

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
FULL BOARD SPECIAL MEETING
May 27, 2021
5:00 P.M.
Meeting Will Be Conducted Via Zoom**

AGENDA

PUBLIC PARTICIPATION

The public may observe and/or participate in this meeting in many ways.

OBSERVE:

- To observe, the public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10

- To observe the meeting by video conference, please click on the link below:
You are invited to a Zoom webinar.

When: May 27, 2021 05:00 PM Pacific Time (US and Canada)

Topic: HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD FULL BOARD MEETING May 27, 2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83808811280>

Or One tap mobile :

US: +16699009128,,83808811280# or +12532158782,,83808811280#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 838 0881 1280

International numbers available: <https://us02web.zoom.us/j/83808811280>

COMMENT:

There are two ways to submit public comments.

- To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item at the beginning of the meeting. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Instructions on how to “Raise Your Hand” are available [here](#).

- To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to speak when Public Comment is taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing “*6”.

If you have any questions, please email Bkong-brown@oaklandca.gov.

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
SPECIAL MEETING**

1. CALL TO ORDER
2. ROLL CALL
3. OPEN FORUM
4. CONSENT ITEMS
 - a. Approval of Board Minutes, 5/13/2021
5. RECOGNITION OF OUTGOING BOARD MEMBERS ROBERT STONE, TANAIIA HALL, & EDWARD LAI
6. WELCOME TO NEW BOARD MEMBER RODNEY NICKENS JR. & APPOINTMENT OF JULIA MA POWERS AS REGULAR BOARD MEMBER
7. ELECTION OF BOARD OFFICERS
8. APPEALS*
 - a. T19-0007 Cortez et al. v. Qmacin
 - b. T19-0403/T18-0238 Didrickson v. Commonwealth Co.
 - c. L17-0061 Feiner v. Tenants
9. INFORMATION AND ANNOUNCEMENTS
 - a. Rent Adjustment Program Updates
 - b. Legislative Updates (Office of the City Attorney)
 - Adoption of RAP Regulations and Appendix A Amendments
10. SCHEDULING AND REPORTS
 - a. Superior Court Judgment Re Writ of Mandamus in Arnold v. Farley-Levine Properties, LLC, Case No. RG 18923811 (RAP Case No. T16-0495)
11. ADJOURNMENT

**Staff appeal summaries will be available on the Rent Adjustment Program's website and the City Clerk's office at least 48 hours prior to the meeting pursuant to O.M.C. 2.20.070.B and 2.20.090*

As a reminder, alternates in attendance (other than those replacing an absent board member) will not be able to take any action, such as with regard to the consent calendar.

Accessibility: Contact us to request disability-related accommodations, American Sign Language (ASL), Spanish, Cantonese, Mandarin, or another language interpreter at least five (5) business days before the event. Rent Adjustment

Program (RAP) staff can be contacted via email at RAP@oaklandca.gov or via phone at (510) 238-3721. California relay service at 711 can also be used for disability-related accommodations.

Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en Español, Cantonés, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a RAP@oaklandca.gov o llame al (510) 238-3721 o 711 por lo menos cinco días hábiles antes de la reunión.

需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 RAP@oaklandca.gov 或致電 (510) 238-3721 或711 California relay service.

**HOUSING, RESIDENTIAL RENT AND RELOCATION
BOARD FULL BOARD SPECIAL MEETING**

May 13, 2021

5:00 P.M.

**VIA ZOOM CONFERENCE
OAKLAND, CA**

MINUTES

1. CALL TO ORDER

The Board meeting was administered via Zoom by H. Grewal, Housing and Community Development Department. He explained the procedure for conducting the meeting. The HRRRB meeting was called to order at 5:00 p.m. by Chair R. Stone.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
T. HALL	Tenant			X
R. AUGUSTE	Tenant			X
H. FLANERY	Tenant Alt.	X		
Vacant	Tenant Alt.			
R. STONE	Homeowner	X		
A. GRAHAM	Homeowner			X
S. DEVUONO- POWELL	Homeowner			X
E. LAI	Homeowner Alt.			X
J. MA POWERS	Homeowner Alt.	X		
K. FRIEDMAN	Landlord	X		
T. WILLIAMS	Landlord	X		
B. SCOTT	Landlord Alt.			X
K. SIMS	Landlord Alt.			X

Staff Present

Braz Shabrell
Barbara Kong-Brown
Barbara Cohen
Harman Grewal

Deputy City Attorney
Senior Hearing Officer (RAP)
Acting Senior Hearing Officer (RAP)
Business Analyst III (HCD)

3. CONSENT ITEMS

- a) Approval of Board Minutes from April 8, 2021, Full Board Special Meeting

K. Friedman moved to approve the Rent Board minutes with correction of typo of “amended” to “amendment” on p. 4. Chair R. Stone seconded.

The Board voted as follows:

Aye: R. Stone, J. Ma Powers, K. Friedman,
H. Flanery

Nay: None

Abstain: T. Williams

The motion carried.

- b) Approval of Board Minutes from April 22, 2021, Full Board Special Meeting

K. Friedman moved to approve the Rent Board minutes with correction of typo of “naïve” to “native” on page 4. J. Ma Powers seconded.

The Board voted as follows:

Aye: R. Stone, J. Ma Powers, K. Friedman,
H. Flanery

Nay: None

Abstain: T. Williams

The motion carried.

4. OPEN FORUM

- Lara Chan, Oakland Tenants Union
Asked when the updated Regulations and revised Appendix A will be posted on the website.
B. Shabrell stated the Regulations were adopted by City Council and will be posted soon.

5. APPEALS

- a) T18-0311, Cervantes v. Fong

This case has been postponed and will be re-scheduled.

b) T19-0270, Weijnschenk v. LJ CA

Appearances:	Mary Wang Oskamp	Owner Appellant
	Charles Cho	Owner Representative
	Monique Weijnschenk	Tenant Respondent

The owner, through her representative, contended that the owner has a pattern and practice of serving the RAP notices on tenants. This tenant has a history of refusing to sign the RAP notice. The tenant received the RAP notices back to 2018. The tenant petition on the bottom of pages 205-206 notes the tenant checked the boxes "Yes" on the right side where it asks if the tenant received the RAP notice, and the left hand side of the petition shows the date the notice was received. The dates are March 15, 2019, and February 25, 2018. This is clearly an admission under penalty of perjury, and inconsistent with the Hearing Officer's conclusion that the first RAP notice was given in February 2020.

The representative further contended that the Hearing Officer was biased and played favorites, coaching the witness to recant her history. After the tenant said she got the RAP notice, the Hearing Officer told the tenant "If you say no, the owner will not be able to increase your rent."

The tenant contended that it took her a while to do her research to find out about her rights, after she went to a workshop. The dates listed on the left side of the petition are when she received the 60-day notice. There was no back side. She did not receive the RAP form until February 2020. Additionally, the owner has not paid the RAP fee for eight units, only for seven units.

After arguments and rebuttal made by both parties, Board questions to the parties and Board discussion, H. Flanery moved to uphold the hearing decision based on substantial evidence. J. Ma Powers seconded.

The Board voted as follows:

Aye:	R. Stone, J. Ma Powers, H. Flanery
Nay:	K. Friedman, T. Williams
Abstain:	None

The motion carried.

6. ACTION ITEMS

None.

7. Committee Reports and Scheduling

- a. Election of Board chair is to be scheduled for the next Board meeting.
- b. Chair R. Stone requested that the City Attorneys' office draft an amendment to the Regulations to address the Hearing Officer's mistake about the applicable law regarding splitting of utilities and to clean up the Regulation to conform to State law.
- c. Chair R. Stone stated there is a broad range of percentages granted for reduction of services and no clear standard, e.g. for heat, hot water, and encouraged the city to come up with a standardized chart.

8. INFORMATION AND ANNOUNCEMENTS

9. ADJURNMENT

The meeting was adjourned at 6:20 p.m. by consensus.

CHRONOLOGICAL CASE REPORT

Case No.: T19-0007

Case Name: Cortez et al v. Qmacin

Property Address: 700 Sycamore Street, Unit A
Oakland, CA

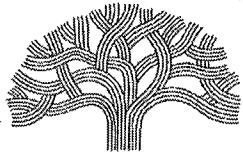
Parties: Gonzalo Cortez, (Tenant)
Eliberta Gutierrez, (Tenant)
Micaela Alvarez, (Tenants' Representative)
Daniel Merchant, (Owner)
Farhad Matin, (Trustee of Former Owner)
Jill Broadhurst, (Owner Representative)

OWNER APPEAL:

<u>Activity</u>	<u>Date</u>
Tenant Petition filed	October 9, 2018
Owner Response filed	May 20, 2019
Hearing Decision mailed	November 12, 2020
Owner Appeal filed	November 30, 2020

000008

T19-0007 MS/SK



CITY OF OAKLAND

CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
P.O. Box 70243
Oakland, CA 94612-0243
(510) 238-3721

For date stamp.

TENANT PETITION

RECEIVED
CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
2018 OCT -9 AM 11:20

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

Please print legibly

Your Name Gonzalo Ignacio Cortez and Eliberta Gutierrez	Rental Address (with zip code) 700 Sycamore St. Apt. A Oakland, CA 94612	Telephone: [REDACTED] E-mail:
Your Representative's Name	Mailing Address (with zip code)	Telephone: Email:
Property Owner(s) name(s) Abdul Qmacin	Mailing Address (with zip code) 1417 Everett St. Alameda, CA 94501	Telephone: [REDACTED] Email:
Property Manager or Management Co. (if applicable)	Mailing Address (with zip code)	Telephone: Email:

Number of units on the property: 7

Type of unit you rent (check one)	<input type="checkbox"/> House	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Apartment, Room, or Live-Work
Are you current on your rent? (check one)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

If you are not current on your rent, please explain. (If you are legally withholding rent state what, if any, habitability violations exist in your unit.)

I. GROUNDS FOR PETITION: Check all that apply. You must check at least one box. For all of the grounds for a petition see OMC 8.22.070 and OMC 8.22.090. **I (We) contest one or more rent increases on one or more of the following grounds:**

<input checked="" type="checkbox"/> (a) The CPI and/or banked rent increase notice I was given was calculated incorrectly.
<input checked="" type="checkbox"/> (b) The increase(s) exceed(s) the CPI Adjustment and is (are) unjustified or is (are) greater than 10%.
<input checked="" type="checkbox"/> (c) I received a rent increase notice before the property owner received approval from the Rent Adjustment Program for such an increase and the rent increase exceeds the CPI Adjustment and the available banked

I require a Spanish interpreter

000009

<input checked="" type="checkbox"/>	rent increase.
<input checked="" type="checkbox"/>	(d) No written notice of Rent Program was given to me together with the notice of increase(s) I am contesting. (Only for increases noticed after July 26, 2000.)
<input checked="" type="checkbox"/>	(e) The property owner did not give me the required form "Notice of the Rent Adjustment Program" at least 6 months before the effective date of the rent increase(s).
<input checked="" type="checkbox"/>	(f) The rent increase notice(s) was (were) not given to me in compliance with State law.
<input checked="" type="checkbox"/>	(g) The increase I am contesting is the second increase in my rent in a 12-month period.
<input type="checkbox"/>	(h) There is a current health, safety, fire, or building code violation in my unit, or there are serious problems with the conditions in the unit because the owner failed to do requested repair and maintenance. (Complete Section III on following page)
<input type="checkbox"/>	(i) The owner is providing me with fewer housing services than I received previously or is charging me for services originally paid by the owner. (OMC 8.22.070(F): A decrease in housing services is considered an increase in rent. A tenant may petition for a rent adjustment based on a decrease in housing services.) (Complete Section III on following page)
<input type="checkbox"/>	(j) My rent was not reduced after a prior rent increase period for a Capital Improvement had expired.
<input checked="" type="checkbox"/>	(k) The proposed rent increase would exceed an overall increase of 30% in 5 years. (The 5-year period begins with rent increases noticed on or after August 1, 2014).
<input type="checkbox"/>	(l) I wish to contest an exemption from the Rent Adjustment Ordinance because the exemption was based on fraud or mistake (OMC 8.22, Article I)
<input type="checkbox"/>	(m) The owner did not give me a summary of the justification(s) for the increase despite my written request.
<input type="checkbox"/>	(n) The rent was raised <u>illegally</u> after the unit was vacated as set forth under OMC 8.22:080.

II. RENTAL HISTORY: (You must complete this section)

Date you moved into the Unit: March 2003 Initial Rent: \$ 1000 /month

When did the owner first provide you with the RAP NOTICE, a written NOTICE TO TENANTS of the existence of the Rent Adjustment Program? Date: Never. If never provided, enter "Never."

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

List all rent increases that you want to challenge. Begin with the most recent and work backwards. If you need additional space, please attach another sheet. If you never received the RAP Notice you can contest all past increases. You must check "Yes" next to each increase that you are challenging.

Date you received the notice (mo/day/year)	Date increase goes into effect (mo/day/year)	Monthly rent increase		Are you Contesting this Increase in this Petition?*	Did You Receive a Rent Program Notice With the Notice Of Increase?
		From	To		
No notice	1/5/2018	\$ 1500	\$ 1600	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No notice	1/5/2017	\$ 1100	\$ 1500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No notice	12/5/2015	\$ 1000	\$ 1100	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No notice	11/5/2015	\$ 900	\$ 1000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No	<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

* You have 90 days from the date of notice of increase or from the first date you received written notice of the existence of the Rent Adjustment program (whichever is later) to contest a rent increase. (O.M.C. 8.22.090 A 2) If you did not receive a RAP Notice with the rent increase you are contesting but have received it in the past, you have 120 days to file a petition. (O.M.C. 8.22.090 A 3)

Have you ever filed a petition for this rental unit?

