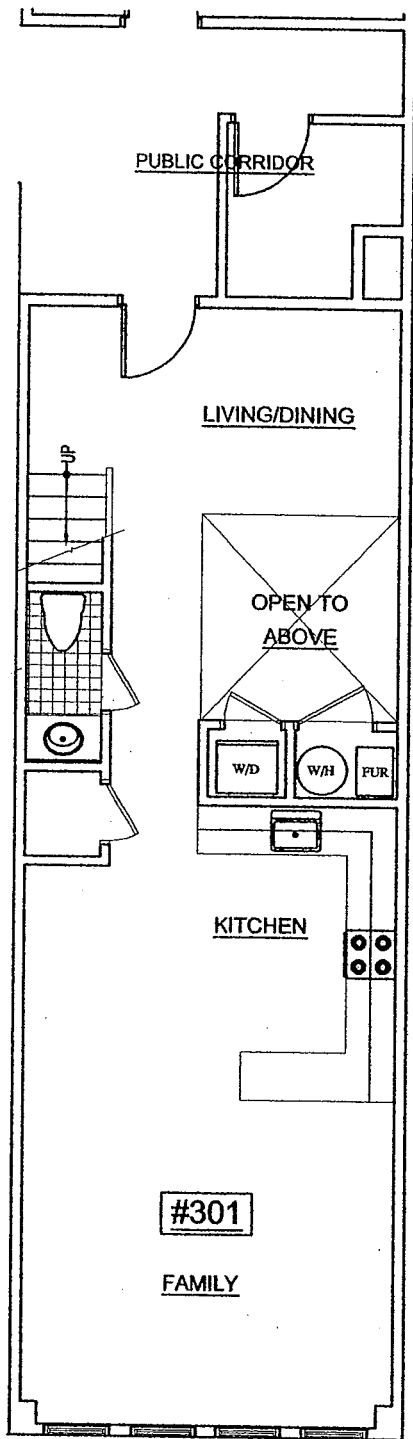
3RD FLOOR

#319 000070

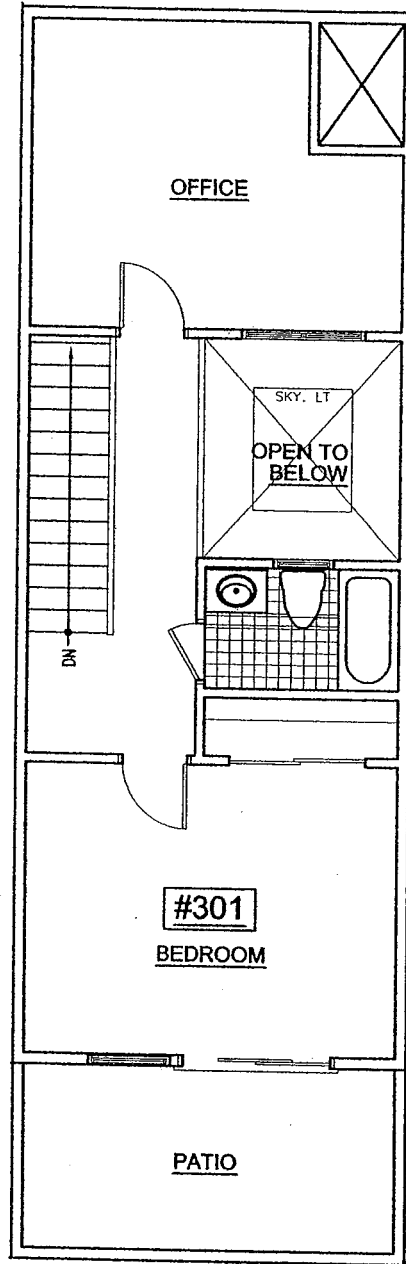
4th Floor



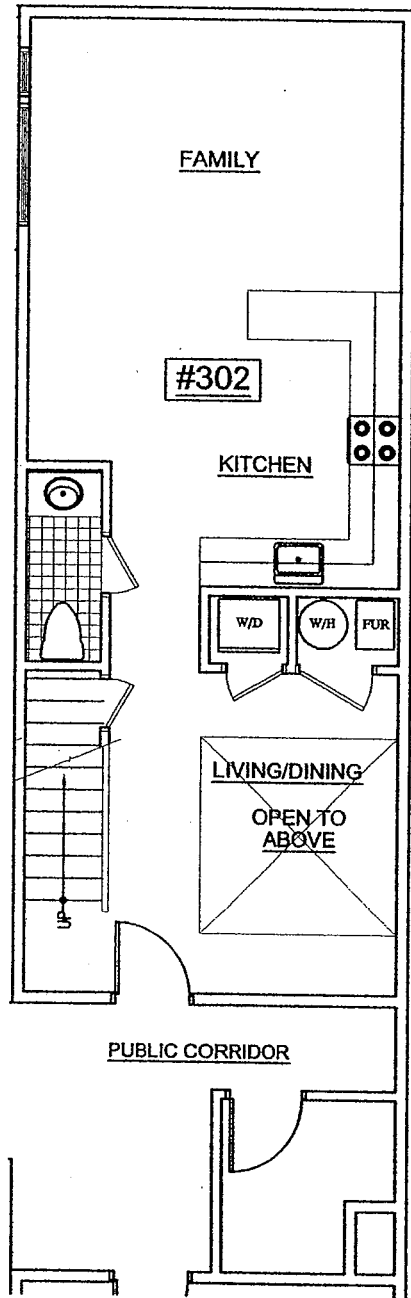
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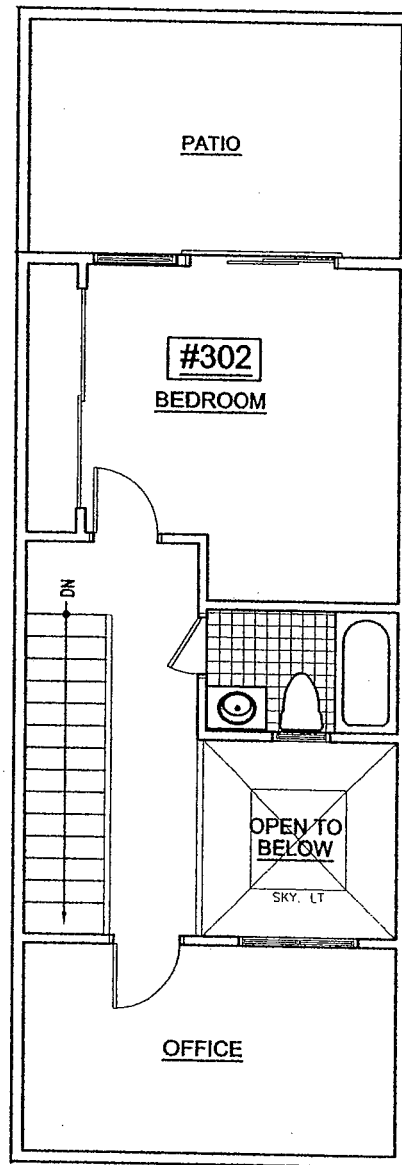
LOWER FLOOR PLAN



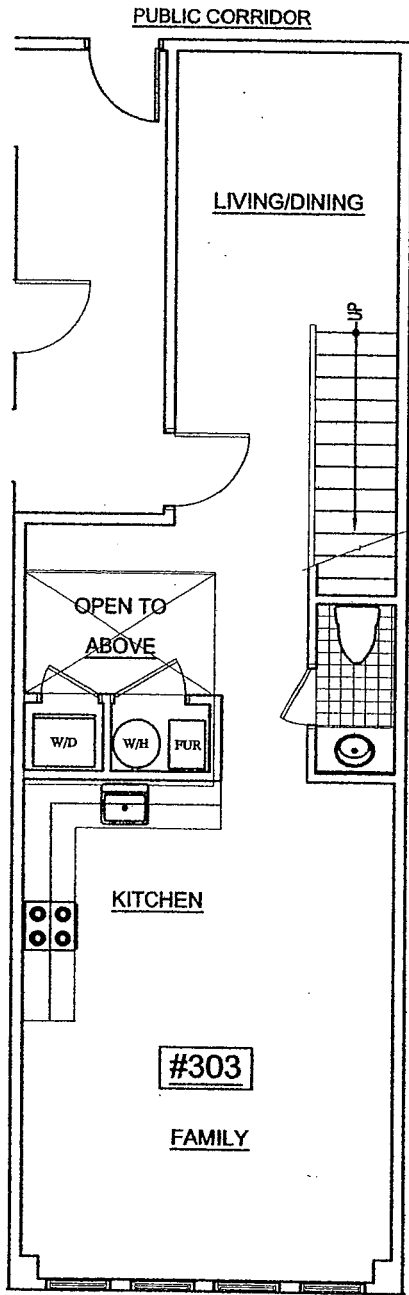
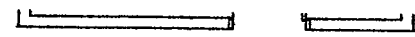
UPPER FLOOR PLAN



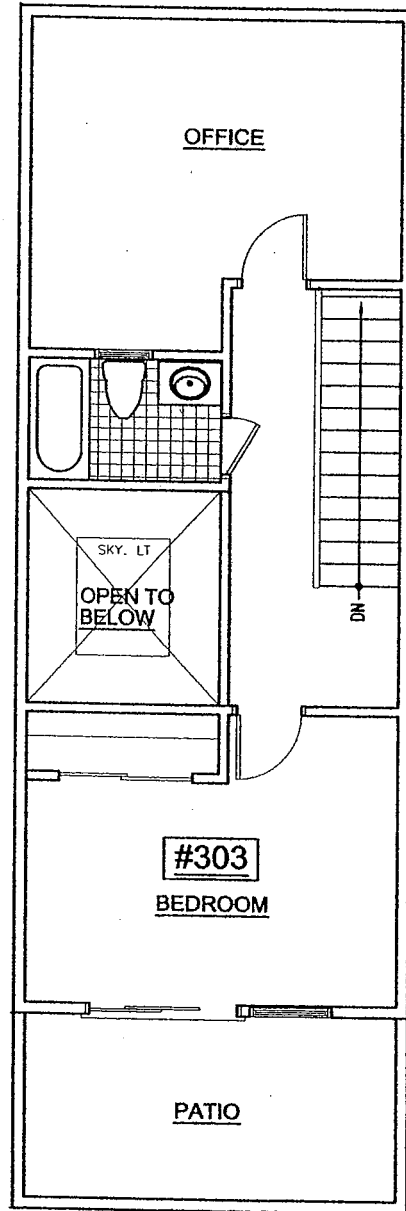
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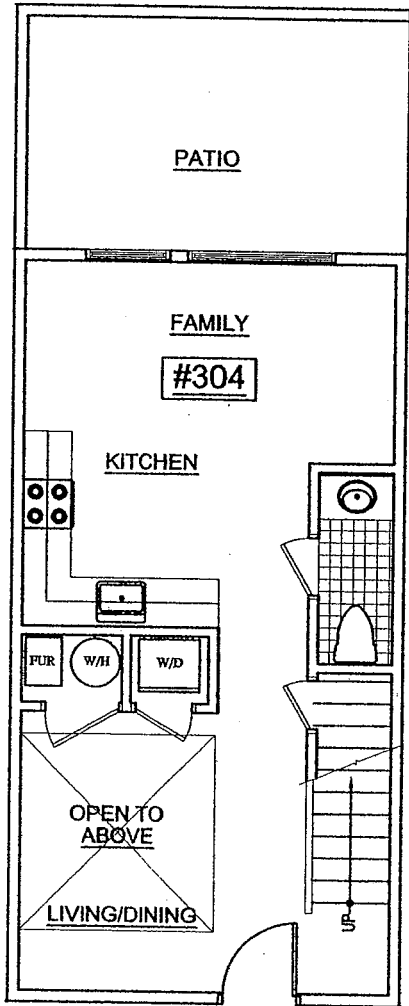
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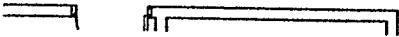
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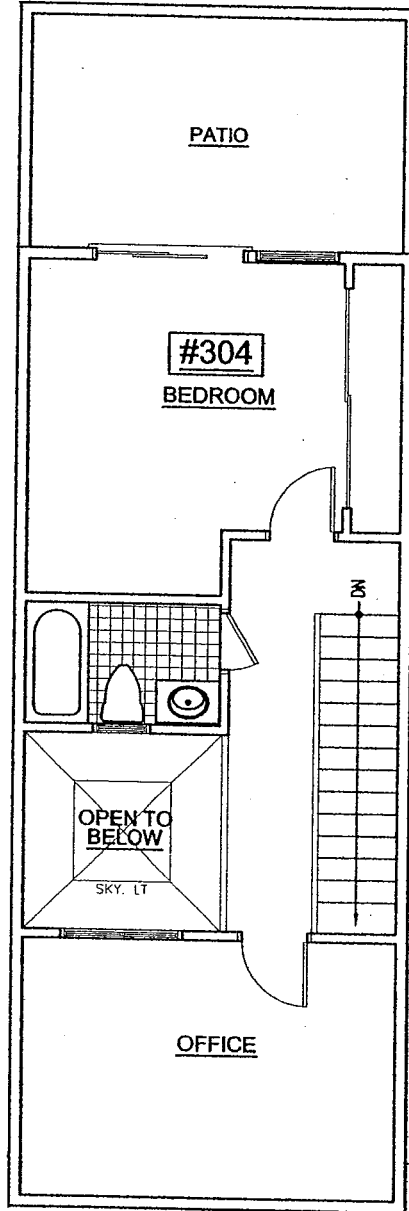
UPPER FLOOR PLAN



PUBLIC CORRIDOR

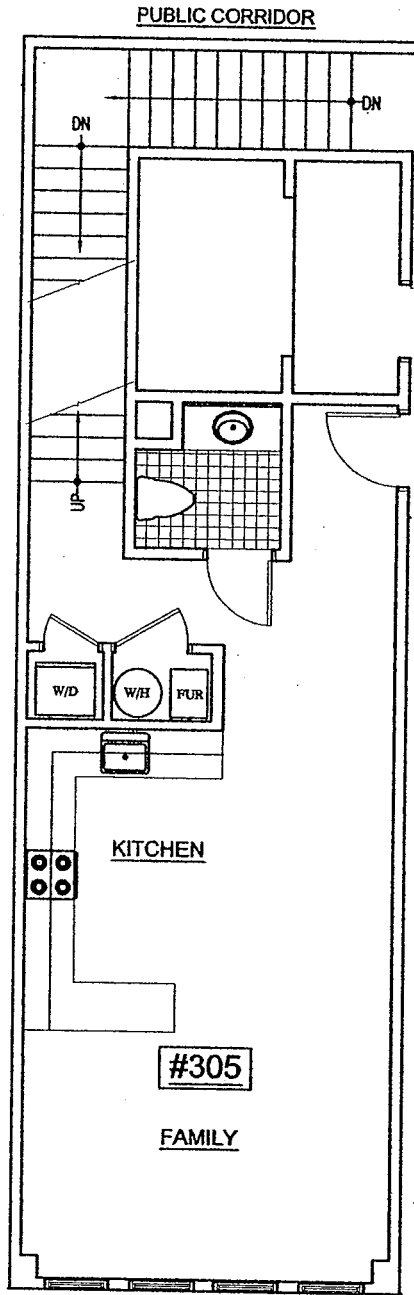
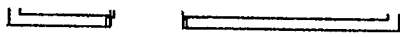


LOWER FLOOR PLAN

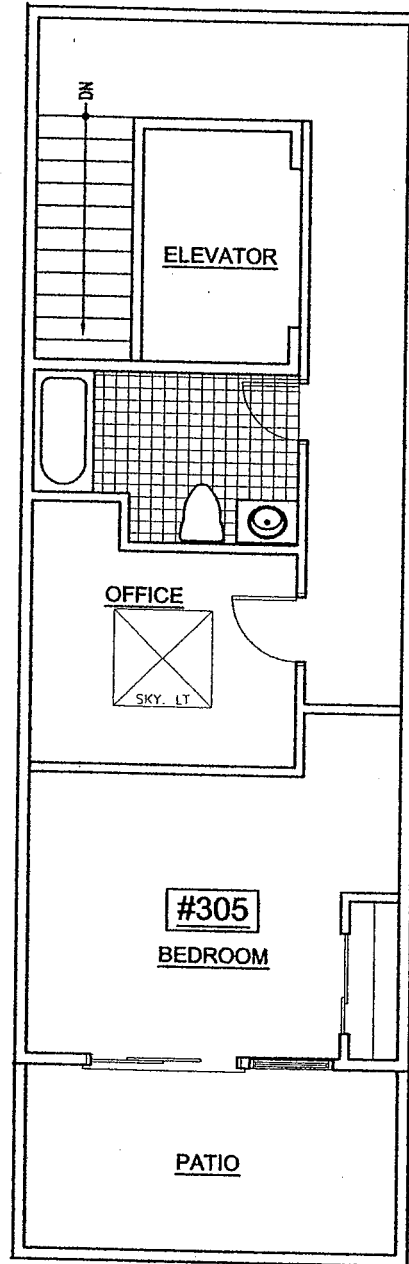


UPPER FLOOR PLAN

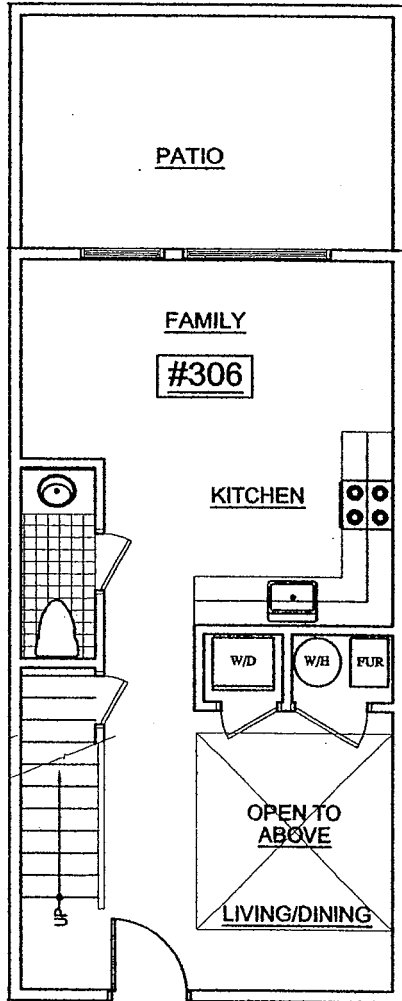




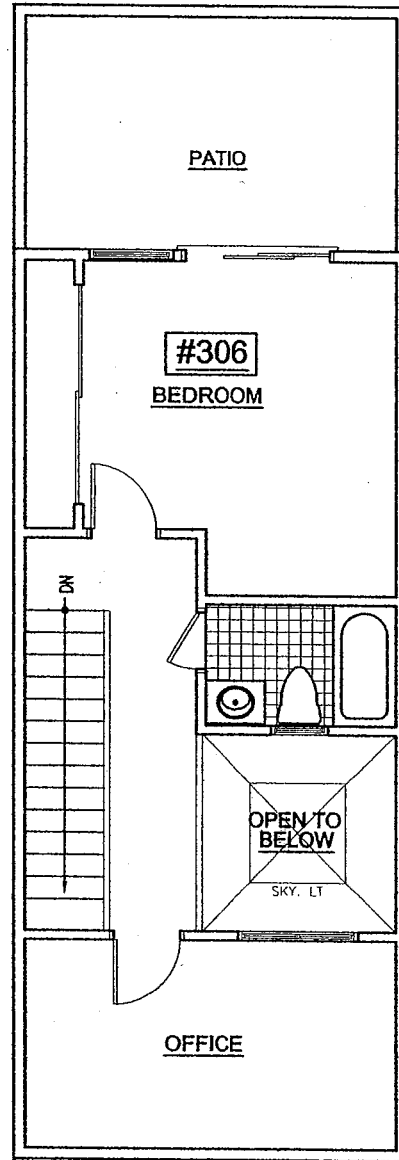
LOWER FLOOR PLAN



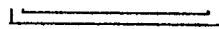
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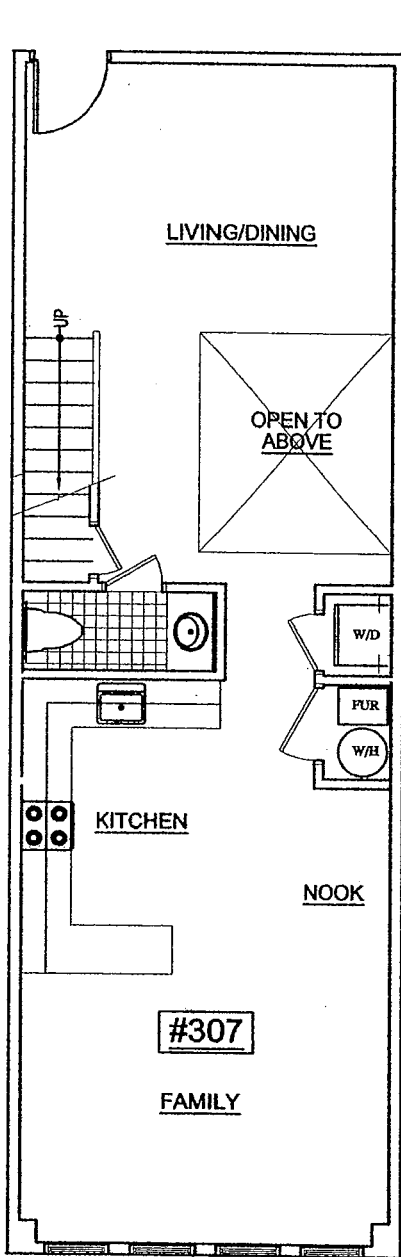
LOWER FLOOR PLAN