- Yes
 No

List case number(s) of all Petition(s) you have ever filed for this rental unit and all other relevant Petitions:

III. DESCRIPTION OF DECREASED OR INADEQUATE HOUSING SERVICES:

Decreased or inadequate housing services are considered an increase in rent. If you claim an unlawful rent increase for problems in your unit, or because the owner has taken away a housing service, you must complete this section. *I am not currently claiming decreased services, although I reserve the right to do so in the future.*

- Are you being charged for services originally paid by the owner? Yes No
Have you lost services originally provided by the owner or have the conditions changed? Yes No
Are you claiming any serious problem(s) with the condition of your rental unit? Yes No

If you answered "Yes" to any of the above, or if you checked box (h) or (i) on page 2, please attach a separate sheet listing a description of the reduced service(s) and problem(s). Be sure to include the following:

- 1) a list of the lost housing service(s) or problem(s);
- 2) the date the loss(es) or problem(s) began or the date you began paying for the service(s)
- 3) when you notified the owner of the problem(s); and
- 4) how you calculate the dollar value of lost service(s) or problem(s).

Please attach documentary evidence if available.

You have the option to have a City inspector come to your unit and inspect for any code violation. To make an appointment, call the City of Oakland, Code of Compliance Unit at (510) 238-3381.

IV. VERIFICATION: The tenant must sign:

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



Tenant's Signature

9/27/2018

Date

V. MEDIATION AVAILABLE: Mediation is an entirely voluntary process to assist you in reaching an agreement with the owner. If both parties agree, you have the option to mediate your complaints before a hearing is held. If the parties do not reach an agreement in mediation; your case will go to a formal hearing before a different Rent Adjustment Program Hearing Officer.

You may choose to have the mediation conducted by a Rent Adjustment Program Hearing Officer or select an outside mediator. Rent Adjustment Program Hearing Officers conduct mediation sessions free of charge. If you and the owner agree to an outside mediator, please call (510) 238-3721 to make arrangements. 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.

Mediation will be scheduled only if both parties agree (after both your petition and the owner's response have been filed with the Rent Adjustment Program). **The Rent Adjustment Program will not schedule a mediation session if the owner does not file a response to the petition.** Rent Board Regulation 8.22.100.A.

If you want to schedule your case for mediation, sign below.

I agree to have my case mediated by a Rent Adjustment Program Staff Hearing Officer (no charge).

Tenant's Signature

Date

VI. IMPORTANT INFORMATION:

Time to File This form must be **received** at the offices of the City of Oakland, Rent Adjustment Program, Dalziel Building, 250 Frank H. Ogawa Plaza Suite 5313, Oakland, CA 94612 within the time limit for filing a petition set out in the Rent Adjustment Ordinance, Oakland Municipal Code, Chapter 8.22. Board Staff cannot grant an extension of time to file your petition by phone. For more information, please call: (510) 238-3721.

File Review

Your property owner(s) will be required 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 Property Owner's Response. The petition and attachments to the petition can be found by logging into the RAP Online Petitioning System and accessing your case once this system is available. If you would like to review the attachments in person, please call the Rent Adjustment Program office at (510) 238-3721 to make an appointment.

VII. HOW DID YOU LEARN ABOUT THE RENT ADJUSTMENT PROGRAM?

- _____ Printed form provided by the owner
- _____ Pamphlet distributed by the Rent Adjustment Program
- _____ Legal services or community organization
- _____ Sign on bus or bus shelter
- _____ Rent Adjustment Program web site
- _____ Other (describe): _____

PROOF OF SERVICE

Case Number T19-0007

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 documents listed below 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:

Documents Included

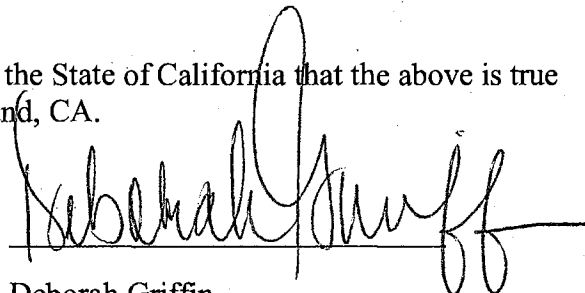
Landlord Notification of Tenant Petition
Landlord Response Form

Owner

Abdul Qmacin
1417 Everett Street
Alameda, CA 94501

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.

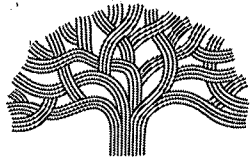
I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on January 10, 2019 in Oakland, CA.



Deborah Griffin

Oakland Rent Adjustment Program

000013



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT
PROGRAM**

250 Frank H. Ogawa Plaza, Ste 5313
Oakland, CA 94612-0243
(510) 238-3721

For date stamp.
RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

2019 MAY 20 PM 4: 18
PROPERTY OWNER

RESPONSE

MS/ [Signature]

Hal 9 pages of Documents

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

CASE NUMBER T19-0007

Your Name KLSS, Inc	Complete Address (with zip code) 4746 Fidler Ave Long Beach, CA 90808	Telephone: Email: farhadmatin@gmail.com
Your Representative's Name (if any) Jill Broadhurst BIG-CITY-Property-Group, Inc	Complete Address (with zip code) PO Box 13122 Oakland-94661	Telephone: 510-838-0655 Email: bigcitypg@gmail.com
Tenant(s) Name(s) Eliberta Gutierrez & Gonzalo Ignacio Cortez	Complete Address (with zip code) 700 Sycamore Street #A Oakland, CA 94612	
Property Address (If the property has more than one address, list all addresses) 700 Sycamore Street #A Oakland, CA 94612		Total number of units on property 7

Have you paid for your Oakland Business License? Yes No Lic. Number: 00210385
The property owner must have a current Oakland Business License. If it is not current, an Owner Petition or Response may not be considered in a Rent Adjustment proceeding. **Please provide proof of payment.**

Have you paid the current year's Rent Program Service Fee (\$68 per unit)? Yes No
APN: 009-0679-032-06 The property owner must be current on payment of the RAP Service Fee. If the fee is not current, an Owner Petition or Response may not be considered in a Rent Adjustment proceeding. **Please provide proof of payment.**

Date on which you acquired the building: 12/17/18.

Is there more than one street address on the parcel? Yes No 694 & 700 Sycamore

Type of unit (Circle One): House / Condominium / Apartment room, or live-work

I. JUSTIFICATION FOR RENT INCREASE You must check the appropriate justification(s) box for each increase greater than the Annual CPI adjustment contested in the tenant(s) petition. For the detailed text of these justifications, see Oakland Municipal Code Chapter 8.22 and the Rent

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CITY OF OAKLAND
ARBITRATION PROGRAM
Board Regulations. 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

You must prove the contested rent increase is justified. For each justified increase, you must attach organized documentary evidence demonstrating your entitlement to the increase. This documentation may include cancelled checks, receipts, and invoices. Undocumented expenses, except certain maintenance, repair, legal, accounting and management expenses, will not usually be allowed.

Date of Contested Increase	Banking (deferred annual increases)	Increased Housing Service Costs	Capital Improvements	Uninsured Repair Costs	Debt Service	Fair Return
12/12/16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12/1/17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you are justifying additional contested increases, please attach a separate sheet.

II. RENT HISTORY If you contest the Rent History stated on the Tenant Petition, state the correct information in this section. If you leave this section blank, the rent history on the tenant's petition will be considered correct

The tenant moved into the rental unit on March 2003 (per tenant)

The tenant's initial rent including all services provided was: \$ 1100 / month.

Have you (or a previous Owner) given the City of Oakland's form entitled "NOTICE TO TENANTS OF RESIDENTIAL RENT ADJUSTMENT PROGRAM" ("RAP Notice") to all of the petitioning tenants?

Yes X No I don't know

If yes, on what date was the Notice first given? 9/1/2016

Is the tenant current on the rent? Yes X No

Begin with the most recent rent and work backwards. If you need more space please attach another sheet.

Date Notice Given (mo./day/year)	Date Increase Effective	Rent Increased		Did you provide the "RAP NOTICE" with the notice of rent increase?
		From	To	
9/1/2016	12/12/16	\$ 1100	\$ 1500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>additional parking/service added per tenant request</small>
11/1/2017	12/1/2017	\$ 1500	\$ 1600	<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
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No

III. EXEMPTION

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM
2019 MAY 20 PM 4: 13

If you claim that your property is exempt from Rent Adjustment (Oakland Municipal Code Chapter 8.22), please check one or more of the grounds:

The unit is a single family residence or condominium exempted by the **Costa Hawkins Rental Housing Act** (California Civil Code 1954.50, et seq.). **If claiming exemption under Costa-Hawkins, 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 given a notice of rent increase (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 petitioning 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?

The rent for the unit is **controlled, regulated or subsidized** by a governmental unit, agency or authority other than the City of Oakland Rent Adjustment Ordinance.

The unit was **newly constructed** and a certificate of occupancy was issued for it on or after January 1, 1983.

On the day the petition was filed, the tenant petitioner was a resident of a **motel, hotel, or boarding house** less than 30 days.

The subject unit is in a building that was **rehabilitated** at a cost of 50% or more of the average basic cost of new construction.

The unit is an accommodation in a **hospital, convent, monastery, extended care facility, convalescent home, non-profit home for aged, or dormitory** owned and operated by an educational institution.

The unit is located in a building with three or fewer units. The owner occupies one of the units continuously as his or her principal residence and has done so for at least one year.

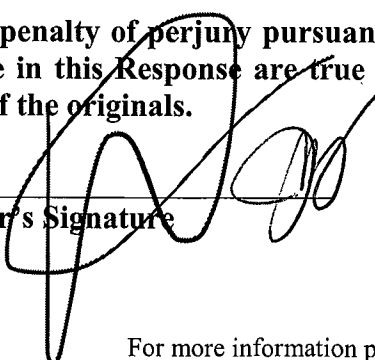
IV. DECREASED HOUSING SERVICES

If the petition filed by your tenant claims **Decreased Housing Services**, state your position regarding the tenant's claim(s) of decreased housing services. If you need more space attach a separate sheet. Submit any documents, photographs or other tangible evidence that supports your position.

V. 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.

Property Owner's Signature



Date

5/20/19

May 20, 2019

City of Oakland RAP
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
510-238-3721

2019 MAY 20 PM 4: 13

Via Hand Delivery

RE: Landlord Response / Tenant Petition T19-0007 (Mr. Cortez)

Dear Hearing Officer,

Please accept the following as the Landlord's Response regarding the tenant's petition filed by Gonzalo Ignacio Cortez and Ellberta Gutierrez in the above referenced case. The tenant have following claims:

- 1) The CPI and/or banker rent was calculated incorrectly
- 2) The increase(s) exceed CPI or greater than 10%
- 3) Received rent increase without issuance of Oakland RAP Notice

~~The above claims are false and should be denied.~~

Elberta Gutierrez and Gonzalo Cortez are the original tenants of 700 Sycamore Street #A.

Mr. Cortez's rent was \$1,100 as of 2016 which includes one parking space. An Oakland RAP Notice was served along with the lease. A signed testament is included here by the manager/notary who served the documents **(Exhibit A)**.

In fall of 2016 Mr. Cortez wished to add an additional parking space to his lease. A new agreement was issued on September 1, 2016 for \$1,500, reflecting an additional \$400 for the 2nd parking space. **The \$400 was for a new service NOT a rent increase.**

In December 2017, a rent increase was issued to Mr. Cortez. His rent increased from \$1,500 to \$1,600 per month. Mr. Cortez has paid that increase since January 1, 2018.

In January 2019, Western Property Management was hired to manage the building.

In February 2019, an updated lease along with addendums, was provided to Mr. Cortez. It was presented to Mr. Cortez for review and signature. Mr. Cortez refused to sign the lease but took the documents. This contract was served with several other addendums, including the Oakland RAP Notice. The serving of the RAP and addendums is standard practice for all Oakland properties managed by Western Management. The building manager has included a written testament that she served a complete packet to the tenant that included the RAP **(Exhibit B)**.

Additional documentation submitted includes:

- Rent ledger from current property management company dating back to January 2019
- RAP and business tax proof of payments
- Signed note from tenant on current rental amount dated 12/5/2018
- Pictures demonstrating 2 separate places where he parks his cars

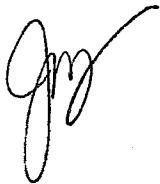
Date Effective	Renting	Rent w 1 st parking	Rent 2 nd Parking	Total Rent
3/2003	Per Tenant: Move in Date	\$1,000	NA	\$1,000
12/5/2015	Per Tenant: Rent Increase	\$1,000 to \$1,100	NA	\$1,100
9/1/2016	RAP/Lease Issued to Tenant	\$1,100	NA	\$1,100
12/12/2016	Unit w/2 parking spaces	\$1,100	\$400	\$1,500
12/1/2017	Unit w/2 parking spaces	\$1,200	\$400	\$1,600
1/5/2018	Per Tenant: Rent Increase	\$1,200	\$400	\$1,600
3/5/2019	RAP/Lease Issued to Tenant	\$1,200	\$400	\$1,600

These claims should be denied for the following reasons:

- RAP Notice was issued to tenant on 9/1/2016. A tenant has 6 months from issuance of a RAP Notice to contest any rent increases. Petition T19-0007 was submitted on 9/27/2018, greater than 6 months after the tenant was issued the RAP Notice. Every notice was prior 1/1/2018 change in the ordinance which now requires all Change of Terms of Tenancy to include a RAP Notice.
- The addition of a 2nd parking space is not a rent increase, but a charge for a new service
- No rent was greater than 10%

Should you have any questions or concerns regarding the above or the documents enclosed, please do not hesitate to contact us. Your time reviewing this case is appreciated.

Sincerely,





CITY OF OAKLAND

Revenue Division - Business Tax Section
250 Frank H. Ogawa Plaza, #1320
Oakland, CA 94612
(510) 238-3704 TDD (510) 238-3254
www.oaklandnet.com

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

2019 MAY 20 PM 4:13

Acknowledgement of Payment Received

Date: April 04, 2019

The City of Oakland acknowledges receipt of the following payment on the date printed above.

This payment will be tendered against the following account(s)

Account #: 00210385
Account Name: KLSS LLC
Account Address: 678 14TH ST OAKLAND, CA 94612-1299
Account Paid: M - RESIDENTIAL RENTAL PROPERTY
Business Address: 700 SYCAMORE ST OAKLAND, CA 94612-1154

Please keep this acknowledgement for your records. Thank you.