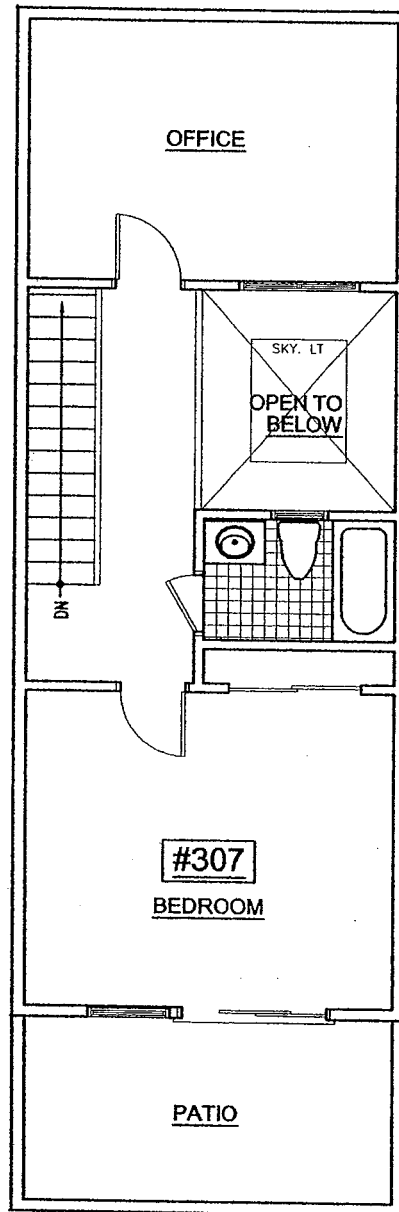
UPPER FLOOR PLAN



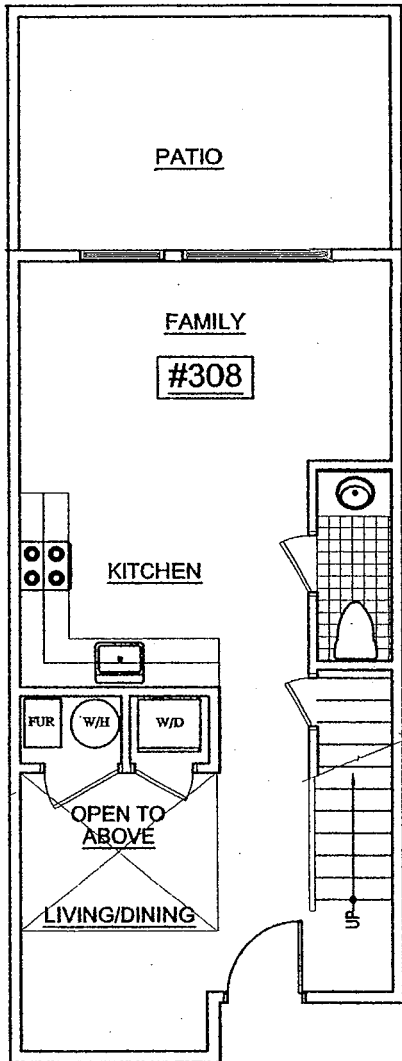
PUBLIC CORRIDOR



LOWER FLOOR PLAN

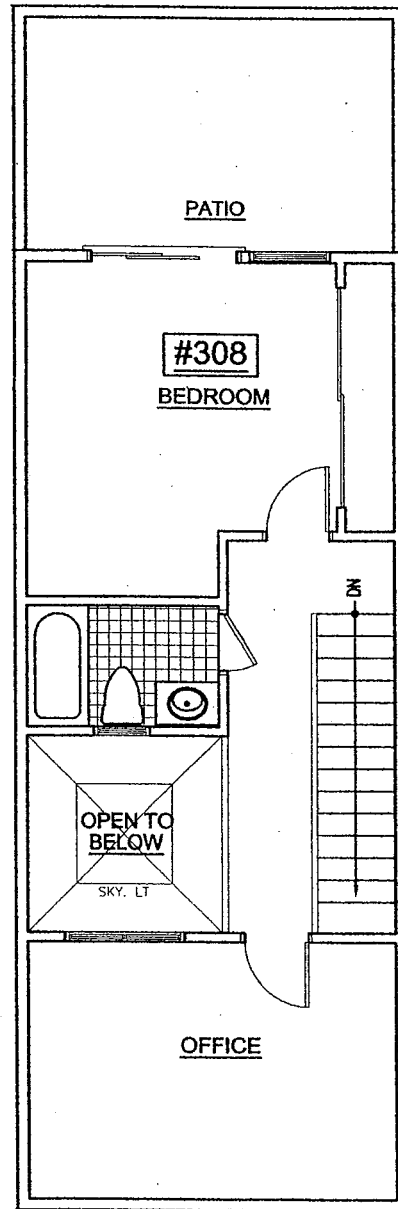


UPPER FLOOR PLAN



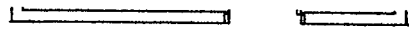
PUBLIC CORRIDOR

LOWER FLOOR PLAN

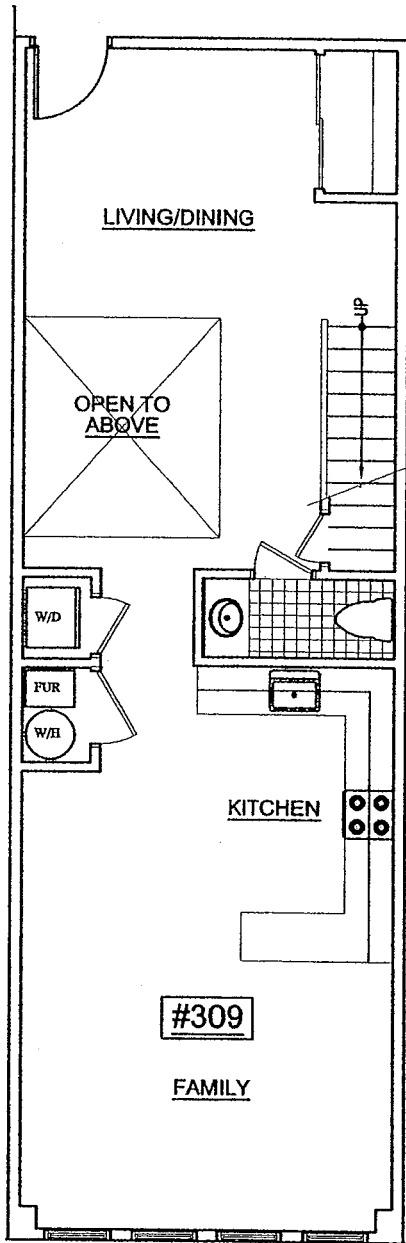


UPPER FLOOR PLAN

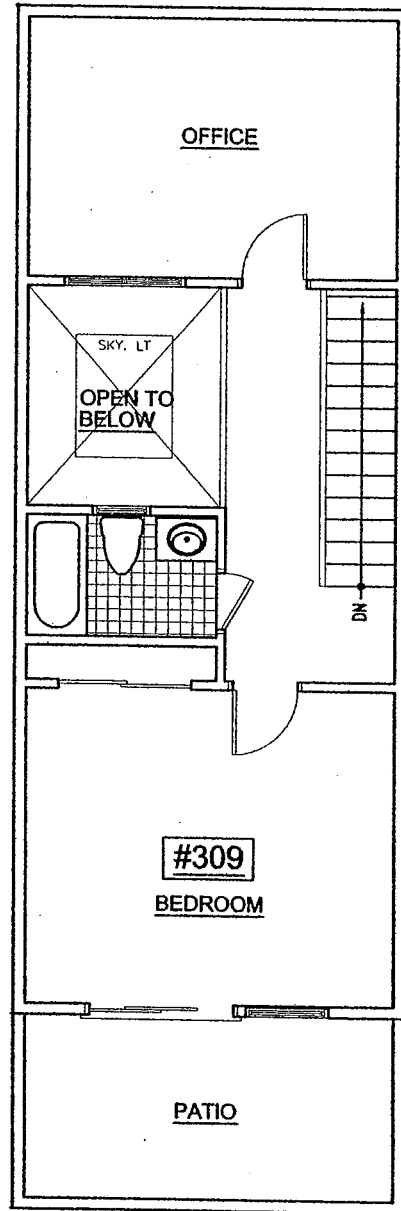
000079



PUBLIC CORRIDOR

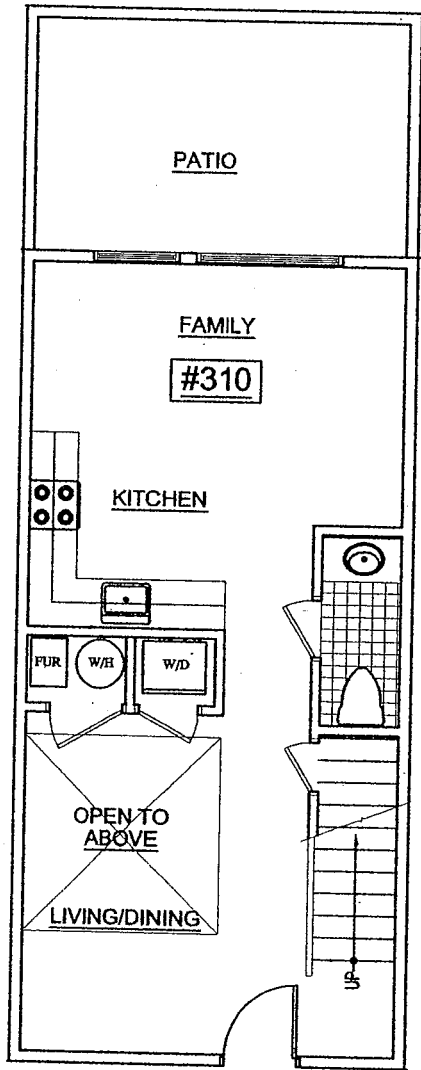


LOWER FLOOR PLAN

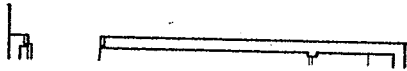


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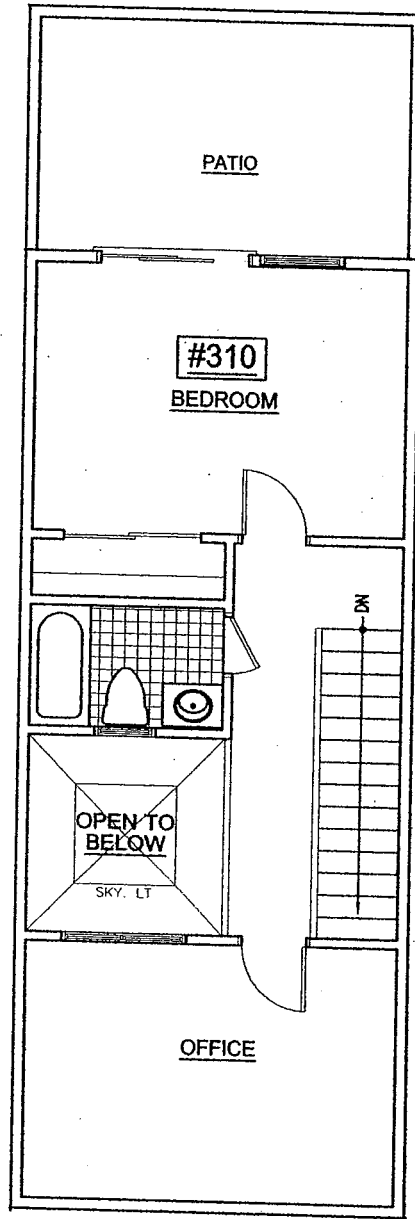
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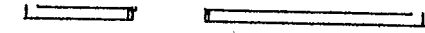
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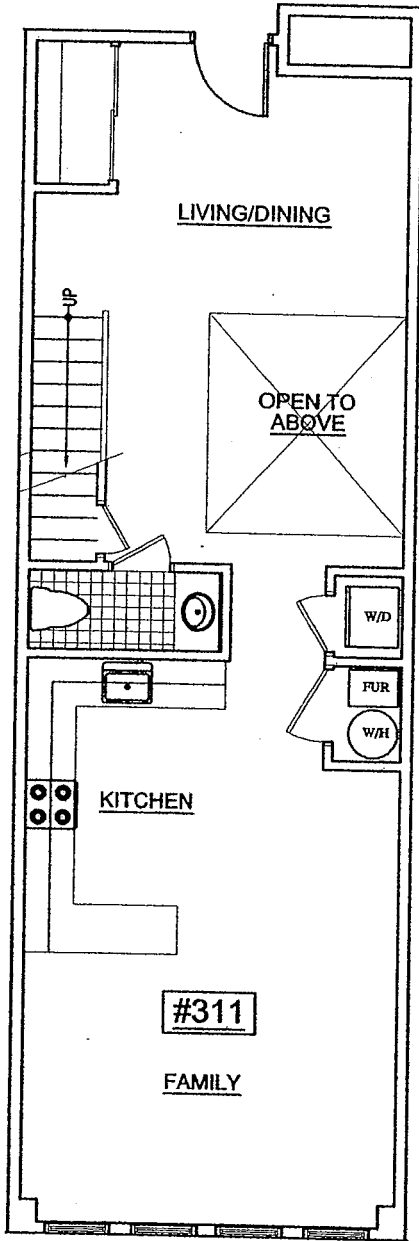
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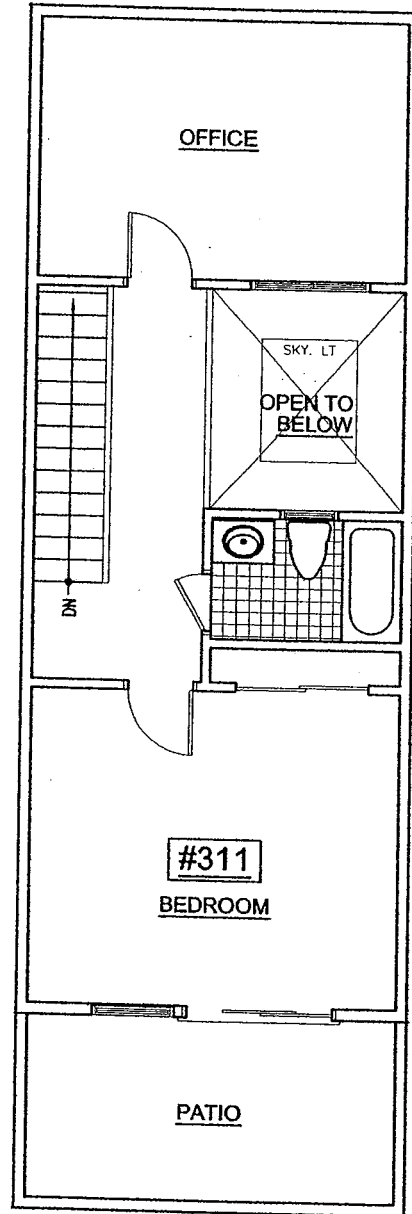
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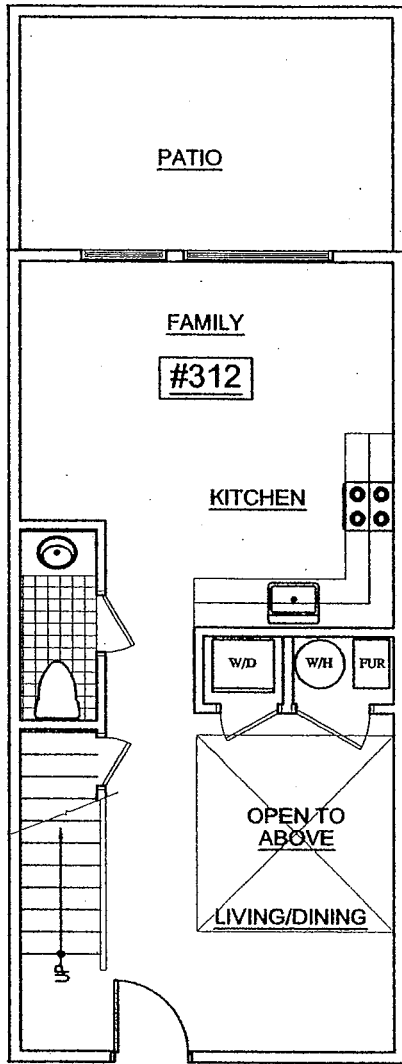
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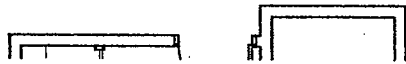
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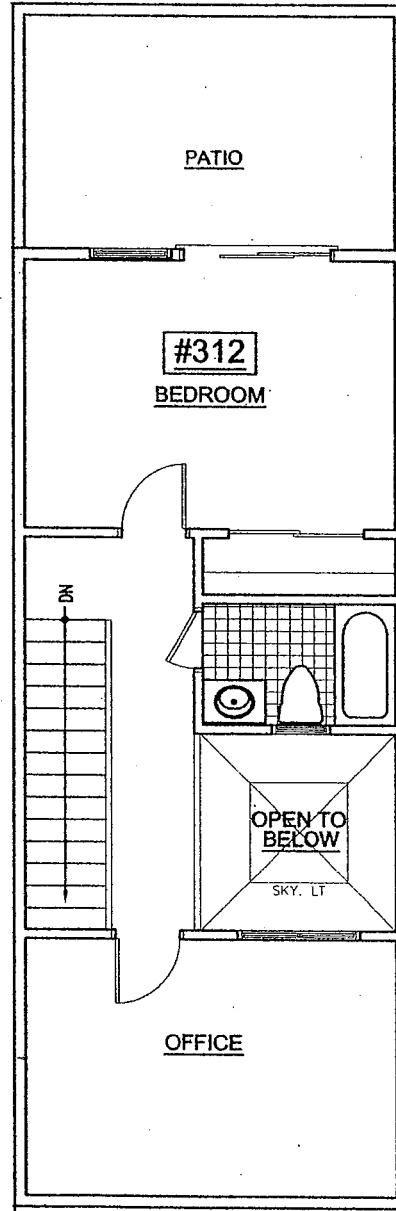
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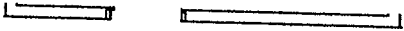


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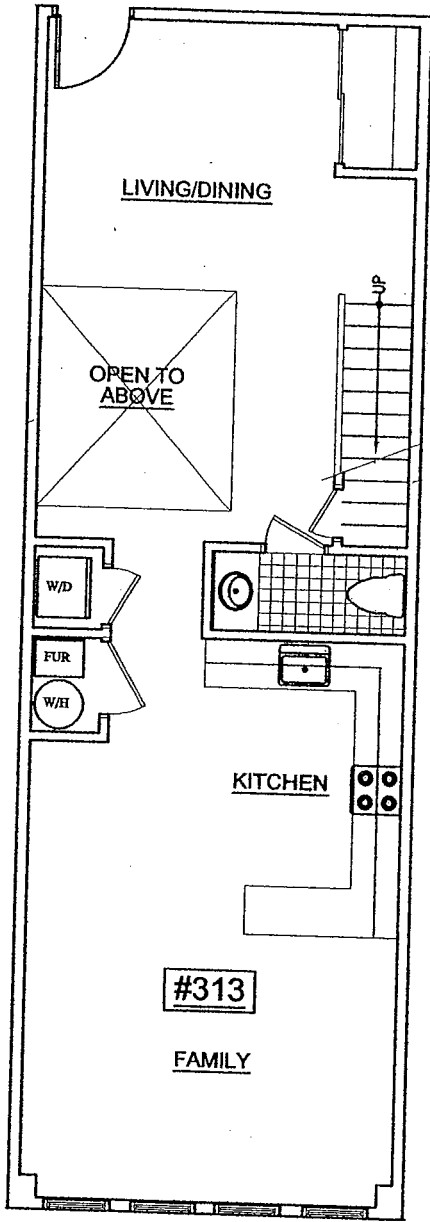


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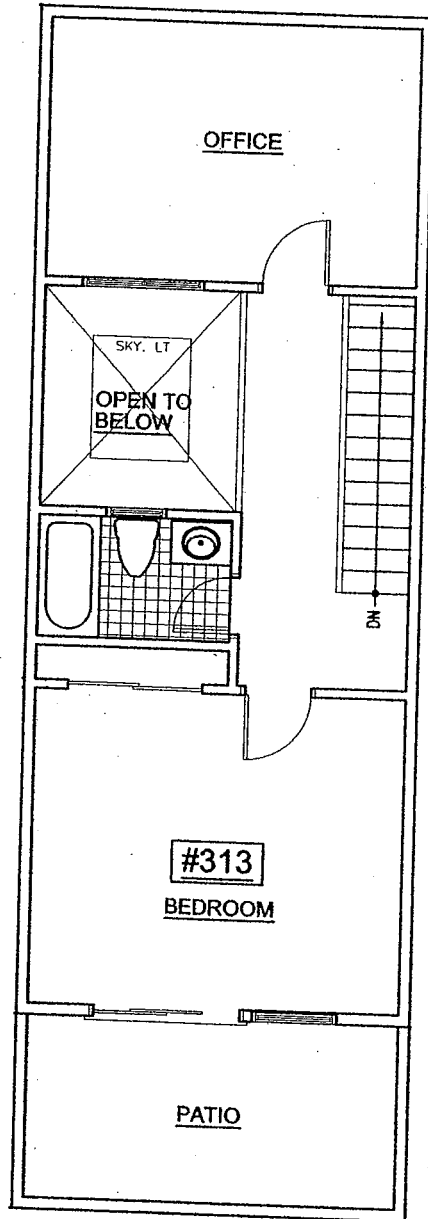