Payment received by: JG

2019

BT Registration Fee Check (No. 31209)	\$88.00
BT Late Reg Penalty Check (No. 31209)	\$5.47
BT Late Reg Interest Check (No. 31209)	\$3.30
BT Recordation and Tech Check (No. 31209)	\$3.00
BT SB1186 (AB1379) Check (No. 31209)	\$4.00
Total	\$103.77





CITY OF OAKLAND

CITY OF OAKLAND

Finance Department
Revenue Management Bureau
250 Frank H. Ogawa Plaza, Suite 1320 Oakland, CA 94612
(510) 238-3704 TDD (510) 238-3254
<https://ltss.oaklandnet.com>

ACCOUNT NUMBER
00210385
RATE TYPE
M - RESIDENTIAL RENTAL PROPERTY
PAYMENT DUE DATE
04/18/2019



L. MOHR
WESTERN MANAGEMENT PROPERTIES
678 14TH ST
OAKLAND, CA 94612-1299

BUSINESS ADDRESS: 700 SYCAMORE ST

April 04, 2019

Dear Business Owner/Operator:

According to our records, your account has a balance of \$16.53. This amount was calculated as follows:

Charges	Amount
2019 BT Late Reg Penalty	\$16.53

Total Due: \$16.53

The amount due stated on this invoice was calculated using the **Invoice Date** noted at the top of this form. The principal balance may accrue additional penalties and interest per Oakland's Municipal Code.

YOU CAN NOW PAY YOUR INVOICE ONLINE!
LOG ONTO [HTTPS://LTSS.OAKLANDNET.COM](https://ltss.oaklandnet.com)
ACCOUNT #: 00210385 PIN: 1032513

COMPLETE AND RETURN WITH YOUR PAYMENT TO:

City of Oakland
250 Frank H. Ogawa Plaza Suite 1320
Oakland, CA 94612-2011
Phone: (510) 238-3704

000020

DATE:03/01/19 CR#:31209 TOTAL:\$103.77
PAYER:City of Oakland - Business Tax(Oak)

BANK:bow-trus - WMP - Client Trustee count

Property Account (Date)/Invoice Description Amount
mat 5785-000 BT-022819 New Application 103.77

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM
2019 MAY 20 PM 4:14 103.77

000021

City of Oakland Revenue
150 Frank Ogawa Plaza
Suite 5342
(510) 238-3704

DEPT#: 108388			
108 - BT Registration Fee	1x	88.00	88.00
Account #: 00210385			
DEPT#: 108446			
108 - BT SB1186(AB1379)	1x	3.60	3.60
Account #: 00210385			
DEPT#: 108446			
108 - BT SB1186(AB1379)	1x	0.40	0.40
Account #: 00210385			
DEPT#: 108400			
108 - Recordation & Tech	1x	3.00	3.00
Account #: 00210385			
DEPT#: 108434			
108 - BT Late Reg Interest	1x	3.30	3.30
Account #: 00210385			
DEPT#: 108425			
108 - BT Late Reg Penalty	1x	5.47	5.47
Account #: 00210385			
SubTotal:			103.77
Total:			103.77
Check			103.77

4/4/2019 15:07
#0997830 /86/13
Receipt #: 920705

Thank You For Your Payment

DATE:04/16/19 CR#:31515 TOTAL:\$16.53*****
PAYER:City of Oakland - Business Tax(Oakbus) BANK:bow-trus - WMP - Client Trustee Account

Property Account	(Date)/Invoice	Description	Amount
mat 5785-000	BT-041519	Business Tax Late	16.53
			16.53

DATE:03/01/19 CK#:31210 TOTAL:\$600.95
PAYEE:City of Oakland, Rent Adjustment

BANK:bow-trus - WMP - Client Trusts
am(oakrent)

Property Account

(Date)Invoice

Description

Amount

mat 5785-000

RAP-022819

New RAP

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

600.95

2019 MAY 20 PM 4: 14

600.95



3022 International Boulevard
Suite 410 Oakland, CA 94601
T 510-437-1554
F 510-437-9164

RECEIVED
CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM

2020 FEB -3 PM 2:32

February 2, 2020

Analyst Margaret Sullivan
City of Oakland
Rent Adjustment Program
Department of Housing and Community Development
250 Frank H. Ogawa Plaza
Oakland, CA 94612

MS/EL

Via Hand Delivery

RE: Tenant Evidence Submission for Case No. T19-0007

Dear Analyst Robert Costa:

Please find the evidence submission in support of Case No. T19-0007.

Thank you for your attention to this matter. Please contact me if you have any questions or concerns at (510) 806-8609.

Tenant Requests a Spanish Interpreter

Sincerely,

Micaela Alvarez
Tenants' Rights Program
Supervising Attorney

Tenant Evidence Submission

Exhibit A1

RECEIPT

DATE 3-19-03 No. 244847

RECEIVED FROM Gonzalo Ignacio Cortez \$1000

Move in rents for DOLLARS

FOR RENT 700 Sq #A April -

FOR

ACCOUNT CASH FROM 2 payments TO

PAYMENT CHECK

BAL. DUE 1000 Deposit MONEY ORDER BY [Signature] 282-6948

1182 Page 1 of 9

RECEIPT

DATE 5-6-03 No. 612800

RECEIVED FROM 700 Sq #A Toward \$1000

Deposit DOLLARS

FOR RENT

FOR

ACCOUNT CASH FROM [Signature] TO

PAYMENT CHECK

BAL. DUE MONEY ORDER BY

1182

000025

RECEIPT DATE 5-6-13 No. **761032**

RECEIVED FROM Gonzalo ignacio \$ 900.00

_____ DOLLARS

FOR RENT
 FOR 700 Sycamore St. "A"

ACCOUNT		<input type="radio"/> CASH
PAYMENT		<input type="radio"/> CHECK
BAL. DUE		<input checked="" type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 5-6-13 TO 6-1-13
 BY Quinn

RECEIPT DATE 5-7-12 No. **414035**

RECEIVED FROM Gonzalo ignacio \$ 900

_____ DOLLARS

FOR RENT
 FOR 700 Sycamore St. "A"

ACCOUNT		<input type="radio"/> CASH
PAYMENT		<input type="radio"/> CHECK
BAL. DUE		<input checked="" type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 5-7-12 TO 6-7-12
 BY Quinn

RECEIPT No. **044038**

DATE 4-5-12

FROM Gonzalo ignacio \$ 900.00

_____ DOLLARS

FOR RENT
 FOR 700 Sycamore St. "A"

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input checked="" type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 4-5-12 TO 5-1-12
 BY Quinn

5705 282 6948

RECEIPT

RECEIPT No. 044134

DATE 11-5-15

FROM Gonzalo Ignacio \$1000.00

FOR RENT
 FOR 700 - 3 years A²

ACCT.		<input type="radio"/> CASH	FROM 11-5-15 TO 12-1-15
PAID		<input type="radio"/> CHECK	
DUE		<input checked="" type="radio"/> MONEY ORDER	

BY: *[Signature]*

A-1152
T-4161

RECEIPT

No. 044155

DATE 12-5-15

FROM Gonzalo Ignacio \$1100.00

FOR RENT
 FOR 700 - 3 years

ACCT.		<input type="radio"/> CASH	FROM 12-5-15 TO 1-1-16
PAID		<input type="radio"/> CHECK	
DUE		<input checked="" type="radio"/> MONEY ORDER	

BY: *[Signature]*

A-1152
T-4161

000027

RECEIPT No. 044164

DATE 1-5-16

FROM Gonzalo ignacio \$ 300.00

Three DOLLARS

FOR RENT
 FOR 700 SYCAMORE A

ACCT.		<input checked="" type="radio"/> CASH	FROM <u>1-5-16</u> TO <u>2-1-16</u>
PAID		<input type="radio"/> CHECK	
DUE		<input type="radio"/> MONEY ORDER	

BY [Signature] A-1152 T-4161

Page 6 of 9

RECEIPT No. 044139

DATE 1-6-16

FROM Gonzalo ignacio \$ 300.00

_____ DOLLARS

FOR RENT
 FOR 700 SYCAMORE A

ACCT.		<input checked="" type="radio"/> CASH	FROM <u>1-6-16</u> TO <u>2-1-16</u>
PAID		<input type="radio"/> CHECK	
DUE		<input type="radio"/> MONEY ORDER	

BY [Signature] A-1152 T-4161

000028

0102409 Gonzalo
X
101407
91064p
S de marzo

RECEIPT		No. 763254	
DATE	3-5-16		
FROM	Gonzalo ignacio	\$1100.00	
			DOLLARS
<input type="radio"/> FOR RENT			
<input type="radio"/> FOR	700 succession A.		
ACCT.		<input checked="" type="radio"/> CASH	
PAID		<input checked="" type="radio"/> CHECK	
DUE		<input type="radio"/> MONEY ORDER	FROM 3-5-16 TO 4-1-15
		<input type="radio"/> CREDIT CARD	BY <i>[Signature]</i>
			A-2501 T-46820

RECEIPT

No. 344971

DATE 1-5-17

FROM Gonzalo Ignacio

\$1500.00

100 & 1/2

DOLLARS

FOR RENT

FOR 700 Sycamore A

ACCT.

CASH

PAID

CHECK

DUE

MONEY ORDER

CREDIT CARD

FROM 2-5-17 TO 2-1-15

BY *Om*

A-2501
T-46820

RECEIPT

No. 344966

DATE 1-5-17

FROM Gonzalo Ignacio

\$1500.00

DOLLARS

FOR RENT

FOR 700 Sycamore A

ACCT.

CASH

PAID

CHECK

DUE

MONEY ORDER

CREDIT CARD

FROM 1-5-17 TO 2-1-17

BY *Om*

A-2501
T-46820

Page 8 of 9

000030

RECEIPT No. 359105

DATE 1-5-18

FROM Gonzalo Ignacio \$1600.00

_____ DOLLARS

FOR RENT
 FOR 700 Sycamore A.

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 1-5-18 TO 2-5-18

BY *[Signature]*

A-2501
T-46820

RECEIPT No. 359111

DATE 2-5-18

FROM Gonzalo Ignacio \$1600.00

_____ DOLLARS

FOR RENT
 FOR 700 Sycamore A.

ACCT.		<input checked="" type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 2-5-18 TO 3-5-18

BY *[Signature]*

A-2501
T-46820

RECEIPT No. 359113

DATE 3-4-18

FROM Gonzalo Ignacio \$1600.00

_____ DOLLARS

FOR RENT
 FOR 700 Sycamore A.

ACCT.		<input checked="" type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 3-4-18 TO 4-1-18

BY *[Signature]* 000031

A-2501
T-46820

Tenant Evidence Submission

Exhibit

Document Description

Page Numbers

A	Rent Receipts 2018-2020	1-10
B	Rent Increase - Proposed Lease Agreement 3/5/2019	11-45

RECEIVED
CITY OF OAKLAND
GENERAL SERVICES DEPARTMENT
2019 FEB -3 PM 2:32

City of Oakland Rent Adjustment Program

Case Number: T19-0007

Tenant Evidence Submission

RECEIVED
CITY OF OAKLAND
RENT ADJUSTMENT DIVISION

2019 FEB -3 PM 2:32

Exhibit A

000033

RECEIPT No. 359121

DATE 4-4-18

FROM Gonzalo ignacio \$1600.00

DOLLARS

FOR RENT 700 Sycamore A

FOR

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 4-4-18 TO 5-1-18

BY *[Signature]*

A-2501
T-46820

RECEIPT No. 344986

DATE 5-4-18

FROM Gonzalo ignacio \$1600.00

DOLLARS

FOR RENT 700 Sycamore A

FOR

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 5-9-18 TO 6-1-18

BY *[Signature]*

A-2501
T-46820

RECEIPT No. 344990

DATE 6-5-18

FROM Gonzalo ignacio \$1600.00

DOLLARS

FOR RENT 700 Sycamore A

FOR

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 6-5-18 TO 7-1-18

BY *[Signature]*

A-2501
T-46820

RECEIPT No. 730446

DATE 7-4-18

FROM Gonzalo Ignacio \$ 1600.00

DOLLARS

FOR RENT
 FOR 700 sycamore A.

ACCT.		<input checked="" type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 7-4-18 TO 8-1-18

BY [Signature]

A-2501
T-46820

RECEIPT No. 359123

DATE 8-5-18

FROM Gonzalo Ignacio \$ 1600.00

DOLLARS

FOR RENT
 FOR 700 sycamore A.

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 8-4-18 TO 9-1-18

BY [Signature]

A-2501
T-46820

RECEIPT No. 344995

DATE 9-1-18

FROM Gonzalo Ignacio \$ 1600.00

DOLLARS

FOR RENT
 FOR 700 sycamore A.

ACCT.		<input type="radio"/> CASH
PAID		<input type="radio"/> CHECK
DUE		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM 9-1-18 TO 10-1-18

BY [Signature]

A-2501
T-46820

RECEIPT		No. 359133
DATE	10-1-18	
FROM	Gonzalez Ignacio	\$1600.00 + 100 -
		DOLLARS
<input type="checkbox"/> FOR RENT	Sydney A	
<input type="checkbox"/> FOR		
ACCT.		<input type="checkbox"/> CASH
PAID		<input type="checkbox"/> CHECK
DUE		<input type="checkbox"/> MONEY ORDER
		<input type="checkbox"/> CREDIT CARD
		FROM 10-1-18 TO 11-1-18
		BY <i>[Signature]</i>
		A-2501 T-46820

RECEIPT		No. 359132
DATE	11-2-18	
FROM	Gonzalez Ignacio	\$1600.00 + 100 -
		DOLLARS
<input type="checkbox"/> FOR RENT	Sydney A	
<input type="checkbox"/> FOR		
ACCT.		<input type="checkbox"/> CASH
PAID		<input type="checkbox"/> CHECK
DUE		<input type="checkbox"/> MONEY ORDER
		<input type="checkbox"/> CREDIT CARD
		FROM 12-1-18 TO 12-1-18
		BY
		A-2501 T-46820

MONEYGRAM PAYMENT SYSTEMS, INC. DRAWER
P.O. BOX 9476
MINNEAPOLIS, MN 55480

PLEASE READ REVERSE SIDE www.moneygram.com/moneyorder DATE/AMOUNT

MoneyGram.