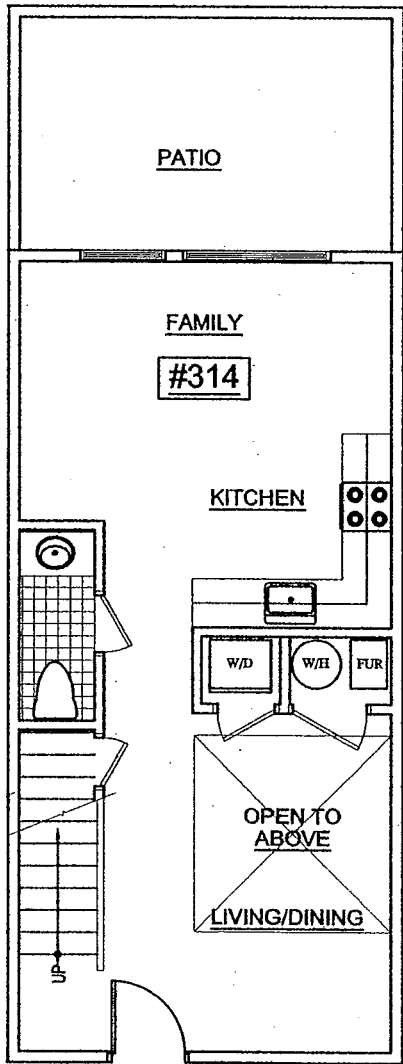
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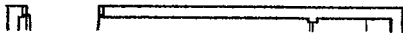
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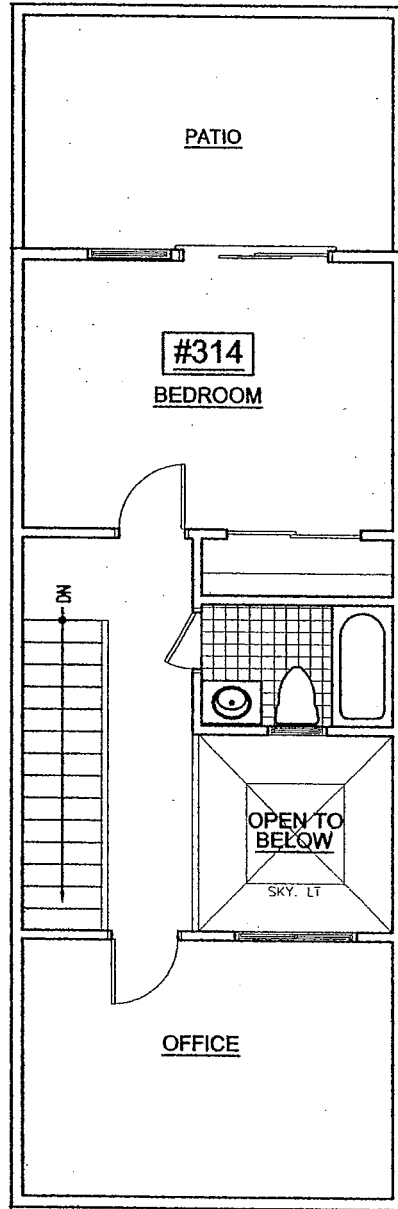
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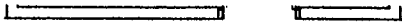
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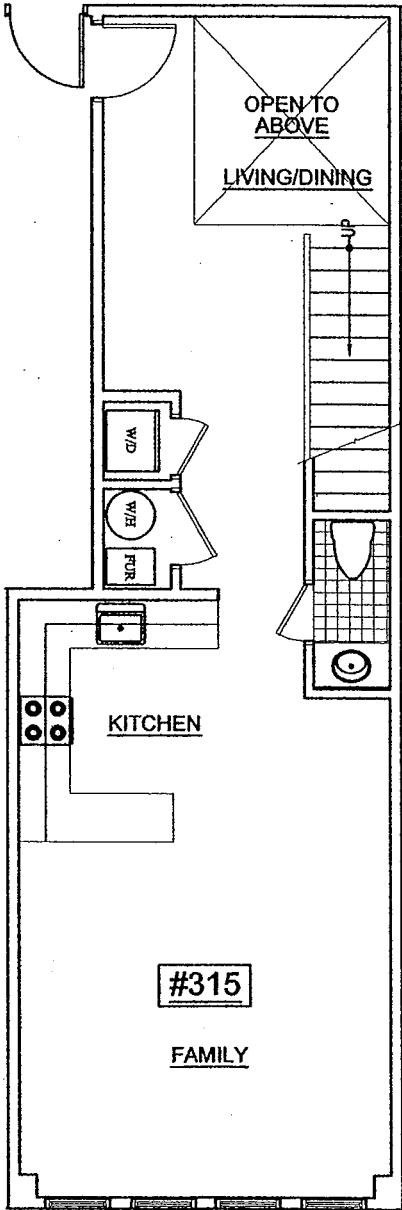
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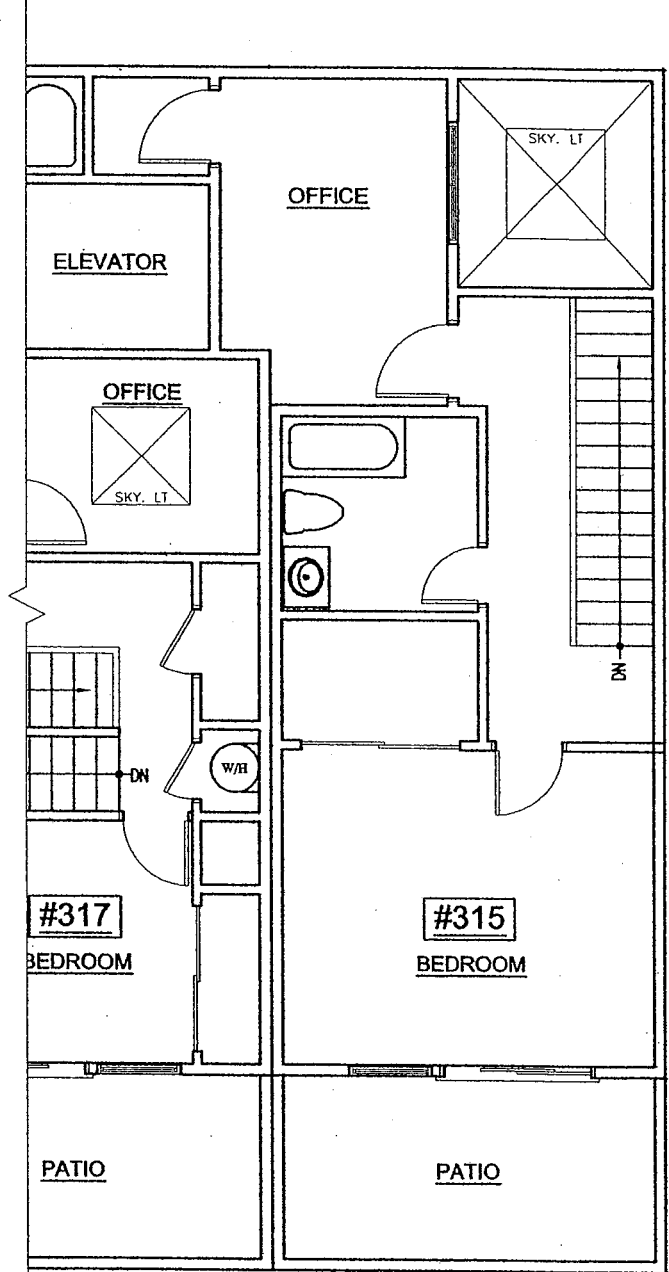
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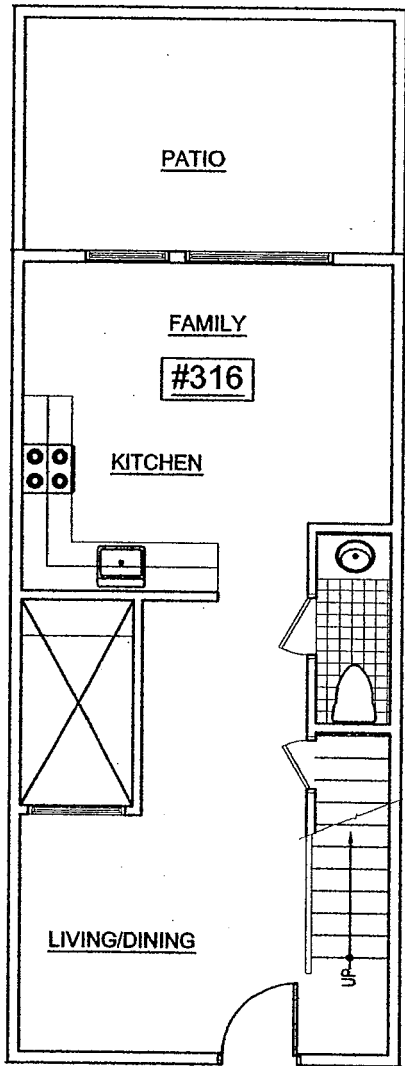
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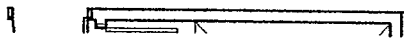
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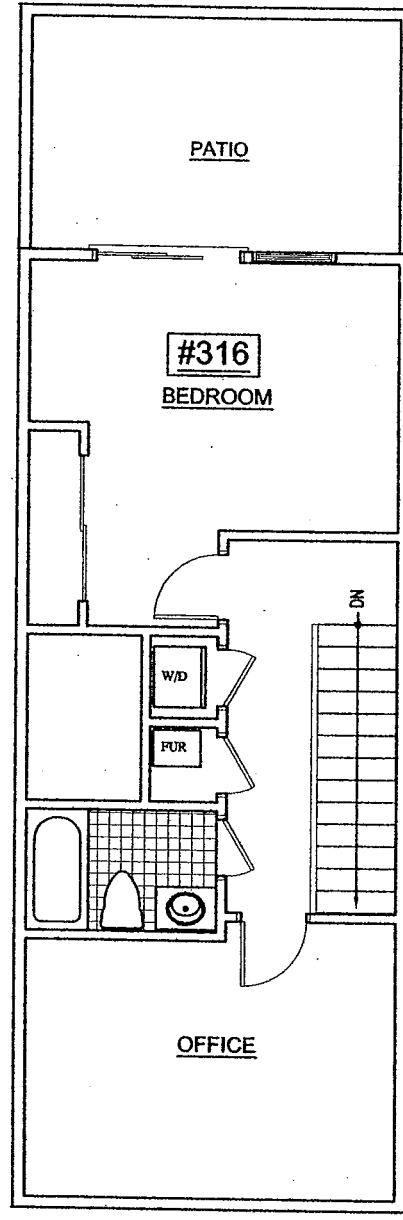
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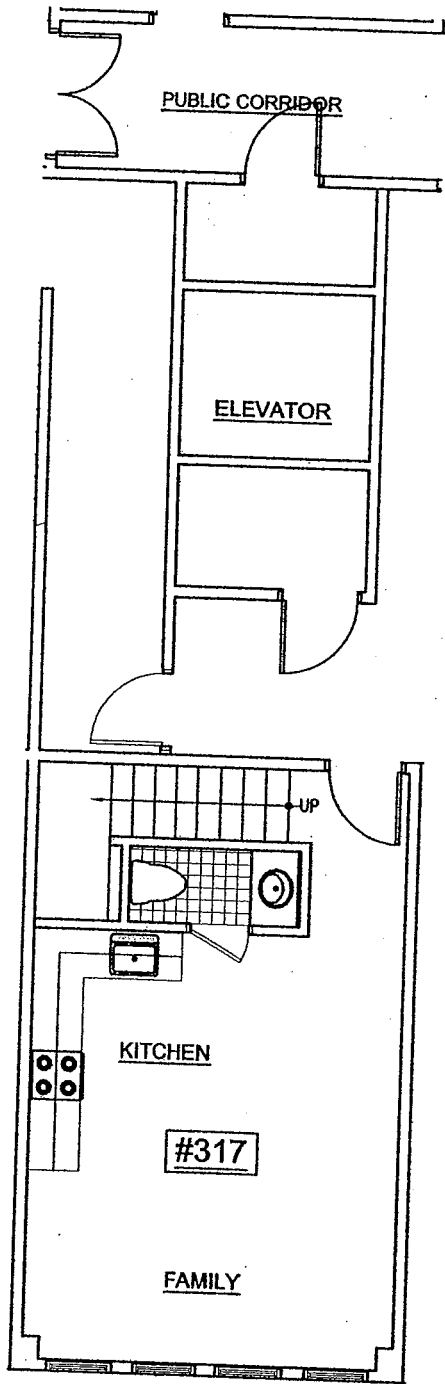
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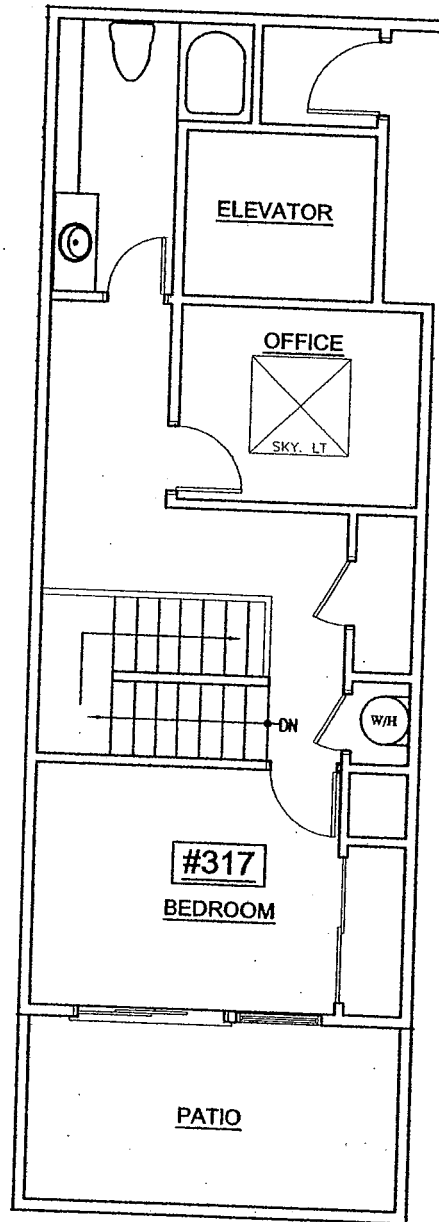
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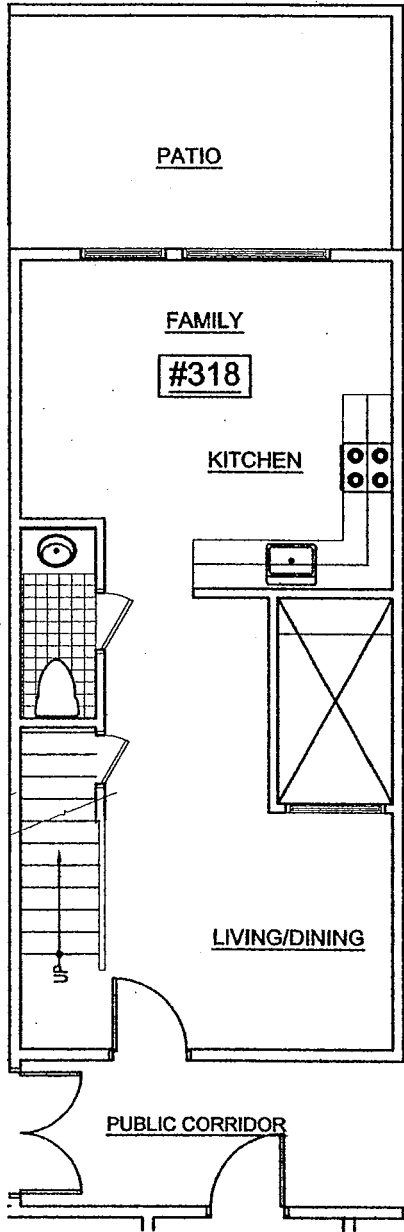
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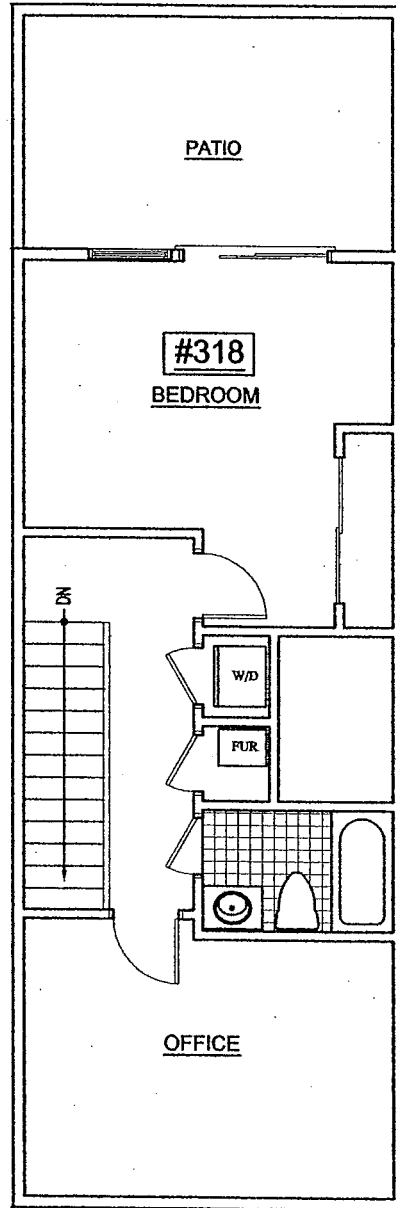
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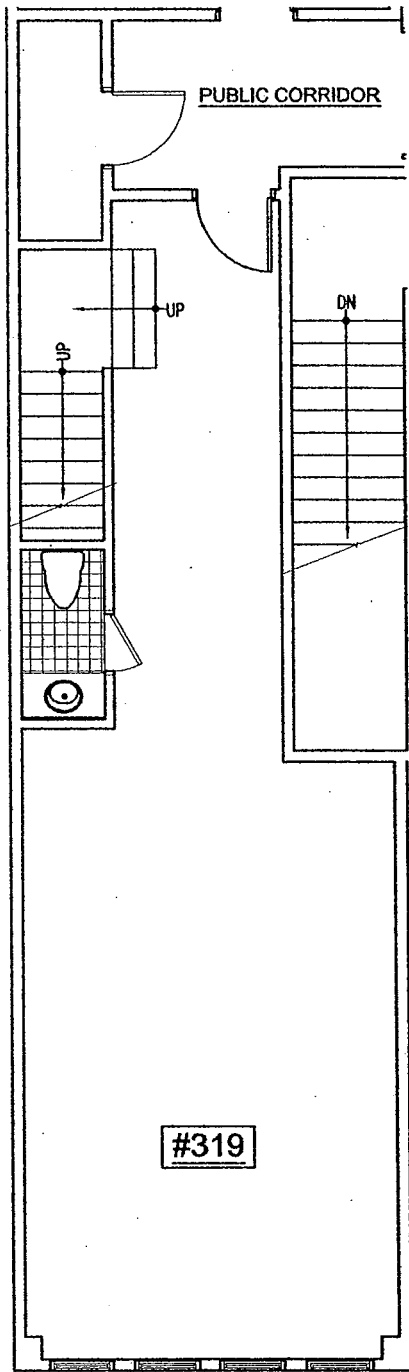
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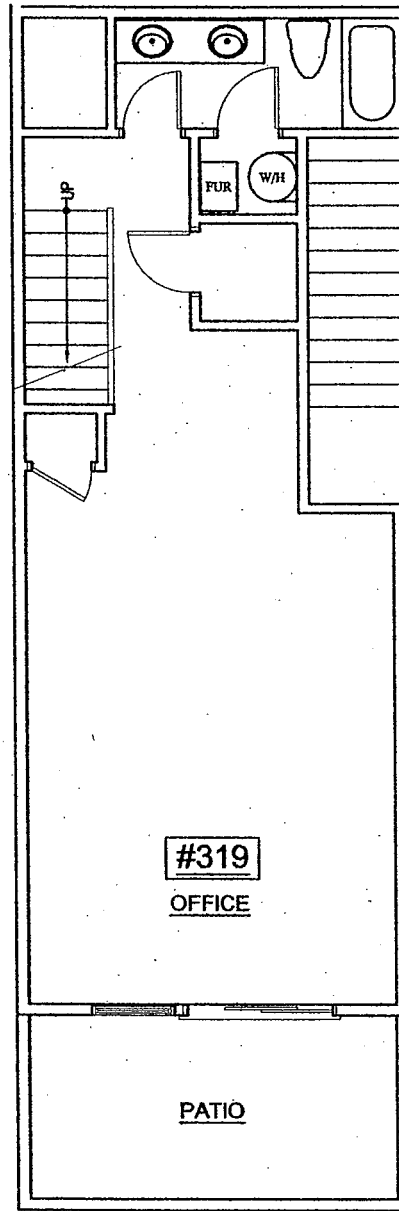
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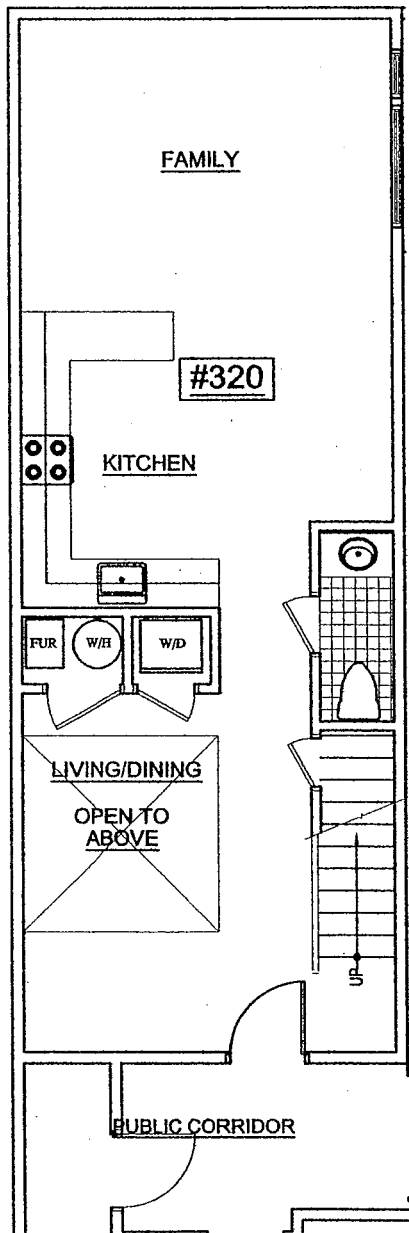
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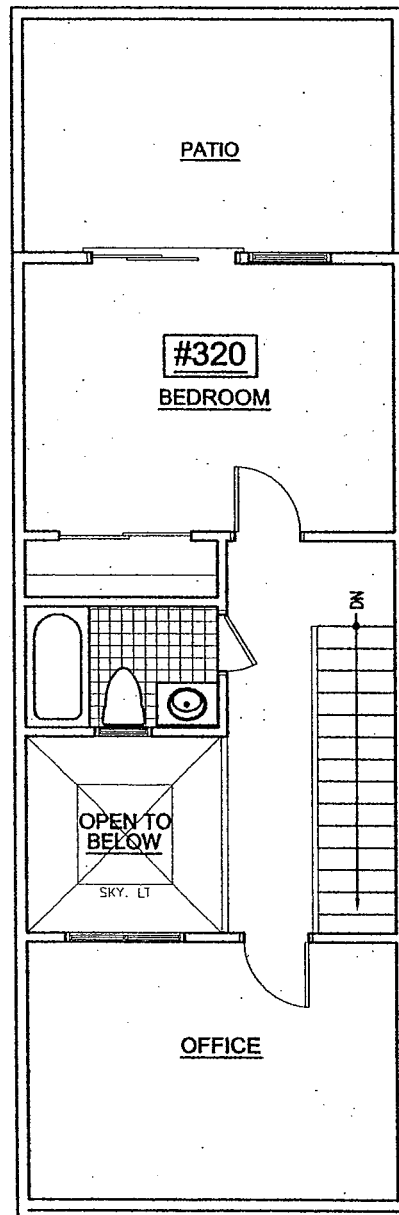
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UPPER FLOOR PLAN