RECEIPT

10828000172 03/03/2019
141 YN RECEIBO \$600.00

60484380097001

KEEP A COPY OF THIS STUB
FOR YOUR RECORDS/
MANTENGA UNA COPIA DE
ESTE RECIBO PARA SUS ARCHIVOS

R108280001720

EMPLOYEE
715 (12/12) 700/14000
M 80140-Z

▼ DETACH HERE ▼

MONEYGRAM PAYMENT SYSTEMS, INC. DRAWER
P.O. BOX 9476
MINNEAPOLIS, MN 55480

PLEASE READ REVERSE SIDE www.moneygram.com/moneyorder DATE/AMOUNT

MoneyGram.

RECEIPT

10828000171 03/03/2019
141 YN RECEIBO \$1000.00

60484380097001

KEEP A COPY OF THIS STUB
FOR YOUR RECORDS/
MANTENGA UNA COPIA DE
ESTE RECIBO PARA SUS ARCHIVOS

R108280001710

EMPLOYEE
715 (12/12) 700/14000
M 80140-Z

▼ DETACH HERE ▼

Valid Money Order Includes: 1. Heat sensitive, red stop sign AND 2. Contains a True Watermark hold up to light to view

INTERNATIONAL MONEY ORDER

781 918



09/03/2019

To Validate: Touch the stop sign, then watch it fade and reappear



10854161011
MONEY ORDER

100

R1085416101111

PAY TO THE ORDER OF:
PAGAR A LA ORDEN DE:

IMPORTANT - SEE BACK BEFORE CASHING

PAY EXACTLY
\$1,000.00
ONE THOUSAND ***
DOLLARS 00 CENTS

[Signature]

PURCHASER, SIGNER FOR DRAWER / COMPRADOR, FIRMA DEL LIBRADOR
PURCHASER, BY SIGNING YOU AGREE TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

ADDRESS:/ DIRECCIÓN: *[Address]*

Payable Through
Citizens Alliance Bank
Clara City, MN

ISSUER/DRAWER:
MONEYGRAM PAYMENT SYSTEMS, INC.

60484380097001
417249 246182011

⑆091916187⑆1085 41610111⑈ 90

Valid Money Order Includes: 1. Heat sensitive, red stop sign AND 2. Contains a True Watermark hold up to light to view

INTERNATIONAL MONEY ORDER

781 918



09/03/2019

To Validate: Touch the stop sign, then watch it fade and reappear



10854161012
MONEY ORDER

R108541610122

PAY TO THE ORDER OF:
PAGAR A LA ORDEN DE:

IMPORTANT - SEE BACK BEFORE CASHING

PAY EXACTLY
\$700.00
SEVEN HUNDRED **
DOLLARS 00 CENTS

[Signature]

PURCHASER, SIGNER FOR DRAWER / COMPRADOR, FIRMA DEL LIBRADOR
PURCHASER, BY SIGNING YOU AGREE TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

ADDRESS:/ DIRECCIÓN: *[Address]*

Payable Through
Citizens Alliance Bank
Clara City, MN

ISSUER/DRAWER:
MONEYGRAM PAYMENT SYSTEMS, INC.

60484380097001
417249 246182012

⑆091916187⑆1085 41610122⑈ 90

PAID SEP 04 2019

www.moneygram.com/moneyorder
for additional details regarding your Money Order

PLEASE READ REVERSE SIDE DATE/AMOUNT

MoneyGram.

10854161011 09/03/2019
182 YN RECIBO \$1000.00

60184300097001
R108541610111 EMPLOYEE
715 (8/18) 700/14000
M 81261-A

▼ DETACH HERE ▼

KEEP A COPY OF THIS STUB
FOR YOUR RECORDS/
MANTENGA UNA COPIA DE
ESTE RECIBO PARA SUS ARCHIVOS

www.moneygram.com/moneyorder
for additional details regarding your Money Order

PLEASE READ REVERSE SIDE DATE/AMOUNT

MoneyGram.

10854161012 09/03/2019
182 YN RECIBO \$700.00

60184300097001
R108541610122 EMPLOYEE
715 (8/18) 700/14000
M 81261-A

▼ DETACH HERE ▼

KEEP A COPY OF THIS STUB
FOR YOUR RECORDS/
MANTENGA UNA COPIA DE
ESTE RECIBO PARA SUS ARCHIVOS

www.moneygram.com/moneyorder

for additional details regarding your Money Order

2

PLEASE READ REVERSE SIDE DATE/AMOUNT

MoneyGram.

678 - 14th Street
Oakland CA 94612
108541618372 10/03/2019
183 PAID OCT 05 2019 \$50.00
60484380099001 RECIBO 0

KEEP A COPY OF THIS STUB FOR YOUR RECORDS/ MANTENGA UNA COPIA DE ESTE RECIBO PARA SUS ARCHIVOS

R 1085 41618372

EMPLOYEE 715 (618) 700/14000 M 81261-A

DETACH HERE

www.moneygram.com/moneyorder

for additional details regarding your Money Order

3

PLEASE READ REVERSE SIDE DATE/AMOUNT

MoneyGram.

678 - 14th Street
Oakland CA 94612
108541618383 10/03/2019
183 PAID OCT 05 2019 \$700.00
60484380099001 RECIBO 0

KEEP A COPY OF THIS STUB FOR YOUR RECORDS/ MANTENGA UNA COPIA DE ESTE RECIBO PARA SUS ARCHIVOS

R 1085 41618383

EMPLOYEE 715 (618) 700/14000 M 81261-A

DETACH HERE

www.moneygram.com/moneyorder
 for additional details regarding your Money Order

1
PLEASE READ REVERSE SIDE DATE/AMOUNT

MoneyGram.

10854163183 11/04/2019
 167 VN \$700.00

6048436099001

RECIBO 0

R1085 41631836 EMPLOYEE
 715 (6/18) 700/14000
 M 81261-A

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R108541638580

EMPLOYEE

715 (6/18) 700/14000
M 81261-A

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R108541638590

EMPLOYEE

715 (6/18) 700/14000
M 81261-A

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ESTE RECIBO PARA SUS ARCHIVOS

R1085 41648941

EMPLOYEE
715 (8/18) 700/14000
M 81261-A

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Tenant Evidence Submission

Exhibit B

LEASE AGREEMENT

PARTIES:

Resident (s) Gonzalo Ignacio, Eliberta Gutierrez, Katia Sosa Caro Del Castillo, Yobani V. Bollo

Agent: Western Management Properties, Inc., Agent for Owner
Corp. BRE Lic. 00407956

PROPERTY ADDRESS: 700 Sycamore Street #A, Oakland, CA 94612

1) **RENTAL AMOUNT:** Commencing on March 5, 2019, Resident agrees to pay Landlord by check, money order, certified check or cashier's check, without deduction or offset, prior notice or demand, the sum of month \$1,600.00 advance on the first (1st) day of each calendar month. Rent and all other charges due Landlord shall be payable to 678 14th St., Oakland, CA 94612, Office - (510)451-7197. The normal hours available to make payment in person are from 8:30 a.m. to 5:30 p.m. Mon-Fri, 9:00 a.m.-1:00 p.m. Sat., or in such other manner as Landlord may from time to time designate. A twenty-four (24) hour drop box is available seven (7) days a week at the same location. Resident shall deliver said rental payment to Landlord or his designated agent at the building rental office. Rent must be actually received by Landlord, or his designated agent, in order to be considered in compliance with the terms of this agreement.

2)

PAYMENTS:	1st Month Rent	\$1,600.00	From: March 5, 2019	To: March 31, 2019
	Security Deposit	\$ 00.00		
	Total	\$1600.00		

3) **TERM:** The Premises are leased for the lease term commencing March 5, 2019 and expiring March 31, 2020. If Resident is given possession of the Premises prior to the date specified for the commencement of this Lease, the occupancy of Resident during such period shall be subject to the provisions hereof. Either party may terminate this Lease at the end of the initial term or an extended term by giving the other party 30 days written notice. If no notice is given, then the Lease will be extended on a month to month basis on the same terms and conditions contained in this Lease, except that the rent shall be adjusted to the current rent. A thirty-day written notice must be received by Landlord. Any holdover without the Landlord's consent shall be as a Resident at sufferance and Resident shall be subject to immediate eviction without prior notice. "Consent" of Landlord shall be deemed given either by a written agreement or by acceptance of rent after the initial term.

Resident shall make all rental payments in full. Payment or receipt of a rental payment of less than the amount stated in this Lease shall be deemed no more than partial payment on that month's account. Under no circumstances shall Landlord's acceptance of a partial payment constitute accord and satisfaction. Landlord's acceptance of a partial payment shall not forfeit Landlord's right to collect the balance due on the account or to pursue any remedies available under this Lease, despite any endorsement, stipulation or other statement on any check. Money paid by Resident to Landlord shall be applied to Resident's account in the following order: first, to outstanding late charges and returned check charges; second, to outstanding legal fees and/or court costs legally chargeable to Resident; third, to outstanding utility bills and repair charges; and, fourth, to rent. Rent payments received by Landlord shall be applied to the earliest amount(s) due or past due. All initial payments are to be made by cashier's check or money order and are due prior to occupancy.

Addendums:

(1) By signing and entering into this Lease, and in consideration of Landlord's agreement to waive claims for damage done to the fence by Tenant and/or Tenant's invitee/roommate, and his payment of monetary consideration to Tenant, and Tenant's agreement to withdraw claims under the City of Oakland's Rent Adjustment Program, Case No. T19-0007, *Cortez v. Qmacin*, Landlord and Tenant hereby forever release each other from any and all claims in any way connected to Tenant's previous Lease of the premises. Landlord and Tenant specifically and expressly acknowledge, and waive, any benefit they may enjoy under

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Section 1542 of the Civil Code of the State of California; to wit:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

- (2) This is a non-smoking unit
- (3) Only 4 persons to live in the unit, 4 adults. Subletting or extra people is forbidden without consent of owner. If owner consents to the extra person, the monthly rent will increase an additional \$50.00 per person.
- (4) Owner has supplied Stove, oven will replace/repair as needs. Owner will not handle maintenance on Fridge. Tenant will repair or replace as needs.

- 4) **SECURITY DEPOSITS:** Resident shall deposit with Landlord the sum of as security deposit \$ 00.00 to secure Resident's faithful performance of the terms of this Lease. After all the Residents have vacated, leaving the Premises vacant, Landlord may use the security deposit for the cleaning of the Premises, any repairs or damages to the Premises or common areas beyond ordinary wear and tear, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. Resident may not use said deposit for rent owed during the term of this Lease. Landlord shall furnish Resident a written statement indicating any amounts deducted from the security deposit and return the balance of the security deposit to the Resident. If Resident fails to furnish a forwarding address to Landlord in writing, then Landlord shall send said statement and any security deposit refund to the Premises. Resident will be responsible for painting, cleaning, blinds, shampooing of carpet, and/or any damages beyond ordinary wear and tear, including damages to carpet.
- 5) **OCCUPANTS:** The Premises shall not be occupied by any person, other than those designated above as Resident. Any person staying seven (7) days cumulative or longer, without the Landlord's written consent, shall be considered as occupying the Premises and in violation of this Lease. Any persons identified as an Other Authorized Occupant(s), including minor children of a Resident(s), has/have no Independent right(s) of tenancy separate from the rights of a Resident(s). Upon the last Resident vacating the Premises, all Other Authorized Occupants must contemporaneously vacate the Premises even if a Resident's minor child has reached the age of maturity. Upon the vacating of the Premises by the last Resident in possession, Owner/Agent may adjust the rent pursuant to California Civil Code.
- 6) **SUBLETTING OR ASSIGNING:** No portion of the premises shall be sublet nor the Agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of the Landlord, be an irremediable breach of this Agreement and cause for immediate termination as provided herein and by law. Resident is prohibited from offering all or part of the premises for short-term rental, such as through AirBNB, VRBO or other such sites. Any person who is not an Occupant or Resident, who occupies any portion of the dwelling unit, for any period of time whatsoever, for any compensation or consideration whatsoever (including, without limitation, the payment of money and/or trade and/or barter of other goods, services, or property occupancy rights) is not a Guest. This constitutes attempted subletting or assignment under this Agreement.
- 7) **UTILITIES:** Resident to shall pay for all utilities and/or services supplied to the premises except water & trash.
- 8) **PARKING/ RETURN OF REMOTE CONTROLS/RETURN OF KEYS:** Resident is assigned parking space(2): If Resident is assigned a parking space, Landlord reserves the right to control the method, manner and time of parking in parking spaces in and around the community; to designate which portions of the apartment community and its Premises may be used by Resident and Resident's guests or invitees for parking; and to tow away and store at Resident's or vehicle owner's expense any vehicle parked by Resident or any invitee of Resident in spaces not so authorized by Landlord. Resident shall advise all guests and invitees of the parking rules for the apartment community. Landlord reserves the right to amend any rules established pursuant to this section at any time. Resident may only park a vehicle that is registered in the Resident's name. Resident may not assign, sublet or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the Resident. No other type of vehicle or item may be stored in this space. Resident may not wash, repair, or paint in this space or in any other common area on the Premises. If any vehicle is leaking any substance in the space, there will be a charge of \$50 per occurrence to clean up the space. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the Premises. Resident agrees to return to Landlord, at the expiration of the term hereof, the keys to the Premises and remote controls for the parking facilities. There will be a charge assessed of \$50 for any non-returned remote control and \$50 for any non-returned keys and such charges will be deducted from the security deposit.