LOWER FLOOR PLAN



UPPER FLOOR PLAN



EXHIBIT "D"

000092

# EXHIBIT "B"

## NOTES AND DEFINITIONS:

1. THIS PROJECT IS LOCATED IN LOT 1 OF PARCEL MAP NO. 5016 IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AS PER MAP FILED AUGUST 26, 1988 IN BOOK 178, PAGES 66 & 67 OF MAPS, ALAMEDA COUNTY RECORDS. THIS PROJECT IS COMPOSED OF A COMMON AREA, 75 COMMERCIAL UNITS LOCATED ON THE FIRST AND SECOND FLOORS AND 20 LIVE-WORK UNITS LOCATED ON THE THIRD AND FOURTH FLOORS.
2. THE CONDOMINIUM DELINEATED HEREIN IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, TITLE 6 PART 4, DIVISION SECOND OF THE CIVIL CODE.
3. THE BOUNDARIES OF THE CONDOMINIUM UNITS AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED HEREIN, ARE THE INTERIOR UNFINISHED SURFACES OF THE WALLS, THE INTERIOR UNFINISHED SURFACES OF THE CEILINGS, THE INTERIOR UNFINISHED SURFACES OF THE FLOORS, AND THE WINDOWS AND DOORS THEREOF, INCLUDING THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED. EACH UNIT ALSO INCLUDES: (I) ALL FIXTURES, APPLIANCES, AIR HEATING, WATER HEATING EQUIPMENT, AND VENTILATING FANS, AND THE OUTLETS THEREOF, WHEREVER LOCATED, WHICH ARE PART OF A DISCRETE AND COMPLETE SYSTEM INTENDED TO SERVE ONLY THE UNIT; AND (II) THE FINISHED COMPONENTS OF THE UTILITIES SERVING THAT UNIT, SUCH AS THE ELECTRICAL OUTLETS, SWITCHES AND FIXTURES, AND ALL THE PLUMBING FIXTURES AND FAUCETS. THE UNIT DOES NOT INCLUDE ANY POST, COLUMN, GIRDER, BEARING WALL, ROOF SUPPORT, ROOF TRUSSES, FLOOR JOISTS, OTHER STRUCTURAL PORTIONS OF THE FLOORS, OR OTHER STRUCTURAL MEMBER WHICH IS LOCATED WITHIN THE AIRSPACE OF THE UNIT AND WHICH PROVIDES STRUCTURAL SUPPORT TO THE COMMON AREA OR ANOTHER UNIT, EXCEPT FOR THE FINISHED SURFACE OF SUCH STRUCTURAL SUPPORT, WHICH FINISHED SURFACE SHALL BE IN PART OF THE UNIT WHICH IT FACES. THE COMMERCIAL UNIT LINES ON THE FIRST AND SECOND FLOOR ARE THE CENTERLINES OF THE PARTITION WALLS. THESE DIMENSIONS ARE AS SHOWN ON THE CONDOMINIUM PLANS RECORDED AS EXHIBIT C TO THE DECLARATION, CONDITIONS AND RESTRICTIONS FOR EXCELLENT COMMERCIAL CENTER RECORDED AUGUST 26, 1988, SERIES NO. 88-217375, OFFICIAL RECORDS OF ALAMEDA COUNTY AND HAVE NOT BEEN VERIFIED AS ACCURATE BY BAY AREA LAND SURVEYING INC. NOTWITHSTANDING THAT THE PARTITION LINES FOR THE COMMERCIAL UNITS EXTEND TO THE CENTER OF THE PARTITION WALL AS SHOWN ON THE ORIGINAL CONDOMINIUM PLANS, THE COMMERCIAL UNITS SHALL BE DEEMED TO BE DESCRIBED TO THE INTERIOR UNFINISHED SURFACES OF THE PARTITION WALLS AND ALL UNIT PARTITION WALLS SHALL BE DEEMED TO BE COMMON AREA.
4. THIS PLAN AND THE DIMENSIONS SHOWN HEREIN ARE TO CONFORM TO CIVIL CODE 1351(e), WHICH REQUIRES A THREE DIMENSIONAL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST. THE DIMENSIONS SHOWN HEREIN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR THE COMPUTATION OF FLOOR AREA OR AIR SPACE VOLUME IN ANY OR ALL OF THE UNITS.
5. THE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
6. FOR ALL OTHER DEFINITIONS REFER TO THE "DECLARATIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE EXCELLENT COMMERCIAL CENTER CONDOMINIUM ASSOCIATION".
7. IF THERE ARE ANY MATTERS OF CONFLICT OR INCONSISTENCIES BETWEEN THIS CONDOMINIUM PLAN AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THEN THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL PREVAIL.

## SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS CONDOMINIUM PLAN, CONSISTING OF SIX (6) SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE DEPICTION OF THE PROJECT MADE FROM PLANS UNDER MY SUPERVISION IN DECEMBER OF 2005 AND THE PLAN REFERS TO OR SHOWS MONUMENTATION ON THE GROUND AND A THREE DIMENSIONAL DESCRIPTION OF THE CONDOMINIUM PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREA AND EACH SEPARATE INTEREST PURSUANT TO THE REQUIRMENTS OF CALIFORNIA CIVIL CODE, SUBSECTION 135(E).

MICHAEL J. FOSTER, L.S. 7170  
EXPIRATION DATE: DECEMBER 31, 2007

**THE EXCELLENT COMMERCIAL CENTER  
CONDOMINIUM ASSOCIATION**  
BEING A PORTION OF BLOCK 141,  
KELLERSBERGER'S MAP OF OAKLAND (7 M. 3),  
CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.  
MAY, 2006

### OWNERS:

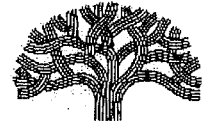
4 CH INC., ET AL  
320 10TH STREET  
OAKLAND, CA 94607

### SURVEYOR:

BAY AREA LAND SURVEYING INC.  
1828 BONITA ROAD  
RICHMOND, CA 94806

A.P.N. 002-0061-077 SHT. 1 OF 6 F.B. #207 /10TH1083CP.DWG JOB NO. 05-1083

000093



250 FRANK H. OGAWA PLAZA, SUITE 5313, OAKLAND, CA 94612

CITY OF OAKLAND

Department of Housing and Community Development  
Rent Adjustment Program

TEL (510) 238-3721  
FAX (510) 238-6181  
TDD (510) 238-3254

### HEARING DECISION

**CASE NUMBERS:** L15-0061, 4CH, Inc. v. Tenants  
T15-0554, Liu v. 4 CH, Inc.

**PROPERTY ADDRESS:** 324 10<sup>th</sup> St., Oakland, CA 94607

**DATE OF HEARING:** April 27, 2016

**DATE OF DECISION:** May 31, 2016

**APPEARANCES:** Fanglan Zhong, Tenant (Unit #306)  
George Tsang, Tenant's friend (Unit #306)  
Nancy Tan, Tenant (Unit #317)  
Rui Qiong Liu, Tenant (#307)  
Jose Plascencia, Tenant (#316)  
J. Ching, Tenant (#311)  
Wing K. Cheung, Owner  
Joyce Wan, Property Manager  
Gordon Chiu, Owner  
Steven Rood, Owner's Attorney

### SUMMARY OF DECISION

The Owner's Petition for Certificate of Exemption is granted. The subject property is exempt from the Rent Adjustment Program as new construction.

### CONTENTIONS OF THE PARTIES

On October 15, 2015, the tenant (Unit #307) filed a Tenant Petition, alleging that (1) the proposed rent increase exceeds the CPI Adjustment and is unjustified or greater than 10%; (2) no notice of the existence of the Rent Program was given with the notice of rent increase and at least six months before the effective date of the rent increase; and (3) the housing services have decreased.

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The owner filed a timely response, alleging that the subject property is exempt from the Rent Adjustment Program (RAP) as new construction with the Certificate of occupancy issued after January 1, 1983.

On October 19, 2015, the owner filed a Landlord Petition for Certificate of Exemption based on new construction of twenty (20) units. All residents were notified of the landlord petition. The following tenants filed a Tenant Response, contesting the exemption: Nancy Tan (Unit #317); Rui Qiong Liu (Unit #307), and Jose Plascencia Unit #316). Tenants Zhong (Unit #306) and Ching (Unit #311) did not file written responses but appeared for the hearing.

The tenants in the remaining fifteen (15) units did not file any documents and did not appear at the hearing.

Because the cases involve the same parties and the same subject property, they were consolidated into a single hearing.

### ISSUES

- (1) Is the subject unit exempt from the jurisdiction of the Rent Adjustment Program?

### EVIDENCE

The owner testified that he purchased a third floor in the "Excellent Commercial Center", a commercial building. The commercial building consisted of three floors, all consisting of commercial space and offices. The owners applied for and obtained permits from the City of Oakland in 2005 to convert the third floor and add a fourth floor to create new residential space and build twenty (20) new split-level residential units. The construction project began in 2005 and finished in 2008. The Certificate of Occupancy for all twenty (20) new residential units was issued on March 14, 2008.

The following documents were admitted into evidence:

1. Certificate of Occupancy for 20 residential units located on the 3<sup>rd</sup> and 4<sup>th</sup> story, located at 324 10<sup>th</sup> Street, issued on March 14, 2008; also describing the retail space and mercantile space with zero (0) habitable rooms on 1<sup>st</sup> and 2<sup>nd</sup> story - Exhibit A;
2. Permit Inspection Record, showing conversion of 3<sup>rd</sup> floor into 20 live/work units, with inspections for building, electrical, plumbing and mechanical dated from November 2005 through March 2008 (4 pages) – Exhibit B;
3. Address History from the City of Oakland building department confirms conversion of 3<sup>rd</sup> floor into 20 live/work units and additional residential living on the 4<sup>th</sup> floor, including issuance of permits in 2005 – Exhibit C;
4. The Excellent Commercial Center Project plans showing the layout of each floor (1 through 4), each residential unit on 3<sup>rd</sup> and 4<sup>th</sup> floors, designating 1<sup>st</sup> and 2<sup>nd</sup> floors for commercial space and 20 units located on the 3<sup>rd</sup> and 4<sup>th</sup> floors as residential live/work units – Exhibit D;

5. Grant Deed, showing 4CH Inc. as the owner grantee of the subject property, with Assessor's Parcel No. 002-0061-095– Exhibit E.

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

### Exemption

The Rent Ordinance exempts certain dwelling units which were newly constructed and received a certificate of occupancy on or after January 1, 1983.<sup>1</sup> The unit must be newly constructed or created from space that was formerly entirely non-residential.<sup>2</sup> Newly constructed units include legal conversions of spaces that were formerly entirely commercial.<sup>3</sup>

All twenty (20) residential units, located on the 3<sup>rd</sup> and 4<sup>th</sup> floors in the Commercial Center were newly constructed, and the certificate of occupancy was issued on March 14, 2008. The Certificate of Occupancy lists all twenty (20) units. There was no evidence of prior residential use; the units were newly created and converted from a commercial space. The permits were issued for converting this non-residential space on the 3<sup>rd</sup> floor into 20 residential units on the 3<sup>rd</sup> floor and creation of the 4<sup>th</sup> floor. The permits were issued in 2005 and the construction was completed in 2008. The Certificate of Occupancy states that 1<sup>st</sup> and 2<sup>nd</sup> story remain commercial (retail and mercantile space) with zero habitable rooms and that only 3<sup>rd</sup> and 4<sup>th</sup> stories include habitable residential space.

Because the owner has met the requirements of the Rent Ordinance, the subject property (20 units located on the 3<sup>rd</sup> and 4<sup>th</sup> floors) is exempt from the Rent Ordinance. Therefore, it is not necessary to consider other issues in the tenant petition.

## ORDER

1. The Owner Petition L15-0060 is granted. The subject property is exempt from the City of Oakland Rent Adjustment Ordinance as new construction.
2. The Tenant Petition T15-0554 is denied.
3. A certificate of exemption for the subject building shall be issued upon expiration of the appeal period.

**Right to Appeal: This decision is the final decision of the Rent Adjustment Program Staff.** Either party may appeal this decision by filing a properly completed appeal using the form provided by the Rent Adjustment Program. The appeal must be received within twenty (20) days after service of the decision. The date of service is

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<sup>1</sup> O.M.C. §8.22.030 (A)(5)

<sup>2</sup> O.M.C. §8.22.030 (A)(5)

<sup>3</sup> O.M.C. Regulations §8.22.030 (B)(2)(a)(iv)

shown on the attached Proof of Service. If the Rent Adjustment Office is closed on the last day to file, the appeal may be filed on the next business day.

Dated: May 31, 2016



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Linda M. Moroz  
Hearing Officer, City of Oakland  
Rent Adjustment Program

**PROOF OF SERVICE**

**Case Number L15-0061**

I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

**Today, I served the attached Hearing Decision by placing a true copy of it in a sealed envelope in a City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California, addressed to:**

**Tenants**

Nancy Tan  
324 10th St #317  
Oakland, CA 94607

**Owner**

4 CH Inc  
2219 9th Ave  
Oakland, CA 94606

Resident  
324 10th St #311  
Oakland, CA 94607

Resident  
324 10th St #301  
Oakland, CA 94607

Resident  
324 10th St #302  
Oakland, CA 94607

Resident  
324 10th St #304  
Oakland, CA 94607

Resident  
324 10th St #305  
Oakland, CA 94607

Resident  
324 10th St #306  
Oakland, CA 94607

Resident  
324 10th St #307  
Oakland, CA 94607

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Resident  
324 10th St #308  
Oakland, CA 94607

Resident  
324 10th St #303  
Oakland, CA 94607

Resident  
324 10th St #310  
Oakland, CA 94607

Resident  
324 10th St #320  
Oakland, CA 94607

Resident  
324 10th St #312  
Oakland, CA 94607

Resident  
324 10th St #313  
Oakland, CA 94607

Resident  
324 10th St #314  
Oakland, CA 94607

Resident  
324 10th St #315  
Oakland, CA 94607

Resident  
324 10th St #316  
Oakland, CA 94607

Resident  
324 10th St #318  
Oakland, CA 94607

Resident  
324 10th St #319  
Oakland, CA 94607

Resident  
324 10th St #309  
Oakland, CA 94607



**Owner Representative**

Wing King Cheung  
2219 9th Ave  
Oakland, CA 94606

I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first class postage thereon fully prepaid in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on June 07, 2016 in Oakland, CA.



---

Esther K. Rush

000100

**PROOF OF SERVICE**

**Case Number T15-0554**

I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

**Today, I served the attached Hearing Decision by placing a true copy of it in a sealed envelope in a City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California, addressed to:**

**Tenant**

Rui Qiong Liu  
320 10th St #307  
Oakland, CA 94607

**Owner**

4 Ch Inc  
2219 9th Ave  
Oakland, CA 94606

Wing King Cheung  
2219 9th Ave  
Oakland, CA 94606

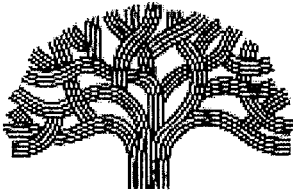
I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first class postage thereon fully prepaid in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on June 07, 2016 in Oakland, CA.



Esther K. Rush

000101



**CITY OF OAKLAND  
RENT ADJUSTMENT  
PROGRAM**

P.O. Box 70243  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721ti

for Date Stamp Only  
2016 MAR 14 PM 12:15

CASE NUMBER L15-0061

Tenant Response

**Please Fill Out This Form As Completely As You Can. Failure to provide needed information may result in your response being rejected or delayed.**

Your Name <b>NANCY TAN</b>	Complete Address (with Zip Code) <b>320 10<sup>th</sup> St., #317 Oakland, CA 94607</b>	Telephone <b>(415) 529 8988</b> Day <u>SAME</u> Evening <u>SAME</u>
Your Representative's Name	Complete Address (with Zip Code)	Telephone Day _____ Evening _____

Are you current on your rent? Yes  No

Number of Units in this Building: 20 RESIDENTIAL LIVE/WORK

**Rental History**

Date you entered into the Rental Agreement for this unit: MAY 2014

Date you moved into this unit: MAY 15, 2014

Is your rent subsidized or controlled by any government agency, including HUD (Section 8)?  
Yes  No

Initial Rent: \$ 1,600 Initial rent included (please check all that apply)  Gas  
 Electricity  Water  Garbage  Parking  Storage  Cable TV  Other (please specify)

Did you receive the City of Oakland's NOTICE TO TENANTS at any time during your tenancy in this unit?  
Yes  No

Please list the date you first received the Notice to Tenants N/A

**List all increases your received. Begin with the most recent and work backwards. Attach most recent rent increase notice. If you need additional space please attach another sheet.**

Date Notice Given (Mo/Day/Yr)	Date Increase Effective	Rent Increased		Did you receive a NOTICE TO TENANTS with the notice of rent increase?
		From	To	
(VERBAL) OCT. 2015		\$ 1600 -	\$ 1800 -	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Contested Justification(s) for Rent Increase - EXCEEDS CPI Index<sup>4</sup> Rent**

Please attach a brief statement explaining why the landlord is not entitled to the proposed increase. The legal justifications are Banking, Capital Improvements, Increased Housing Service Costs, Debt Service, Uninsured Repair Costs, and Necessary to Meet Constitutional Fair Return requirements.

<b>Banking</b>		<b>Debt Service</b>	
<b>Capital Improvement</b>		<b>Uninsured Repair Costs</b>	
<b>Increased Housing Service Costs</b>		<b>Constitutional Fair Return</b>	

For the detailed text of these justifications, see Oakland Municipal Code Chapter 8.22 and the Rent Board Regulations on the City of Oakland web site. You can get additional information and copies of the Ordinance and Regulations from the Rent Program office in person or by phoning (510) 238-3721.

The property owner has the burden of proving the contested rent increase is justified. If the landlord is claiming the unit is exempt from the Rent Adjustment Ordinance, do you contest the claim of exemption? Yes  No

**Verification**

I declare under penalty of perjury pursuant to the laws of the State of California that all statements made in this Response are true and that all of the documents attached hereto are true copies of the originals.

*Chancy Tan*

Tenant's Signature

3-14-16

Date

Tenant's Signature

Date

<sup>1</sup> <http://www.oaklandnet.com/government/hcd/rentboard/ordinance.html>  
<sup>1</sup> <http://www.oaklandnet.com/government/hcd/rentboard/rules.html>

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**File Review**

You should have received with this letter a copy of the landlord petition.