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- 9) **CONDITION OF PREMISES:** Resident acknowledges that the Premises have been inspected. Resident acknowledges that said Premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. Resident promises to keep the Premises in a neat and sanitary condition and to immediately reimburse Landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to Resident or Resident's guest, invitee or licensee's misuse or negligence, including, without limitation, the cleaning or repair to any plumbing fixture where a stoppage has occurred and the repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which causes blockage of the garbage disposal.
- 9) **ALTERATIONS:** Resident shall not make any alterations to the Premises, including but not limited to installing aerials, lighting fixtures, dishwasher, washing machines, garbage disposal, dryers or other items without first obtaining written permission from Landlord. Resident shall not change or install locks, paint, or wallpaper in said Premises without Landlord's prior written consent. The Resident agrees to immediately report any inoperable lock or locks in need of repair to Landlord. Resident shall not place placards, signs or other exhibits in a window or any other place where they can be viewed by other Residents or by the general public. Resident, under no circumstances, is allowed to hang clothes, plants, trellis or other items on balconies or patios or use them for storage. Resident(s), Other Authorized Occupants guests or invitees shall not make any repairs, alterations or improvements to the Property or Premises without the prior written consent of Owner/Agent; Examples include painting walls, fastening devices, nails or adhesives, installing satellite dishes, signs, displays or exhibits (except as may be allowed by law) on or in the Premises or areas of the Property. Owner/Agent in its sole authority may deny or reasonably condition any agreed to repairs, alterations or improvements requested by Resident(s). Resident(s) shall not deduct from Rent the costs of any repairs, alterations or improvements that are not completed in compliance with applicable law or regulations. Unlawful deductions from Rent shall be unpaid Rent. Owner/Agent shall not be responsible for any cost of repair or alteration by Residents. Owner/Agent may require Resident(s) to restore the alterations or improvements at Resident(s) sole expense, to the condition they were at the beginning of Resident(s) tenancy, normal wear and tear excepted. Any alteration or improvement that Owner/Agent does not require Resident(s) to restore shall become the property of Owner/Agent at no cost to Owner/Agent
- 11) **LATE CHARGE/BAD CHECKS:** If rent is not paid in full on or before the third of the month, a late charge of \$75.00 shall be assessed. If Resident's check is returned by the bank for any reason, Resident must pay a service charge of \$40 in addition to any other charges, including late charges, and all additional penalties provided by law for checks not honored by the bank. Resident shall replace the returned check with a money order, certified check or cashier's check, payable to Landlord. All late charges and returned check charges shall be considered additional rent. Additionally, late charges and returned check charges shall be considered liquidated damages for Landlord's time, inconvenience, and overhead in collecting late rent. If Resident's check is returned, Landlord reserves the right to require Resident to pay all future rent, without the necessity of any proper notice to do so, by money order, certified check, or cashier's check. Landlord reserves the right to refuse payment of late rent, late charges and returned check charges after Landlord serves Resident with a demand for rent or possession as provided in California statutes. If rent is not paid when due and Landlord issues a 'Notice To Pay Rent or Quit', Resident must tender a money order or cashier's check only, whether or not Resident has paid by check in the past.
- 12) **NOISE AND DISRUPTIVE ACTIVITIES:** Resident and Residents' guests, invitees and licensees shall not disturb, annoy, endanger or inconvenience other Residents of the apartment community, neighbors, the Landlord or his agents, or workmen nor shall they violate any law, or commit or permit waste or nuisance in or about the Premises. Further, Resident shall not do or keep anything in or about the Premises that will obstruct the public spaces available to other Residents. Lounging or unnecessary loitering on the front steps, public balconies or the common areas that interferes with the convenience of other Residents is prohibited. Resident shall not engage in any illegal activity in the Premises or the apartment community. Resident shall not bring any hazardous waste materials unto the Premises or the apartment community.
- 13) **LANDLORD'S RIGHT OF ENTRY:** Landlord may retain a passkey to the Premises and may enter to show Premises to prospective Residents and purchasers, during normal business hours and upon reasonable advance notice of at least 24 hours to Resident. Landlord is permitted to make all alterations, repairs and maintenance that in Landlord's judgment is necessary to perform in the Premises and the apartment community. In addition, Landlord has the right to enter, without notice, in the case of emergency pursuant to Civil Code Section 1954. If the work performed requires that Resident temporarily vacate the unit, then Resident shall vacate for this temporary period upon being served a 7 days notice by Landlord. If the nature of the work makes it impractical to provide seven (7) days notice, then no notice is required. Resident agrees that in such event that Resident will be solely compensated by a corresponding reduction in rent for these many days that Resident was temporarily displaced. If the work to be performed requires the cooperation of Resident to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by Landlord. Resident shall not change the key to the Premises.
- 14) **REPAIRS BY LANDLORD OR RESIDENT:** Where a repair is the responsibility of the Landlord, Resident must notify Landlord with a written notice stating what item needs servicing or repair. Resident must give Landlord a reasonable opportunity to service or repair said item. Resident acknowledges that rent will not be withheld unless a written notice has been served on Landlord giving Landlord a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may Resident withhold rent unless said item constitutes a substantial breach of the warranty of habitability as stated in Code of Civil Procedure Section 1174.2. Cost of repairs to or stoppage of waste pipes or drains, water pipes, plumbing fixtures or overflow there from caused by negligent or improper usage or the introduction of foreign articles or materials into the system will be the responsibility of and must be paid for by the Resident. RESIDENTS ARE RESPONSIBLE FOR IMMEDIATELY NOTIFYING OWNER/AGENT, IN WRITING, OF ANY CONDITIONS THAT MAY REQUIRE REPAIR, REPLACEMENT, OR SERVICE OR WHICH COULD BE A THREAT TO RESIDENT(S)

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HEALTH OR WHICH COULD LEAD TO A SUBSTANDARD OR UNINHABITABLE CONDITION OF THE PREMISES. RESIDENTS SHALL IMMEDIATELY PAY OWNER/AGENT FOR ALL DAMAGE THAT IS A RESULT OF NOT REPORTING SUCH CONDITIONS TO OWNER/AGENT IN A TIMELY MANNER. FAILURE TO TIMELY NOTIFY OWNER/AGENT IS A MATERIAL BREACH OF THIS AGREEMENT.

- 15) **PEST CONTROL SERVICE:** Resident understands and agrees that Landlord contracts with a registered structural pest control company to provide pest control services to the premises on a periodic basis. Resident hereby acknowledges that Resident has been given written notice regarding the use of said pesticides on the premises as provided for under section 8538 of the Business and Professions Code and section 1940.8 of the California Civil Code.
- 16) **ANIMALS:** No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the Premises without Landlord's written consent. If Landlord consents to a pet; which shall be at Landlord's sole discretion, Resident will sign a Pet Agreement and will be required to make an extra security deposit. Set security deposit shall be applied pursuant to the Terms and Conditions set forth in Paragraph 4 of this lease. Such security deposit amount shall be determined by the Landlord.
- 17) **FURNISHINGS:** No liquid filled furniture of any kind may be kept on the Premises without Landlord's consent. If Landlord consents, then Resident may possess a waterbed if Resident maintains waterbed insurance valued at \$100,000 or more. Resident must furnish Landlord with proof of said insurance. Resident must use bedding that complies with the load capacity of the manufacturer. In addition, Resident must also be in full compliance with Civil Code Section 1940.5 Resident shall not install or use any washer, dryer, dishwasher, range or oven that was not already furnished with the unit.
- 18) **INSURANCE/RELEASE OF LIABILITY:** Resident must maintain an "all risk" personal property insurance policy to cover any losses sustained for personal injury and damage to Resident's personal property or vehicle. Resident acknowledges that Landlord does not maintain liability or property damage insurance to cover Resident for personal injury and damage to Resident's personal property or vehicle, or loss caused by fire, theft, earthquake, rain, water, overflow/leakage, malicious mischief, vandalism, acts of God, and/or any other causes. Resident acknowledges that Landlord is not liable for these occurrences and that Resident's insurance policy shall solely indemnify Resident for any losses or liabilities sustained. Landlord has informed Resident, and Resident acknowledges, that the Premises is not a security building, and that no form of security will be provided by Landlord. Resident further acknowledges that no representations to the contrary have been made by Landlord or any other person or entity, and that Resident is not relying on Landlord to provide any security. Landlord assumes no responsibility to provide any security, or to provide any protection for Resident's property, the Premises, or the building. Resident acknowledges and agrees that security and protection of Resident's property and the Premises is Resident's sole responsibility. Resident hereby releases Landlord, and Landlord's officers, directors, shareholders, members, agents, assigns, principals, partners, employees, and representatives, of and from all claims by, and liability to Resident and any person or entity claiming by or through Resident (including, without limitation, claims or liability based on subrogation or otherwise, and whether as a result of negligence or otherwise), for any injury to person or loss or damage to property arising from the risks for which Resident is obligated under this Lease to maintain.
- 19) **OPTION TO TERMINATE:** Resident may terminate the obligations under this Lease by delivering to the Manager a written notice stating Resident's intent to terminate this Lease. Such notice will be effective sixty (60) calendar days from the date it is given. However, the notice must be accompanied by payment of a termination fee equal to two months rent. Such payment will release resident only from any further rental obligations beyond the date the termination is effective. However, all of the terms of the Lease must be complied with through the date of vacating the premises on or before the effective date of the termination and any move-in concessions must be reimbursed in full. If the termination fee is not paid, the notice shall be of no effect, the entire lease term will remain binding, and Manager shall retain all remedies for non-compliance with the Lease. Resident shall be liable for any damages for non-compliance or failure to properly vacate pursuant to the sixty (60) day termination notice.
- 20) **POSSESSION:** If Premises cannot be delivered to Resident on the agreed date for any reason either party may terminate this agreement upon written notice to the other party at their last known address. It is acknowledged that each party shall have no liability to the other party except that all sums paid to Landlord will be immediately refunded to Resident.
- 21) **ABANDONMENT:** It shall be deemed a reasonable belief by the Landlord that an abandonment of the Premises has occurred within the meaning of Civil Code Section 1951.3, where rent has been unpaid for 14 consecutive days and where Landlord reasonably believes the Resident has abandoned the unit. In that event, Landlord may serve notice pursuant to Civil Code Section 1951.3. If Resident does not comply with the requirements of said notice within eighteen (18) days, the Premises shall be deemed abandoned.
- 22) **INDEMNIFICATION:** Resident releases Landlord from liability and agrees to indemnify and hold harmless Landlord against all claims, losses and liabilities incurred by Landlord as a result of: (a) Resident's failure to comply with this Lease; (b) any damage or injury happening in or about the Premises or the apartment community to Resident or Resident's family, licensees, invitees or guests, or such person's property; (c) damage or loss in or about the Premises or the apartment community caused by Resident, Resident's family licensees, invitees or guests; (d) Resident's failure to comply with any requirements imposed by any government authority; or (e) any judgment, lien or other encumbrance filed against the Premises or the apartment community as a result of Resident's action. This defense, indemnity, and hold harmless applies to all claims and liabilities whether as a result of any act, omission or negligence on the part of Landlord, Resident, or otherwise, and includes, without limitation, claims and liabilities based on accidents, injury, death, loss, or damage to any person or property.
- 23) **DEFAULT:** In the event Lessee breaches the Agreement and abandons the property before the end of the term, or if Lessee's right to possession is terminated by Lessor because of a breach of the lease, the lease terminates and Lessor may recover from Lessee the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award, exceeds the amount of such rental loss for the same period that Lessee proves could be reasonably avoided.

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- 24) **WAIVER:** All remedies of Owner under this Agreement are cumulative and are given without impairing any other rights or remedies of Owner as provided by law. Failure by Owner to exercise any right under this Agreement or acceptance of rent after default by Resident shall not be deemed to waive such default or affect any notice therefore given, or legal proceeding theretofore commenced.
- 25) **ATTORNEY FEES:** in the event either Landlord or Resident shall bring any action in connection herewith, each party shall be responsible for its' own costs and attorney fees.
- 26) **SUBORDINATION:** At Landlord's option, this lease shall be subordinate to any ground lease, mortgage, deed of trust or other security now or hereafter placed upon the real property of which the premises are a part and to all modifications or extensions thereof. Resident agrees to execute any documents necessary to effectuate the subordination and irrevocably appoints Landlord, as tenant's attorney-in-fact to execute such documents.
- 27) **VALIDITY/SEVERABILITY:** If any provision of this Lease is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this Lease unless otherwise provided for by law.
- 28) **NOTICES:** All notices to the Resident shall be deemed served upon mailing by first class mail, addressed to the Resident, at the Premises or upon personal delivery to the Premises whether or not Resident is actually present at the time of said delivery. All notices to the Landlord shall be served by mailing first class mail or by personal delivery to the building's rental office. It is understood that each Resident occupies the Premises either as a primary or secondary residence and that the Premises address listed above shall be deemed a residence address of each Resident for purposes of service of process.
- 29) **PERSONAL PROPERTY OF RESIDENT:** Once Resident vacates the Premises, the Landlord shall store all personal property left in the unit for 18 days. If within that time period, Resident does not claim said property, Landlord may dispose of said items as provided by law.
- 30) **SALE OF PROPERTY:** In the event of the sale or refinancing of the property, if Owner/Agent presents to Resident an Estoppel Certification or similar form, Resident agrees to execute and deliver the form acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Owner/Agent, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgement that the form as submitted by Owner/Agent is true and correct and may be relied upon by any lender and purchaser.
- 31) **CARE, CLEANING AND MAINTENANCE:** Except as prohibited by law, Resident agrees:
- (a) to keep the premises as clean and sanitary as their condition permits and to dispose of all rubbish, garbage and other waste, in a clean and sanitary manner, unless Landlord has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall ensure that large boxes are broken apart before being placed in trash containers. Resident shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers. Resident shall not dispose of any flammable liquids, rags, or other items soaked with flammable liquids or any other hazardous material in trash containers or bins.
 - (b) to properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits.
 - © to keep the premises and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition; that all rooms on the premise and all appliances and fixtures on the premises must be able to be used for their intended purpose(s).
 - (d) not to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto or to permit such thing.
 - (e) to occupy the premises as a residence, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such purposes.
 - (f) to leave the premises in the same condition as it was received, subject to normal wear and tear, as its condition permits.
 - (g) to return the premises, upon move-out to the same level of cleanliness it was in at the inception of the tenancy.
 - (h) to pay Landlord for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees.
 - (i) to promptly advise Landlord of any items requiring repair, such as locks or light switches. Resident shall notify the Landlord of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet, or other problems with the water system, including, but not limited to, problems with water-saving devices. Resident shall make repair requests as soon after the defect is noted as is practical.
 - (j) to keep doors and windows and access to them unobstructed and to not block them with personal items or otherwise, and to maintain clear pathways into and through each room on the premises. Resident must not otherwise maintain the unit in a manner that prevents necessary access through each room and to all doors and windows, inhibits necessary airflow, acts as a potential haven for pests and mold growth, creates a fire hazard, or prevents rooms from being used for their intended purposes.