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**MEDIATION PROGRAM**

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You may elect to use a Rent Adjustment Program staff Hearing Officer acting as mediator or an outside mediator. Staff Hearing Officers are available to conduct mediation free of charge. Any fees charged by an outside mediator for mediation of rent disputes will be the responsibility of the parties requesting the use of their services. If you are unable to resolve your dispute after a good faith attempt at mediation, you will be given a priority hearing presided over by a Hearing Officer who was not your

**If you want to submit your case to mediation, please check the appropriate box and si**

- I agree to have my case mediated by a Rent Adjustment Program Staff Hearing Officer (no charge).
- I agree to have my case mediated by an Outside Mediator (fees to be paid by the parties).

*Muey Tan*

*3-14-16*

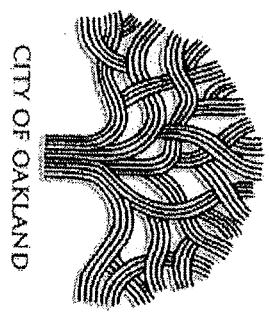
\_\_\_\_\_  
**Tenant's Signature (for Mediation Request)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant's Signature (for Mediation Request)**

\_\_\_\_\_  
**Date**

# Address History



ADDR\_PARTIAL Begins With 324 10TH  
 APN = (blank)  
 DATE\_OPENED >= 1/1/1980  
 DATE\_OPENED <= 12/31/2020  
 RECORD\_TYPE SUBTYPE <> Soft Story Retrofit Validation

APN	Unit #	Record ID	Date Opened	Status	Status Date
002		ZC141987	8/22/2014	Approved	8/22/2014 12:00:00 AM
011302800					
002		ZC140900	4/7/2014	Approved	4/7/2014 12:00:00 AM
011300100					
002	107	ZC140484	2/21/2014	Approved	2/21/2014 12:00:00 AM
011300100					
002	229	ZC131207	5/22/2013	Approved	5/22/2013 12:00:00 AM
011502000					
002	223	ZC130543	3/1/2013	Approved	3/1/2013 12:00:00 AM
011502000					
02	301	1300745	2/6/2013	Abated	9/10/2013 12:00:00 AM
011201100					
002		1206839	12/12/2012	Abated	12/21/2012 12:00:00 AM
011502000					
002	207	ZC111356	5/27/2011	Approved	5/27/2011 12:00:00 AM
0061613100					
002	304	ZC110837	3/29/2011	Approved	3/29/2011 12:00:00 AM
006102000					
002	206	ZC110796	3/24/2011	Approved	3/24/2011 12:00:00 AM
006102000					

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>

**Description**

Zoning clearance traffic violator school (person instruction)

Retail store for Chinese herbs, medicines, heat pads etc.

Medical service activity for an Osteologist traditional chinese sports medicine, on the ground floor, over 30' feet away from the street.

Group Assembly for tutoring and training classes for casino jobs, in a small space less than 7,500 sf.

CBD-P CH administrative office / consultative services law firm

PLUMBING PROBLEMS IN KITCHEN, UNABLE TO USE SINK, DEFECTIVE GARBAGEDISHWASHER WATER DOES NOT DRAIN, SECURITY DOOR MISSING, HARDWARE

INTERIOR WORK ON FORST FLOOR, WITHOUT REQUIRED PERMIT

Administrative office for a business that provides study abroad consulting services including paper work assistance in obtaining visas and high-school and university enrollment

Proposal for a consumer service activity (massage therapy - State Certification for massage therapist Wei Meng, separate from business owner) permitted in CBD-P above ground floor.

Office for a driving school. No cars stored at this site. Administrative activities only. Business located on second floor.

324, 10TH, ST

APN	Unit #	Record ID	Date Opened	Status	Status Date	Description
002	309	ZC100975	4/22/2010	Approved	4/22/2010 12:00:00 AM	Zoning Clearance for Consumer Service Activity (Chinese body treatments: foot bath, cupping, gua sha, and hot & herbal pack. Special Activities Permit S09-157 for massage)
002		ZC100059	1/8/2010	Approved	1/8/2010 12:00:00 AM	Zoning Clearance for General Retail Sales (Jewelry etc)
006102000		ZC092042	10/7/2009	Approved	10/7/2009 12:00:00 AM	CONSULTATIVE AND FINANCIAL SERVICES (PARALEGAL SERVICES, TAX AND ACCOUNTING SERVICES) MORE THAN 30 FEET FROM ABUTTING STREET LINE
002	139	ZC080772	3/24/2008	Approved	3/24/2008 12:00:00 AM	Zoning Clearance for Administrative Commercial Activity (property management company)
006102000	205	E0700952	3/20/2007	Expired	3/17/2009 12:00:00 AM	REPLACE EXISTING ELEVATORS WITH A NEW STRETCHER READY ELEVATOR INCLUDING RECALL SWITCH and a reg elevator.
002		E0700952	3/20/2007	Expired	3/17/2009 12:00:00 AM	REPLACE EXISTING ELEVATORS WITH A NEW STRETCHER READY ELEVATOR INCLUDING RECALL SWITCH and a reg elevator.
006107700		E0700952	3/20/2007	Expired	3/17/2009 12:00:00 AM	REPLACE EXISTING ELEVATORS WITH A NEW STRETCHER READY ELEVATOR INCLUDING RECALL SWITCH and a reg elevator.
002		E0700952	3/20/2007	Expired	3/17/2009 12:00:00 AM	REPLACE EXISTING ELEVATORS WITH A NEW STRETCHER READY ELEVATOR INCLUDING RECALL SWITCH and a reg elevator.
006109500		0700588	1/24/2007	No Violation Found		ONGOING UPPER FLOOR (384) CONSTRUCTION(B0405623) HAS CAUSED NOISE, DUST AND ACCESS PROBLEMS FOR ON SITE BUSINESS OWNERS/TENANTS ON 1ST/2ND
006102000		ZC061560	6/5/2006	Approved	6/5/2006 12:00:00 AM	Medical Service - chinese medical care - permitted in the C-51 Zone.
006102000	135	OB060255	3/24/2006	Permit Issued	3/24/2006 12:00:00 AM	NOTICE TO ABATE: Sidewalk blocked w/o permit Convert 14380sf of 3rd floor into 20 units of live-work & add 10638sf of residential living floor on existing roof
006109500	207	ZC060007	1/3/2006	Approved	1/3/2006 12:00:00 AM	Acupuncture - medical service/personal service is permitted within the C-51 Zone.
002		E0503903	11/3/2005	Final	11/30/2006 12:00:00 AM	electrical for converting 14380sf of 3rd floor into 20 units add 10638sf of residential living floor on existing roof
006109500		M0500525	3/15/2005	Final	11/30/2006 12:00:00 AM	Mechanical/4380sf of 3rd floor into 20 units of live-work & add 10638sf of residential living floor on existing roof New central furnace, units, ducts, flues.
002		P0500784	3/15/2005	Final	10/19/2006 12:00:00 AM	Plumbing/4380sf of 3rd floor into 20 units of live-work & add 10638sf of residential living floor on existing roof
006109500		OB050183	3/1/2005	Permit Issued	3/1/2005 12:00:00 AM	Convert 14380sf of 3rd floor into 20 units of live-work & reserve meter for construction
002		OB050097	1/26/2005	Permit Issued	1/26/2005 12:00:00 AM	Convert 14380sf of 3rd floor into 20 units of live-work & reserve meter for construction
006109500		B0405623	12/16/2004	Final	3/13/2008 12:00:00 AM	Convert 14380sf of 3rd floor into 20 units of live-work & add 10638sf of residential living floor on existing roof
002	135	ZC040488	2/18/2004	Approved	2/18/2004 12:00:00 AM	Zoning Clearance for business license for General Retail Sales Activity (retail clothing store)
006102000		ZC011483	7/23/2001	Approved	7/23/2001 12:00:00 AM	floral arrangement, retail sales
006102000		Y9200724	5/7/1992	Final	5/8/1992 12:00:00 AM	METER RESET

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>

# RENTAL AGREEMENT

**LANDLORD:** 4CH. Inc., a California Corporation  
**TENANT:** Nancy L. Tan  
Date for Reference Purposes: May 15, 2014  
Premises: Unit # 317 the Excellent Commercial Center Condominiums  
320 10<sup>th</sup> Street, Oakland CA94607

Make checks payable to and send to: **4CH INC.**

- A. Terms 11 months
- B. Commencement Date: October 1, 2015
- C. Termination Date: August 31, 2016
- D. Monthly Rent: \$1800.00
- E. Deposit Receipt: Upon execution of this Agreement Landlord has received from Tenant the sum of One thousand eight Hundred Dollars (\$1800.00). evidenced by personal check, As a deposit which shall belong to Landlord and shall be applied as follow:


	Total	Received	Balance
Rent for the period from 10/1/2015 to 8/31/2016	\$1,800	\$0	\$1,800
Security Deposit 1 month	\$1,800	\$1,600	\$ 200
Total	\$3,600	\$1,600	\$2,000

Any balance due must be paid prior to move in date:

THIS AGREEMENT is entered into as of the 1<sup>st</sup> day of October, 2015 BY AND BETWEEN LANDLORD AND TENANT. Tenant agrees that each of the terms of this Agreement constitutes a condition of Tenant's right to possession of the Premises.

1. **Premises.** Landlord hereby leases the Premises to Tenant and Tenant hereby leases the Premises from Landlord, for the term and subject to the agreements, covenants and conditions hereinafter set forth. The Premises is a condominium unit, and is located within the Excellent Commercial Center Condominiums. The Premises is a live/work condominium. The condominium building and grounds shall be referred to herein as the "Property", there is no off street parking.
  - A. The Premises is exempt from Oakland rent controls pursuant to tent Adjustment Regulation 8.22.030 B2.
  - B. Personal Property: The following personal property is included with the Premises 320<sup>th</sup> street, Unit # 317, Oakland CA94607.
  - C. Acceptance of Premises. Landlord and Tenant have jointly inspected the Premises and have noted the condition thereof and of all fixtures, appliances and furnishings. Except agrees that


Initials Tenant \_\_\_\_\_ Landlord \_\_\_\_\_

  
000107

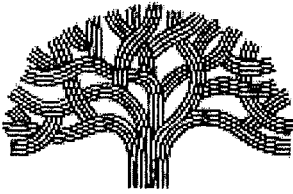


the Premises, fixtures, appliances and furnishings are in satisfactory condition.

- D. **Keys.** Tenant acknowledges receipt of on sets of keys to the Premises.
2. **Terms.** The term hereof shall be 11 months, 0 days ("Term") commencing on **10-1-2015** (Commencement Date) and ending on **8-31-2016** (Expiration Date)
3. **Rent.** Monthly Rent shall be \$ **1,800.00** per month. Tenant shall pay to Landlord the Monthly Rent in advance on the first day of each month commencing on the Commencement Date at Landlord's address, or such other place as Landlord may from time to time specify by written notice to Tenant. If the Commencement Date is a day other than the first day of the month, the Rent will be prorated to the first day of the succeeding month. All monetary obligations of Tenant to Landlord under the terms of this Agreement are deemed to be Rent. Rent payments or checks from persons not named in this Agreement will not be accepted. Rent must be accepted. Rent must be paid each month by single check.
4. **Late Charge/Interest.** Tenant acknowledges that late payment of Rent will cause Landlord to incur posts and expenses, the exact amount of such costs being extremely difficult and impractical to fix and ascertain. Therefore, if any installment of Rent due from Tenant is not received by Landlord by the third(3<sup>rd</sup>) day of the month, Tenant shall pay to Landlord an additional sum of six percent(6%) of the Rent due as a late charge which shall be deemed additional Rent. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default or breach with respect to such overdue amount, Not prevent Landlord from exercising any of the other rights and remedies granted hereunder. Also, unpaid installments of Rent or other sums due hereunder shall bear interest from the date due at the rate of 12% per annum.
- Tenant agrees to pay Landlord for any bank charges incurred by Landlord if Tenant's bank returns a Rent check for insufficient funds. If Tenant's bank returns a rent check for insufficient funds, rent shall be deemed late and subject to a late charge. Also, if Tenant's bank returns a Rent check for insufficient funds more than once, Landlord may serve thirty (30) days' written notice that all future Rent be paid in cash or by certified check or money order.
- As required by law, Tenant is hereby notified that a negative credit report reflecting on Tenant's credit record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of credit obligations by failing to pay Rent or other sums due hereunder on time.
5. **Security and Cleaning Deposit.** Upon execution of this Agreement, Tenant shall pay to Landlord the Security Deposit stated above. Landlord may use there from such amounts as are hereunder, including late charges, to repair damages cause by Tenant, or by a gust of invitee of Tenant, to clean the Premises, if necessary, upon termination of this Agreement, and to replace or repair personal property or appurtenances exclusive of ordinary wear and tear, If any portion of the Security Deposit is used during the term of this Agreement, Tenant agrees to reinstate the amount used upon five(5) days written notice delivered to tenant in person or by mail.



000108



**CITY OF OAKLAND  
RENT ADJUSTMENT  
PROGRAM**

P.O. Box 70243  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612  
(510) 238-3721ti

for Date Stamp Only

CASE NUMBER L15-0061

Tenant Response

**Please Fill Out This Form As Completely As You Can. Failure to provide needed information may result in your response being rejected or delayed.**

Your Name  <i>Jose Plascencia</i>	Complete Address (with Zip Code) <i>320 10<sup>th</sup> St Ste 316 Oakland CA 94607</i>	Telephone Day <u><i>415 264-8589</i></u> Evening _____
Your Representative's Name	Complete Address (with Zip Code)	Telephone Day _____ Evening _____

Are you current on your rent? Yes  No

Number of Units in this Building: *20<sup>r</sup>*

**Rental History**

Date you entered into the Rental Agreement for this unit: *November 2010*

Date you moved into this unit: *February 2009*

Is your rent subsidized or controlled by any government agency, including HUD (Section 8)?  
Yes  No

Initial Rent: \$ *1,450* Initial rent included (please check all that apply) ( ) Gas  
( ) Electricity ( ) Water  Garbage ( ) Parking ( ) Storage ( ) Cable TV ( ) Other (please specify)

Did you receive the City of Oakland's NOTICE TO TENANTS at any time during your tenancy in this unit?  
Yes  No

Please list the date you first received the Notice to Tenants \_\_\_\_\_

**List all increases your received. Begin with the most recent and work backwards. Attach most recent rent increase notice. If you need additional space please attach another sheet.**

Date Notice Given (Mo/Day/Yr)	Date Increase Effective	Rent Increased		Did you receive a NOTICE TO TENANTS with the notice of rent increase?
		From	To	
verbally notified in October 2015	11/1/15	\$ 1,650	\$ 1,900	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	10/1/14	\$ 1,600	\$ 1,650	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	10/1/13	\$ 1,500	\$ 1,600	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	10/1/12	\$ 1,450	\$ 1,500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	10/1/11	\$ 1,400	\$ 1,450	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No

verbally in October 2015 verbally verbally verbally

**Contested Justification(s) for Rent Increase**

Please attach a brief statement explaining why the landlord is not entitled to the proposed increase. The legal justifications are Banking, Capital Improvements, Increased Housing Service Costs, Debt Service, Uninsured Repair Costs, and Necessary to Meet Constitutional Fair Return requirements.


Banking		Debt Service	
Capital Improvement	X	Uninsured Repair Costs	
Increased Housing Service Costs		Constitutional Fair Return	

For the detailed text of these justifications, see Oakland Municipal Code Chapter 8.22 and the Rent Board Regulations on the City of Oakland web site. You can get additional information and copies of the Ordinance and Regulations from the Rent Program office in person or by phoning (510) 238-3721.

The property owner has the burden of proving the contested rent increase is justified. If the landlord is claiming the unit is exempt from the Rent Adjustment Ordinance, do you contest the claim of exemption? Yes  No

**Verification**

I declare under penalty of perjury pursuant to the laws of the State of California that all statements made in this Response are true and that all of the documents attached hereto are true copies of the originals.

  
 \_\_\_\_\_  
 Tenant's Signature

4-11-16  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Tenant's Signature

\_\_\_\_\_  
 Date

<sup>1</sup> <http://www.oaklandnet.com/government/hcd/rentboard/ordinance.html>  
<sup>1</sup> <http://www.oaklandnet.com/government/hcd/rentboard/rules.html>

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**If you want to submit your case to mediation, please check the appropriate box and si**

- I agree to have my case mediated by a Rent Adjustment Program Staff Hearing Officer (no charge).
- I agree to have my case mediated by an Outside Mediator (fees to be paid by the parties).

\_\_\_\_\_  
**Tenant's Signature (for Mediation Request)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant's Signature (for Mediation Request)**

\_\_\_\_\_  
**Date**

L15-01 1 RYLM

<b>CITY OF OAKLAND</b> <b>RENT ADJUSTMENT PROGRAM</b> 250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA 94612 (510) 238-3721	For date stamp.  2015 OCT 19 PM 3:21  <p style="text-align: center;"><b><u>LANDLORD PETITION</u></b>  <b><u>FOR CERTIFICATE OF EXEMPTION</u></b>          (OMC §8.22.030.B)</p>
---	---

**Please Fill Out This Form Completely As You Can. Failure to provide needed information may result in your petition being rejected or delayed. Attach to this petition copies of the documents that prove your claim. Before completing this petition, please read the Rent Adjustment Ordinance, section 8.22.030. A hearing is required in all cases even if uncontested or irrefutable.**

**Section 1. Basic Information**

Your Name <b>4 CH INC</b>		Complete Address (with zip code) <b>2219 9th Ave Oakland, 94606</b>	Telephone Day: <b>510-908-9380</b>
Your Representative's Name <b>WING KING CHEUNG</b>		Complete Address (with zip code) <b>u</b>	Telephone Day: <b>510-908-9380</b>
Property Address <b>324 10th St</b>		Total number of units in bldg or parcel. <b>20</b>	
Type of units (circle one)	Single Family Residence (SFR)	<b>Condominium</b> <b>20</b>	Apartment or Room
If an SFR or condominium, can the unit be sold and deeded separately from all other units on the property?		<b>Yes</b>	No
Assessor's Parcel No.			

**Section 2. Tenants.** You must attach a list of the names and addresses, with unit numbers, of all tenants residing in the unit/building you are claiming is exempt.

**Section 3. Claim(s) of Exemption:** A Certificate of Exemption may be granted **only** for dwelling units that are **permanently** exempt from the Rent Adjustment Ordinance.

**New Construction:** This may apply to individual units. The unit was newly constructed and a certification of occupancy was issued for it on or after January 1, 1983.

**Substantial Rehabilitation:** This applies only to entire buildings. An owner must have spent a minimum of fifty (50) percent of the average basic cost for new construction for a rehabilitation project. The average basic cost for new construction is determined using tables issued by the Chief Building Inspector applicable for the time period when the Substantial Rehabilitation was completed.

Single-Family or Condominium (Costa-Hawkins): Applies to Single Family Residences and condominiums only. If claiming exemption under the Costa-Hawkins Rental Housing Act (Civ. C. §1954.50, et seq.), please answer the following questions on a separate sheet:

1. Did the prior tenant leave after being given a notice to quit (Civil Code Section 1946)?
2. Did the prior tenant leave after being a notice of rent increase under Civil Code Section 827?
3. Was the prior tenant evicted for cause?
4. Are there any outstanding violations of building, housing, fire, or safety codes in the unit or building?
5. Is the unit a single family dwelling or condominium that can be sold separately?
6. Did the current tenant have roommates when he/she moved in?
7. If the unit is a condominium, did you purchase it? If so: 1) from whom? 2) Did you purchase the entire building?
8. When did the tenant move into the unit?

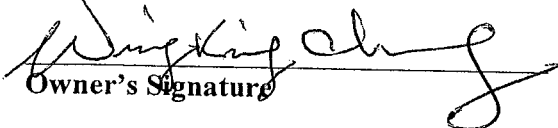
I (We) petition for exemption on the following grounds (Check all that apply):

<input checked="" type="checkbox"/>	New Construction
<input type="checkbox"/>	Substantial Rehabilitation
<input type="checkbox"/>	Single Family Residence or Condominium (Costa-Hawkins)

**Section 4.**  
must sign this

**Verification** Each petitioner section.

I declare under penalty of perjury pursuant to the laws of the State of California that everything I stated and responded in this petition is true and that all of the documents attached to the petition are correct and complete copies of the originals.

  
Owner's Signature

10/19/15  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

**Important Information**

**Burden of Proof** The burden of proving and producing evidence for the exemption is on the Owner. A Certificate of Exemption is a final determination of exemption absent fraud or mistake.

**File Review** Your tenant(s) will be given the opportunity to file a response to this petition within 35 days of notification by the Rent Adjustment Program. You will be sent a copy of the tenant's Response. Copies of attachments to the Response form will not be sent to you. However, you may review any attachments in the Rent Program Office. Files are available for review by appointment only. For an appointment to review a file, call (510) 238-3721. Please allow six weeks from the date of filing for notification processing and expiration of the tenant's response time before scheduling a file review.



CITY OF OAKLAND – COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY

Inspection services – 250 Frank H. Ogawa Plaza, Suite 2340, Oakland, California 94612 (510) 238-3102

CERTIFICATE OF OCCUPANCY  
C.O. NO. 08-0038

Jobsite Address 324 10<sup>th</sup> Street Property Owner Wing King Chung  
 Permits B0405623 E0700952 Permittee King's Construction  
P0500784 M0500525 Parcel No. 002-0061-095-00  
 Final Inspection Approved 03/13/2008 Occupancy R-7, B, M Stories 4  
 Use of Premises Retail Sales, Mercantile Storage, Construction 3-1HR Sprinkler Yes  
Live/Work Condominium OBC Edition 2001 Ordinance 12,452 CMS  
 Subdivision \_\_\_\_\_ Planning Permits \_\_\_\_\_ Zone C-51/S-17  
 No. of Units Condo 20 Rental\* \_\_\_\_\_ Bldg Code Variances \_\_\_\_\_

STORY	ROOM DESCRIPTION	HABITABLE ROOMS
<u>Basement</u>		
<u>1<sup>st</sup>. Story</u>	<u>Retail Space</u>	<u>0</u>
<u>2<sup>nd</sup>. Story</u>	<u>Mercantile Space</u>	<u>0</u>
<u>3<sup>rd</sup>. Story</u>	<u>Twenty (20) Kitchens, Twenty &amp; ½ (20 1/2) Bathrooms, Twenty (20) Family Rooms,</u>	
<u>" "</u>	<u>Twenty (20) Living Room/Dining Room Combination.</u>	<u>60</u>
<u>4<sup>th</sup>. Story</u>	<u>Twenty (20) Bedrooms, Nineteen (19) Home Offices, Twenty (20) Bathrooms.</u>	<u>39</u>

On-Site Parking  Room Total 99  
 Comments: \_\_\_\_\_ Page 1 of 1

THIS BUILDING HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE REFERENCED CODES AND ORDINANCES FOR THE OCCUPANCIES AND THE USES DESCRIBED ABOVE, AND OCCUPANCY OF THE PREMISES ONLY FOR SAID PURPOSES IS HEREBY AUTHORIZED.

THIS CERTIFICATE SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL, ALTER, OR SET ASIDE ANY OF THE PROVISIONS OR REQUIREMENTS OF ANY LAWS OR CITY OF OAKLAND ORDINANCES NOR SHALL SUCH ISSUANCE THEREAFTER PREVENT REQUIRING CORRECTIONS OF ERRORS OR OF VIOLATIONS OF SAID REGULATIONS. THIS CERTIFICATE IS NOT A LICENSE.

By: [Signature]  
INSPECTION SERVICES MANAGER

BUILDING OFFICIAL  
Date Issued: March 14, 2008

Copies:  Owner  Assessor  Microfilm  \*Business License

# OFFICE OF ASSESSOR COUNTY OF ALAMEDA

ADMINISTRATION BUILDING, ROOM 145, 1221 OAK STREET  
OAKLAND, CALIFORNIA 94612-4288  
(510) 272-3787 / FAX (510) 272-3803

**PROPERTY CHARACTERISTICS PRINTED ON 04/13/16      2-115-16**

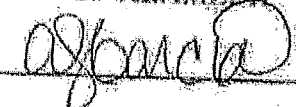
<b>Mailing Name:</b> 4 CH INC	<b>Use Code:</b> CONDO-COMM
<b>Location:</b> 324 10TH ST # 301, OAKLAND, CA 94607-4214	<b>Nbhrd Code:</b> 246000
<b>c/o Name:</b> DEREK LEI	<b>Tax Area:</b> 17-022
<b>Mailing Addr:</b> 2219 9TH AVE OAKLAND, CA 94606-2613	
	<b>2015 Roll Land:</b> \$18,402
	<b>2015 Roll Imps:</b> \$118,163

## PROPERTY CHARACTERISTICS

Date of Change:		Rooms	0	Lot Size:	0 SF	Pool	
Class	C6.5A	Studios	0	L/I Ratio	0	Amenities	
Bldg Area :	455	BedRooms	0	View		Elevator	
Eff Year	1920	Bath	0	Slope			
Year Built	1920	Adds:		Topo		Condition	
Stories	1.0	Addtl Area:	0			Remodel	
Bldgs	1	Rentable		Condo Type		Hazards	
Units	0	% Office		Unit Floor		Conformity	
Parking		Wall Ht.				Land	

I certify that the information is from a record on file in the office of Assessor, County of Alameda, as of 4/13/16

Attest:  
RON THOMSEN, ASSESSOR  
COUNTY OF ALAMEDA

BY: 



Showing 1-20 of 28

<input type="checkbox"/>	<u>Street #</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Unit #</u>	<u>Parcel #</u>	<u>Record #</u>	<u>Record Type</u>	<u>Status</u>
<input type="checkbox"/>	324	10TH	ST		002 011302800	<u>ZC141987</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST		002 011300100	<u>ZC140900</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	107	002 011300100	<u>ZC140484</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	229	002 011502000	<u>ZC131207</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	223	002 011502000	<u>ZC130543</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	301	002 011201100	<u>1300745</u>	Housing Habitability Complaint	Abated
<input type="checkbox"/>	324	10TH	ST		002 011502000	<u>1206839</u>	Housing Habitability Complaint	Abated
<input type="checkbox"/>	324	10TH	ST	207	002 006113100	<u>ZC111356</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	304	002 006102000	<u>ZC110837</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	206	002 006102000	<u>ZC110796</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	309	002 006102000	<u>ZC100975</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST		002 006102000	<u>ZC100059</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	139	002 006102000	<u>ZC092042</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST	206	002 006102000	<u>ZC080772</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST		002 006109500	<u>E0700952</u>	Non-Residential Electrical - Alteration	Expired
<input type="checkbox"/>	324	10TH	ST		002 006102000	<u>0700588</u>	Zoning Complaint	No Violation Found
<input type="checkbox"/>	324	10TH	ST	135	002 006102000	<u>ZC061560</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST		002 006109500	<u>OB060255</u>	Obstruction	Permit Issued
<input type="checkbox"/>	324	10TH	ST	207	002 006102000	<u>ZC060007</u>	Zoning Clearance	Approved
<input type="checkbox"/>	324	10TH	ST		002 006109500	<u>E0503903</u>	Non-Residential Electrical - Alteration	Final

This is a copy from the Buildings & Permits department. There is no record of permits for new construction. How is the landlord claiming new construction?

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Showing 21-28 of 28

<input type="checkbox"/> <u>Street #</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Unit #</u>	<u>Parcel #</u>	<u>Record #</u>	<u>Record Type</u>	<u>Status</u>
<input type="checkbox"/> 324	10TH	ST		002 006109500	<u>M0500525</u>	Non-Residential Mechanical -Alteration	Final
<input type="checkbox"/> 324	10TH	ST		002 006109500	<u>P0500784</u>	Non-Residential Plumbing - Alteration	Final
<input type="checkbox"/> 324	10TH	ST		002 006109500	<u>OB050183</u>	Obstruction	Permit Issued
<input type="checkbox"/> 324	10TH	ST		002 006109500	<u>OB050097</u>	Obstruction	Permit Issued
<input type="checkbox"/> 324	10TH	ST		002 006109500	<u>B0405623</u>	Non-Residential Building - Addition	Final
<input type="checkbox"/> 324	10TH	ST	135	002 006102000	<u>ZC040488</u>	Zoning Clearance	Approved
<input type="checkbox"/> 324	10TH	ST		002 006102000	<u>ZC011483</u>	Zoning Clearance	Approved
<input type="checkbox"/> 324	10TH	ST		002 006102000	<u>Y9200724</u>	Residential Electrical - Alteration	Final

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