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- 32) **SATELITE DISH/ANTENNAS AND INTERNET:** Satellite dishes or antennas may not be installed without the prior written approval of Owner/Agent. Owner/Agent may deny or condition approval of the installation of satellite dishes or antennas to preserve and protect the Premises or Property. Owner/Agent and its employees does not guarantee phone service, internet connectivity or internet speed. Tenant is to verify company of tenant's choice, its quality of service and cost.
- 33) **TEMPORARY RELOCATION:** Resident(s) shall, upon demand of Owner/Agent, temporarily vacate Premises for a reasonable period of time to allow for fumigation or repairs to the Premises. Resident(s) shall comply with all requirements necessary to prepare the Premises for fumigation or repairs including storage or preparing to store food, medicine, plants and valuables. Resident(s) shall be credited Rent equal to the per diem Rent for the duration of time that Resident(s) were required to vacate the Premises.
- 34) **REGISTERED SEX OFFENDERS NOTICE:** Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.mcganstlaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.
- 35) **ENTIRE AGREEMENT:** The foregoing agreement, including the Rules and Regulations, the application, the sticker information, parking rules and any other agreements or initialed attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representation or agreements that may have been made by either party. Further, Resident represents that Resident has relied solely on Resident's judgment in entering into this Lease. Resident acknowledges having been advised to consult with independent legal counsel before entering into this Lease and has consulted with said legal counsel or has decided to waive such representation and advice. Resident acknowledges that Resident has read and understood this Lease agreement and has been furnished a duplicate original.

Date: _____, 20_____

Agent: Western Management Properties, Inc., Agent for Owner Corp. BRE Lic. 00407956

The undersigned expressly understand(s) that Section 3 above contains provisions under which this Lease may Automatically Continue as a tenancy on a month-to-month basis upon the expiration of the term hereof.

RESIDENT:

Gonzalo Ignacio Date: _____, 20_____

RESIDENT:

Eliberta Gutierrez Date _____, 20_____

RESIDENT:

Katia Sosa Caro Del Castillo Date _____, 20_____

RESIDENT:

Yobani V. Bollo Date _____, 20_____

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Foreign Language & Interpreter:

Yes No. The terms of this Agreement have been interpreted for Resident(s) in the following language:

Spanish If yes, the name and contact information of interpreter(s):

Name: _____

Address: _____

Government Identification: _____

I certify that I am over 18 years of age and have been authorized by the prospective Residents to translate, and have translated, this Agreement to them on their behalf.

Signature: _____ Date: _____

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RESIDENTIAL INFORMATION FORM

Resident One:

Resident Two:

Name: _____
Unit # _____
Address: _____
Email: _____
Home Phone # _____
Cell Phone #: _____
SSN#: _____
Date of Birth: _____
Driver License: _____

Name: _____
Unit # _____
Address: _____
Email: _____
Home Phone # _____
Cell Phone #: _____
SSN#: _____
Date of Birth: _____
Driver License: _____

Employer: _____
Employer Address: _____
Work Phone: _____
Position: _____
Gross Monthly Salary: _____
Emergency Contact: _____
Phone: _____
Address: _____

Employer: _____
Employer Address: _____
Work Phone: _____
Position: _____
Gross Monthly Salary: _____
Emergency Contact: _____
Phone: _____
Address: _____

Automobile (Year, Make, Model, & Color)

Automobile (Year, Make, Model, & Color)

Vehicle License #: _____

Vehicle License #: _____

Pets (Breed & Name):

Pets (Breed & Name):

Other Occupants:

Other Occupants:

Name: _____
Phone: _____

Name: _____
Phone: _____

RESIDENTIAL INFORMATION FORM

Resident One:

Resident Two:

Name: _____

Name: _____

Unit #: _____

Unit #: _____

Address: _____

Address: _____

Email: _____

Email: _____

Home Phone #: _____

Home Phone #: _____

Cell Phone #: _____

Cell Phone #: _____

SSN#: _____

SSN#: _____

Date of Birth: _____

Date of Birth: _____

Driver License: _____

Driver License: _____

Employer: _____

Employer: _____

Employer Address: _____

Employer Address: _____

Work Phone: _____

Work Phone: _____

Position: _____

Position: _____

Gross Monthly Salary: _____

Gross Monthly Salary: _____

Emergency Contact: _____

Emergency Contact: _____

Phone: _____

Phone: _____

Address: _____

Address: _____

Automobile (Year, Make, Model, & Color)

Automobile (Year, Make, Model, & Color)

Vehicle License #: _____

Vehicle License #: _____

Pets (Breed & Name):

Pets (Breed & Name):

Other Occupants:

Other Occupants:

Name: _____

Name: _____

Phone: _____

Phone: _____

COMMUNITY RULES AND REGULATIONS

GENERAL

PLEASE REMEMBER:

1. All trash should be disposed of in the property trash receptacles. Your assistance in keep our community LITTER FREE is greatly appreciated!
2. For your safety, stairwells areas need to be free of all debris at all times.
3. Patios, balconies and porches are for patio furniture only. Any motor vehicles, old furniture, mattresses, boxes, dead plants, etc., should not be stored on any of the patios, balconies or porches. Rugs mops, towels clothing, etc., should not be draped over the sides of the balconies, the patio walls or railing.
4. Do not accumulate any trash or any other materials, including all combustible materials in your apartment, or on your balcony or patio, since it could be hazardous and would be in violation of the city health, fire and safety ordinances.
5. Apartments, patios, and balconies must be kept clean, sanitary and free from any objectionable odors.
6. For your safety and the safety of your neighbors, skateboarding, bike riding and roller blading are not permitted on any sidewalk or walking path.
7. Children playing outside must be supervised by an adult resident at all times. Residents are responsible for their children, and will be held responsible for any infractions of the rules and regulations, or for any damage to the property caused by their children.
8. Residents are responsible for their guest's and their guest's children. All guests and their children are required to comply with community's rules and regulations.
9. Private barbecue grills are not permitted in the apartments or on the patios or balconies and must be stored off the property.
10. The laundry facilities are exclusively for resident use. Please remember to:
 - a. Clean out lint in dryers after each use.
 - b. Remove clothing promptly from the washers/dryers when machines have completed their cycle (30 min. wash - 45 min. dry).
 - c. Please report any problems with the laundry machines to the staff in the management office or call the number posted in laundry facility.
 - d. Management does not have change available in the office nor does management replace lost change.

INITIALS

INITIAL
21 of 45

PETS

Having a pet is a privilege and can be revoked at any time, so please remember:

1. PICK UP AFTER YOUR PET! Failure to pick up after your pet is against city ordinances and should be reported to the management office.
2. Local leash laws must be observed and obeyed. No pet may leave the apartment without the presence of the resident at all times and without the attachment of the leash.
3. Management reserves the right to limit pets to cats, dogs, fish and birds.
4. Under no circumstances shall a pet be chained on a balcony.
5. Any damage to an apartment or the community's grounds caused by a resident's pet will be repaired at the resident's expense.
6. Management reserves the right to enter the apartment with the proper notice and at the reasonable times to inspect the apartment and determine that the pet is property house trained.
7. Residents may be given a 72 hour notice, at any time, to remove their pet from the apartment if the pet, in sole opinion of management, disturbs or annoys other residents by noise, odor or damage.

CARPORTS, GARAGE AND PARKING

1. The speed limit throughout the community is 10 miles per hour. Non-compliance with the speed could result in a written warning, fines or possible termination of your lease agreement.
2. Residents are responsible for the condition of their garbage stall or carport. Please keep the assigned area free of dirt, oil and all debris. All automobile repairs are prohibited.
3. Residents are required to park in their assigned space(s) only. Any vehicle parked in a space not assigned to them, or blocking someone else's assigned space, will be towed away immediately at the vehicle owner's expense. If the residents agree to switch places on a permanent basis, they need to let management know in writing. If the situation is temporary, please drop off a note to management or call to avoid the car being towed. Parking in another resident's space is permitted provided there is a mutual agreement between the two resident(s). A written agreement is recommended and placed in the windshield of the car. Both signatures should on the agreement.

4. Tractor Trailers, boats, car trailers and RV's are prohibited from parking in the community.
5. Guest parking is permitted on the street only. Please remember the front driveway is for emergency and prospective resident parking only.
6. Please remember not to pour any oil, paint, brake fluid, transmission fluid, etc., down the drains.
7. All vehicles must be currently licensed, fully operational and without flat tires to be parked in the carports and all community parking areas. Vehicles that do not comply will be towed off the property at the vehicle owner's expense.
8. Management is not responsible for any damage, or vandalism to vehicle or to personal belongings left inside vehicles or in the garage stall or carports.
9. Parking areas are for vehicle parking only. Please DO NOT store combustibles, boxes, oil, paint, etc.

COMMUNITY LIVING

1. When returning home late at night, please be considerate of your sleeping neighbors and lower the volume of your car radio and go quietly to your apartment.
2. Moving is permitted between the hours of 8:00AM – 7:00PM.
3. Please speak quietly when you are in the courtyard and open areas early in the morning or later in the evening.

MANAGEMENT OFFICE AND MAINTENANCE SCHEDULE

1. The management office is open from 8:30AM – 5:30PM Monday through Friday, 9:00AM - 1:00PM on Saturday. We are closed during the major Holidays. (Thanksgiving, Christmas, etc.)
2. If you have a maintenance request, please call the office or place a maintenance request at our website at www.westernmpinc.com. Please DO NOT stop the maintenance or management staff while on property grounds, to assure your maintenance request is handled properly. This helps us serve you better and faster!
3. Our maintenance staff will repair any work needed between the hours of 8:30AM – 5:30PM Monday through Friday.

- 4. PLEASE: Immediately report any suspicious people or activity to the Police by calling 911.
- 5. If you have any questions or concerns, please contact the Management Office during business hours.

I/We hereby complied with the rules and regulations stated above:

_____	_____
Resident Print Name	print
_____	_____
Resident Signature	sign
_____	_____
Resident Print Name	Date
_____	_____
Resident Signature	date
_____	_____
Property Address: print	_____
_____	sign
7100 Sycamore ST	_____
Street Address	Unit # A
Dakland	_____
City	State CA
94612	_____
Zip Code	_____

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
INFORMATION DISCLOSURE ADDENDUM

Resident is renting from Owner/Agent the premises located at:

700 Sycamore St, Unit # (if applicable) A
(Street Address)
Oakland, CA 94612
(City) (Zip)

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention. **NOTE: The existence of lead on the rental property is not, by itself, cause for termination of the tenancy. (Public Law 102-550 sec. 1018(c))**

1. Owner's Disclosure or Agent* acting on behalf of Owner (initial both (a) and (b))

 (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

 (b) Records and reports available to the Owner (check one below):

Owner has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list documents below).

Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

2. Agent's* Acknowledgment (Initial (c), if applicable)

*The term Agent is defined as any party who enters into a contract with the Owner, including anyone who enters into a contract with a representative of the Owner for the purpose of leasing housing. An on-site resident manager may act as the Agent if authorized to do so by either the Owner or the property management company.

GLC Agent has informed the Owner of his/her obligations under 42 U.S.C. 4852d, and the Agent is aware of his/her responsibility to ensure compliance.

3. Lessee's Acknowledgment (Initial (d) and (e))

 (d) Lessee has received copies of all information listed above.

GLC Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Date	_____ Resident	_____ Date	_____ Resident
_____ Date	_____ Resident	_____ Date	_____ Resident
<u>3/4/2019</u> Date	<u>[Signature]</u> Owner/Agent		



- **Common signs and symptoms of a possible bed bug infestation:**
 - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls.
 - Molted bed bug skins, white, sticky eggs, or empty eggshells.
 - Very heavily infested areas may have a characteristically sweet odor.
 - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- For more information, see the Internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.
 - <http://www2.epa.gov/bedbugs>
 - <http://www.pestworld.org/all-things-bed-bugs/>

4. Cooperation with Pest Control

- Residents shall cooperate with the inspection including allowing entry to inspect any unit selected by the pest control operator until bed bugs have been eliminated and providing to the pest control operator information that is necessary to facilitate the detection and treatment of bed bugs
- Prior to treatment, affected Residents will receive a written notice including the date(s) and time(s) of treatment, whether and when the Resident is required to be absent from the unit, the deadline for Resident preparation of the unit and a pretreatment checklist with information provided by the pest control operator.
- The Resident shall fulfill his or her responsibilities for unit preparation before the scheduled treatment, as described in the pest control operator's pretreatment checklist.
- Residents shall be responsible for the management of their belongings, including, but not limited to, clothing and personal furnishings.
- If the pest control operator determines that it is necessary for an Owner/Agent or Resident to dispose of items infested with bed bugs, the items shall be securely sealed in a bag that are of a size as to readily contain the disposed material. Bags shall be furnished as needed to Residents by the property owner or pest control operator. All bags shall be clearly labeled as being infested with bed bugs prior to disposal.
- Residents who are not able to fulfill their unit preparation responsibilities shall notify the Owner/Agent at least one business day prior to the scheduled PCO visit for inspection or treatment.
- A Resident must vacate his or her unit if required by the pest control operator for treatment purposes and shall not reenter the unit until directed by the pest control operator to do so.

5. Prevention Recommendations

- Resident should check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.
- Thoroughly clean after guests have departed. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.
- Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs. Check secondhand furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded items from the curbside.



BEDBUG NOTIFICATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between

Western Management

"Owner/Agent" and

Gonzalo ignacio, ELIBERTA Gutierrez, KATIA SOSA CARO DEL CASTILLO, Yobani V. Bello

"Resident" for the

premises located at 700 Sycamore ST, Unit # (if applicable) A

(Street Address)

Oakland

(City)

, CA 94612

(Zip)

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping can assist with early detection and make bed bug control easier if it is necessary.

1. Previous Infestations

- A Resident shall not bring onto a property personal furnishings or belongings that the Resident knows or should reasonably know are infested with bed bugs, including the personal property of the Resident's guests.

2. Prompt Reporting

- If you find or suspect a bed bug infestation, please notify Owner/Agent as soon as possible, and describe any signs of infestation, so that the problem can be addressed promptly. Please do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
- Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
- If you suspect a bedbug infestation, or have other maintenance needs, please provide your notice to:

3. Information about Bed Bugs

- **Bed bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- **Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- Bed bugs can survive for months without feeding.
- **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.



MOLD NOTIFICATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between

WESTERN MANAGEMENT

(Owner/Agent) and

Gonzalo Eliberto Rana ignacio, Gutierrez ROSA CARO DEL CACTILLO, Yobani V. Bolio

(Resident) for the

(List all Residents as listed on the Rental/Lease Agreement)

premises located at: 700 Sycamore St

Unit # (if applicable) A

(Street Address)

OAKLAND

CA 94612

(City)

(Zip)

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify the Owner/Agent of any leaks, moisture problems, and/or mold growth.

Resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

- 1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to the Owner/Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Resident agrees to notify Owner/Agent of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to the Owner/Agent any significant mold growth on surfaces inside the premises.
5. Resident agrees to allow the Owner/Agent to enter the unit to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans while showering or bathing and to report to the Owner/Agent any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify the Owner/Agent of any problems with the air conditioning or heating systems that are discovered by the Resident.



11. Resident agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date

Resident

Date

Resident

Date

Resident

Date

Resident


Date

Resident

Date

Resident

3/5/2019
Date



Owner/Agent



ASBESTOS ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019, between Western Management (Owner/Agent) and Gonzalo Ignacio, Eliberta Butierrez, Karla Guevara, CAROL DEL CASTILLO, YERONIM V. ZOLA (Resident) for the

premises located at 700 SUCAMURE ST (Street Address), Oakland, CA 94612 (City) Unit # (if applicable) A (Zip)

Owner/Agent Check One
[X] This property may contain asbestos.
OR
[] This property contains asbestos. This hazardous substance is contained in some of the original building materials and in some of the products and materials used to maintain the property. Disturbance or damage to certain interior apartment surfaces may increase the potential exposure to these substances.

- 1. Resident or the Resident's guest(s), employees and contractors shall not take or permit any action which in any way damages or disturbs the Premises or any part thereof, including, but not limited to:
(i) piercing the surface of the ceiling by drilling or any other method;
(ii) hanging plants, mobiles, or other objects from the ceiling;
(iii) attaching any fixtures to the ceiling;
(iv) allowing any objects to come in contact with the ceiling;
(v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling;
(vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling;
(vii) replacing light fixtures;
(viii) undertaking any activity which results in building vibration that may cause damage to the ceiling.
2. Resident shall notify Owner/Agent immediately in writing (i) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including, without limitation, flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date Resident Date Resident
Date Resident Date Resident
Date Resident Date Resident
3/5/2019 Date Owner/Agent



Sources of Chemical Exposures

California's Proposition 65 has identified hundreds of chemicals known to the State of California to cause cancer, and/or birth defects or other reproductive harm. The law requires that businesses with 10 or more employees warn you prior to knowingly and intentionally exposing you to any of these chemicals when the exposure is over a certain level. While many exposures are associated with industrial activities and chemicals, everyday items and even the air we breathe routinely contain many of these chemicals. This brochure provides warning and information regarding exposures to these chemicals that occur in this facility. In many instances, we do not have information specific to this facility. Instead we have relied upon experts in this field to tell us where and to which chemicals these exposures might occur. For other exposures to listed chemicals, enough is known to identify specific areas of exposure.

The regulations implementing Proposition 65 offer warnings for various circumstances. Some of those warnings you may see in this residential rental property include the following:

General – Warning: This Facility Contains Chemicals Known to the State of California To Cause Cancer, And Birth Defects Or Other Reproductive Harm.

Foods and Beverages – Warning: Chemicals Known To The State of California To Cause Cancer, Or Birth Defects Or Other Reproductive Harm May Be Present In Foods Or Beverages Sold Or Served Here.

Alcohol – Warning: Drinking Distilled Spirits, Beer, Coolers, Wine, And Other Alcoholic Beverages May Increase Cancer Risk, And, During Pregnancy, Can Cause Birth Defects.



CALIFORNIA APARTMENT ASSOCIATION
980 Ninth Street, Suite 1430
Sacramento, CA 95814
(916) 447-7881
(800) 967-4222 - toll-free phone
(877) 999-7881 - toll-free fax
www.caanet.org

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California's Proposition 65 Warning

California's Proposition 65 (Safe Drinking Water and Toxic Enforcement Act of 1986) requires businesses with 10 or more employees to provide warnings prior to exposing individuals to chemicals known to the State to cause cancer, and/or birth defects or other reproductive harm.

These types of chemicals are found within this establishment. This brochure provides you with information on what chemicals are present and what your exposures to them might be.

Warning

This Facility Contains Chemicals Known to the State of California to Cause Cancer and/or Birth Defects or Other Reproductive Harm.

WATER CONSERVATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/9/2019 between

Western Management (Owner/Agent) and

Gonzalo Ignacio, Libertad Gutierrez, Kati Gosa, Roberto V. Ballea (Resident) for the

premises located at 700 Sycamore St, Oakland, CA 94612

The governor on January 17, 2014 proclaimed a State of Emergency due to record dry conditions in the State of California. On April 1, 2015, the governor issued Executive Order B-29-15, which ordered the State Water Resources Control Board to impose restrictions to achieve a 25 percent reduction in potable urban water usage.

Links to local information and contacts is available at: http://droughtresponse.acwa.com/agencies

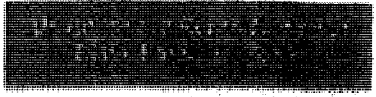
- 1. Resident shall take all steps necessary to ensure that he/she is aware of water use restrictions.
2. Resident shall comply with all state and local water use restrictions.
3. Resident remains responsible for maintaining landscaping, including sufficient watering, consistent with state and local water use restrictions.
4. Resident is responsible for any fines or other costs occasioned by water usage violations that are the proximate result of the Resident's action.
5. Resident agrees that Owner/Agent may provide Resident's name and address to the local water agency for the purpose of notifications and enforcement of water use restrictions.
6. Nothing herein is deemed to be authorization of or consent by Owner/Agent to water usage not authorized by the Rental/Lease Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date Resident Date Resident
Date Resident Date Resident
Date Resident Date Resident
3/9/2019 Date Resident
Date Owner/Agent



California Apartment Association Approved Form
www.caanet.org
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Page 1 of 1



SMOKE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between Western Management Properties (Owner/Agent) and

Gonzalo Iqitecob, Libertad Maria Rosa, Ivan V. Bello (Name of Owner/Agent) Tobani V. Bello (Resident) for the

premises located at 700 Sycamore St (Street Address), Unit # (if applicable) A
Dakland (City), CA 94612 (Zip)

1. The premises is equipped with a smoke detection device(s).
 2. Resident acknowledges the smoke detection device(s) was/were tested and its operation explained by Owner/Agent in the presence of Resident at time of initial occupancy and the detector(s) was/were operating properly at that time.
 3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the smoke detector(s) is/are operating properly.
 4. Resident may not disable, disconnect or remove the detector.
 5. Initial ONLY if BATTERY OPERATED: _____
- By initialing as provided, each Resident understands that said smoke detector(s) and alarm is a battery-operated unit and it shall be each Resident's responsibility to:
- a. ensure that the battery is in operating condition at all times;
 - b. replace the battery as needed (unless otherwise provided by law); and
 - c. if, after replacing the battery, the smoke detector(s) do not work, inform the Owner/Agent immediately.
6. Resident(s) must inform the Owner/Agent immediately in writing of any defect, malfunction or failure of any detector(s).
 7. In accordance with California law, Resident shall allow Owner/Agent access to the premises for that purpose.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____ Date	_____ Resident	_____ Date	_____ Resident
_____ Date	_____ Resident	_____ Date	_____ Resident
<u>3/5/2019</u> Date	<u>[Signature]</u> Owner/Agent		



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CARBON MONOXIDE DETECTOR ADDENDUM

Page 1
of Agreement

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between Western Management Properties (Owner/Agent) and

Gonzalo Libertas (Name of Owner/Agent) JOHANNI V. (Resident) for the
IANACIO MURRIEZ, CARO DEL CASTILLO, Bollo
(List all Residents who will sign this Addendum)

premises located at 700 Sycamore ST, Unit # (if applicable) A
(Street Address)
Oakland, CA 94612
(City) (Zip)

1. The premises is equipped with a carbon monoxide detection device(s).
2. Resident acknowledges the carbon monoxide device(s) was/were tested and its operation explained by Owner/Agent in the presence of Resident at time of initial occupancy and the detector(s) was/were operating properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the carbon monoxide detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. Initial ONLY BATTERY OPERATED: _____

By initialing as provided, each Resident understands that said carbon monoxide detector(s) and alarm is a battery-operated unit and it shall be each Resident's responsibility to:

- a. ensure that the battery is in operating condition at all times;
- b. replace the battery as needed (unless otherwise provided by law); and
- c. if, after replacing the battery, the carbon monoxide detector(s) do not work, inform the Owner/Agent immediately.

6. Resident(s) must inform the Owner/Agent immediately in writing of any defect, malfunction or failure of any detector(s).
7. In accordance with California law, Resident shall allow Owner/Agent access to the premises for that purpose.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date _____ Resident _____ Date _____ Resident _____

Date _____ Resident _____ Date _____ Resident _____

Date 3/5/2019

[Signature]
Owner/Agent



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CITY OF OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Department of Housing and Community Development
Rent Adjustment Program

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

NOTICE TO TENANTS OF THE RESIDENTIAL RENT ADJUSTMENT PROGRAM

- Oakland has a Rent Adjustment Program ("RAP") that limits rent increases...
Starting on February 1, 2017, an owner must petition the RAP for any rent increase...
Contesting a Rent Increase: You can file a petition with the RAP to contest unlawful rent increases...
If you contest a rent increase, you must pay your rent with the contested increase until you file a petition...
Oakland has eviction controls (the Just Cause for Eviction Ordinance and Regulations, O.M.C. 8.22)...
Oakland charges owners a Rent Program Service Fee per unit per year...
Oakland has a Tenant Protection Ordinance ("TPO") to deter harassing behaviors by landlords...
The owner is not permitted to set the initial rent on this unit without limitations...

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit A, the unit you intend to rent.
Smoking (circle one) IS or IS NOT permitted in other units of your building.
There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at

I received a copy of this notice on (Date) (Tenant's signature)

此份圖章 (奧克蘭) 市租客權利通知書附有中文版本。請致電 (510) 238-3721 索取副本。
La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.



P.O. BOX 70243, OAKLAND, CA 94612-2043

房屋與社區發展部 (Department of Housing and Community Development)

租金調整計劃 (Rent Adjustment Program)

電話 (510) 238-3721

傳真 (510) 238-6181

TDD (510) 238-3254

住宅租金調整計劃的租客通知書

- 屋崙(奧克蘭)市的租金調整計劃(RAP)旨在限制租金調漲(屋崙(奧克蘭)市政法規 8.22 章),且主要是針對建於 1983 年以前大多數的出租住宅單位。若要了解哪些單位在本計劃限制範圍內,請聯絡 RAP 辦事處。
- 從 2017 年 2 月 1 日起,如果租金調漲幅度超出一般租金年漲幅(「CPI 漲幅」)或允許的「調整存放」漲幅,業主就必須向 RAP 陳情。調漲原因可包括固定資產整修和營運支出增加。對於這些類型的租金調漲方案,業主必須在聽證官同意調漲後才能提高您的租金。任何租金年漲幅不得超過 10%。如果不同意建議的租金調幅,您有權對業主的陳情提出抗辯,但您不需要自己提出陳情。
- 對租金調漲提出抗辯:您可以租金調漲違法或者住房服務縮為由,向 RAP 陳情抗辯。如果您要對租金調漲提出抗辯,(1)且業主隨同這份「租客通知」,一併提供租金調漲通知,則您必須在收到租金調漲通知後九十(90)天內提出陳情;(2)但業主未隨這份「租客通知」提供租金調漲通知,則您必須在收到租金調整通知後的 120 天內提出陳情。如果業主在租期一開始時沒有提供這份租客通知,您就必須在第一次收到這份租客通知後的九十(90)天內提出請願。如需相關資訊並索取請願書,請前往房屋協助中心(Housing Assistance Center)的租金調整計劃(RAP)中心親自索取:250 Frank H. Ogawa Plaza, 6th Floor, Oakland and at: <http://www2.oaklandnet.com/Government/c/hcd/c/RentAdjustment>。
- 如果您對租金調漲有異議,在提出陳情之前,您仍必須支付所要抗辯的調漲租金。若調漲金額獲准但您並未支付,您將積欠從調漲生效日期算起的調漲金額。
- 屋崙(奧克蘭)市的驅逐管制規則(屋崙(奧克蘭)市政法規 8.22 中的「驅逐正當理由»)對所管制單位的驅逐理由設有限制。若要瞭解更多資訊,請聯絡 RAP 辦公室。
- 屋崙(奧克蘭)市政府每年會向業主收取每個出租單位的「租金計劃服務費」(Rent Program Service Fee)。若業主準時支付這筆費用,就有權向您收取一半費用。受補助單位的租客無需支付該費用的租客部分。
- 屋崙(奧克蘭)市的租客保護法令(Tenant Protection Ordinance, TPO)旨在遏阻房東的騷擾行為,並且在租客受房東騷擾的情況下賦予租客法律追索權(屋崙(奧克蘭)市政法規 8.22.600)。(市議會條例 13265 號 C.M.S.)
- 業主 ___ 得以 ___ 不得對本單位設下毫無限制的起租租金(例如根據 Costa-Hawkins 法案規定)。如果業主不得設下毫無限制的起租租金,則前任房客遷出後生效的租金是 _____。

針對租客的吸煙政策聲明

- 住房單位 _____ (您有意承租的單位)「允許」或「不允許」吸煙(圈選一項)。
- 您所住建築物中的其他單位「允許」或「不允許」吸煙(圈選一項)。(若租客所住的建築物中同時包含可吸煙和不可吸煙的單位,應附上一張可吸煙單位列表。)
- 本建築物「有」或「沒有」指定的戶外吸煙區(圈選一項)。該吸煙區位於 _____。

我於 _____ 收到本通知書
(日期) (租客簽名)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電 (510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

CIUDAD DE OAKLAND



P.O. BOX 70243, OAKLAND, CA 94612-2043
Departamento de Desarrollo Comunitario y Vivienda
Programa de Ajustes en el Alquiler

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

AVISO A LOS INQUILINOS DEL PROGRAMA DE AJUSTES EN EL ALQUILER RESIDENCIAL

- Oakland tiene un Programa de Ajustes en el Alquiler (Rent Adjustment Program, RAP) que limita los aumentos en el alquiler (Capítulo 8.22 del Código Municipal de Oakland) y cubre a la mayoría de las unidades residenciales en alquiler construidas antes de 1983. Para más información sobre las viviendas cubiertas, contacte a la oficina del RAP.
- A partir del 1° de febrero de 2017, un propietario debe presentar una petición ante el RAP para todo aumento en el alquiler que sea mayor que el aumento general anual en el alquiler ("aumento CPP") o permitido que los aumentos en el alquiler sean "invertidos". Estos incluyen mejoras de capital y aumentos en los gastos operativos. En lo que respecta a este tipo de aumentos, el propietario puede aumentar su alquiler sólo después de que un funcionario de audiencia haya autorizado el incremento. Ningún aumento anual en el alquiler podrá exceder el 10%. Usted tiene derecho a disputar el aumento en el alquiler propuesto respondiendo a la petición del propietario. No es indispensable que usted presente su propia petición.
- **Cómo disputar un aumento en el alquiler:** Puede presentar una petición ante el RAP para disputar aumentos ilícitos en el alquiler o la disminución de servicios en la vivienda. Para disputar el aumento en el alquiler, debe presentar una petición (1) en un plazo de (90) días a partir de la fecha del aviso de aumento en el alquiler si el propietario también proporcionó este Aviso a los Inquilinos con la notificación del aumento en el alquiler; o (2) en un plazo de 120 días a partir de la fecha de recepción del aviso de aumento en el alquiler si este Aviso a los Inquilinos no fue entregado con la notificación de aumento en el alquiler. Si el propietario no entregó este Aviso a los Inquilinos al inicio del periodo de arrendamiento, deberá presentar una solicitud en un plazo de (90) días a partir de la fecha en que recibió por primera vez este Aviso a los Inquilinos. Encontrará información y formularios disponibles en la oficina del RAP en el Centro de Asistencia de Vivienda: 250 Frank H. Ogawa Plaza, 6° Piso, Oakland; también puede visitar: <http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment>.
- Si usted disputa un aumento en el alquiler, debe pagar su alquiler con el aumento disputado hasta que presente la petición. Si el aumento es aprobado y usted no lo pagó, adeudará la suma del incremento retroactivo a la fecha de inicio de vigencia del aumento.
- Oakland tiene controles de desalojo (Ordenanza de Desalojo por Causa Justa y Reglamentos, O.M.C. 8.22) que limitan los motivos de desalojo en las viviendas cubiertas. Para más información contacte la oficina RAP.
- Oakland les cobra a los propietarios una Tarifa de Servicio del Programa de Alquiler (Rent Program Service Fee) por vivienda al año. Si la tarifa se paga a tiempo, el propietario tiene derecho a cobrar la mitad del costo de esta tarifa al inquilino. No se requiere que los inquilinos de viviendas subsidiadas paguen la porción del inquilino de la tarifa.
- Oakland posee una Ordenanza de Protección al Inquilino (Tenant Protection Ordinance, TPO) para impedir el comportamiento abusivo por parte de propietarios y para ofrecerles a los inquilinos recursos legales en instancias donde han sido víctimas de comportamiento abusivo por parte de propietarios (O.M.C. 8.22.600). (Ordenanza del Concejo Municipal No. 13265 C.M.S.)
- El propietario _____ tiene _____ no tiene permitido establecer el alquiler inicial de esta vivienda sin limitaciones (por ejemplo, de conformidad con la Ley Costa-Hawkins). Si el propietario no tiene permitido establecer el alquiler inicial sin limitaciones, el alquiler vigente cuando el inquilino anterior desalojó la vivienda era de _____.

INFORMACIÓN A LOS INQUILINOS SOBRE LAS POLÍTICAS PARA FUMADORES

- Fumar (encierra en un círculo) **ESTÁ** o **NO ESTÁ** permitido en la Vivienda A, la vivienda que usted pretende alquilar.
- Fumar (encierra en un círculo) **ESTÁ** o **NO ESTÁ** permitido en otras viviendas de su edificio. (Si hay disponibilidad de ambas viviendas, fumador y no fumador, en el edificio del inquilino, adjunte una lista de las viviendas en donde se permite fumar.)
- (Encierre en un círculo), **HAY** o **NO HAY** un área designada al aire libre para fumar. Se encuentra en _____.

Recibí una copia de este aviso el _____

(Fecha)

(Firma del inquilino)

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

STANDARD CLEANING AND REPAIR CHARGES

If you do not clean or repair the items listed below prior to moving out, the following charges will be deducted from your Security Deposit. Please note that this is not a complete list; you can be charged for cleaning or repairing items that are not on this list.

STANDARD CLEANING

Studios/One Bath	\$75.00-\$85.00
One Bedroom/One Bath.....	\$85.00-\$100.00
Two Bedroom/One Bath.....	\$100.00-\$150.00
Three Bedroom and up/Two Bath.....	\$175.00-\$225.00
Extra Dirty.....	\$20.00-\$100.00

CARPET CLEANING

Studio/One Bath	\$75.00-\$85.00
One Bedroom/One Bath.....	\$85.00-\$100.00
Two Bedroom/One Bath.....	\$100.00-\$225.00
Three Bedroom and up/Two Bath.....	\$225.00-\$300.00

*Additional charges may apply for stains, bleach, patching, dyeing, etc.

PAINTING

Studio.....	\$350.00-\$425.00
One Bedroom.....	\$425.00-\$500.00
Two Bedroom.....	\$500.00-\$600.00
Three Bedroom and up.....	\$625.00-\$750.00

MISCELLANEOUS

Vertical/Mini Blinds.....	\$15.00-\$45.00 each
Shelf Paper.....	\$30.00-\$50.00 each
Fire Place.....	\$50.00-\$100.00
Carpet Repairs.....	\$10.00-\$100.00
Trash Removal.....	\$30.00 per bag
Wallpaper Removal.....	\$20.00-\$500.00
Painting Touch-up.....	\$30.00-\$80.00
Tile Floors.....	\$10.00-\$75.00 each
Holes in Wall.....	\$5.00-\$75.00 each

REMOVING PROPERTY

Costs of removing property, including storage..... Costs in local area

REPLACEMENT CHARGES

If any items are missing or damaged to the point that they must be replaced when you move out, you will be charged for the current cost of the item plus labor and service charges. A representative list of various replacement charges is provided below. Please note that this is not a complete list; you can be charged for replacement of items that are not on this list.

Window Glass.....	\$15.00-\$150.00
Patio Door Glass.....	\$50.00-\$175.00
Window Screens.....	\$10.00-\$75.00
Door Keys - Not returned.....	\$30.00 per key
Mail Box Keys - Not returned.....	\$20.00 per key
Fire Extinguisher - 1 1/2.....	\$40.00 each
Ice Trays.....	\$3.00 each
Crisper Covers.....	\$10.00-\$45.00
Refrigerator Shelves/Rack.....	\$15.00-\$50.00
Disposal.....	\$80.00
Mirrors - Bath.....	\$50.00-\$150.00
Doors.....	\$50.00-\$450.00
Light Fixtures.....	\$25.00-\$125.00
Light Bulbs.....	\$3.00
Counter Tops.....	\$150.00-\$500.00
Broiler Pans.....	\$30.00
Drip Pans.....	\$5.00
Shower Rod.....	\$10.00
Sink Stopper and Disposal Lid.....	\$5.00
Smoke Detectors.....	\$25.00

NOTE: Wallpaper, window coverings, carpet and appliance replacement will be based on actual cost including labor and installation.
PRICES SUBJECT TO CHANGE WITHOUT NOTICE

Resident Signature _____

Resident Signature _____

Resident Signature _____

Resident Signature _____


 Owner/Landlord or Agent

03/05/2019
 Date

UNLAWFUL ACTIVITY ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between

Western Management (Owner/Agent) and Gonzalo Burberta, Ignacio Gutierrez, Yobani V. Ballo (Resident) for the

premises located at 700 Sycamore St, Unit # (if applicable) A, Oakland, CA 94612

- 1. Resident, members of the Resident's household, and any guest or other persons under the Resident's control shall not engage in criminal activity... 2. Resident, members of the Resident's household, and any guest or other persons under the Resident's control shall not engage in any act intended to facilitate criminal activity... 3. Resident and members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity... 4. Resident and members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location... 5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in acts of violence or threats of violence... 6. VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL/LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY... 7. In case of conflict between the provisions of this Addendum and any other provisions of the Rental/Lease Agreement, the provisions of this Addendum shall govern.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date Resident Date Resident Date Resident Date Resident
3/5/2019 [Signature]
Date Owner/Agent



RENTERS INSURANCE ADDENDUM

Page 1
of Agreement

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between
Western Management Properties (Owner/Agent) and

MONTZANO ELIBERA FERRASOSA YOKANI V. BOLLO
LOPEZ GUTIERREZ CARLO JESUS CASTILLO (Resident) for the
(List all Residents as listed on the Rental/Lease Agreement)

premises located at 700 SUGANORE ST Unit # (if applicable) A
(Street Address) OAKLAND, CA 94612
(City) (Zip)

Resident is required to maintain renters insurance throughout the duration of the tenancy that includes:

- (1) Coverage of at least \$100,000 in personal liability (bodily injury and property damage) for each occurrence;
- (2) The premises listed above must be listed as the location of resident insured;
- (3) Owner is listed as a Certificate Holder
- (4) Notification that the carrier must provide 30 days' notice of cancellation, non-renewal, or material change in coverage, to the Owner/Agent

Resident must provide proof of such insurance to the Owner/Agent within 30 days of the inception of the tenancy. Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

Resident is encouraged to obtain renters insurance.

Insurance Facts for Residents

1. Generally, except under special circumstances, the OWNER IS NOT legally responsible for loss to the resident's personal property, possessions or personal liability, and OWNER'S INSURANCE WILL NOT COVER such losses or damages.
2. If damages or injury to owner's property is caused by resident, resident's guest(s) or child (children), the owner's insurance company may have the right to attempt to recover from the resident(s) payments made under owner's policy.
3. Following is a non-inclusive list of examples of possible costly misfortunes that, except for special circumstances, you could be held legally responsible for:
 - a. Your babysitter injures herself in your unit.
 - b. Your defective electrical extension cord starts a fire which causes damage to the building and your personal property and or the personal property of others.
 - c. A friend, or your handyman, is injured while helping you slide out your refrigerator so you can clean behind it.
 - d. While fixing your television set, a handyman hired by you is injured when he slips on the floor you have just waxed.
 - e. Your locked car is broken into and your personal property, and that of a friend, is stolen.
 - f. A burglar breaks your front door lock and steals your valuables or personal property.
4. If you desire to protect yourself and your property against loss, damage, or liability, the owner strongly recommends you consult with your insurance agent and obtain appropriate coverage for fire, theft, liability, workers' compensation and other perils.

The cost is reasonable considering the peace of mind, the protection, and the financial recovery of loss that you get if you are adequately protected by Insurance.

Date	Resident	Date	Resident
Date	Resident	Date	Resident
<u>3/5/2019</u>	<u>[Signature]</u>		
Date	Owner/Agent		



California Apartment Association Approved Form
www.caanet.org
Form 120-MF - Revised 1/12 - ©2012 - All Rights Reserved
Page 1 of 1

Unauthorized reproduction
of Blank Forms is illegal.



PEST CONTROL NOTICE ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between Western Management (Owner/Agent) and Ortiz, Ignacio, Eliverto, KATHA FORANI V. BOLO (Resident) for the premises located at 700 Sycamore St, Unit # (if applicable) A, Oakland, CA 94612.

California law requires that an Owner/Agent of a residential dwelling unit provide each new tenant a copy of the notice provided by a registered pest control company if a contract for periodic pest control service has been executed.

The premises you are renting, or the common areas of the building are covered by such a contract for regular pest control service so you are being notified pursuant to the law. The notice provided by the pest control company is attached to this Acknowledgment.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and the referenced attachment.

_____ Date	_____ Resident	_____ Date	_____ Resident
<u>3/5/2019</u> Date	<u>[Signature]</u> Owner/Agent	_____ Date	_____ Resident



SMOKING POLICY ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 3/5/2019 between

Western Management (Owner/Agent) and Gonzalo Ignacio, Eliberto (Name of Owner/Agent) for the premises located at 700 Sycamore St, Oakland, CA 94612. Residents listed: Fátima Susa, Carol Del Castillo, Nolan V. Bello.

1. Smoking Policy

Check one:

a. [X] Smoking is allowed on the entire property, except the following areas:

Type of smoking that is allowed (check one or both). If neither is checked, both types of smoking are allowed. [X] Tobacco [] E-cigarette/Vaping*

b. [] Smoking is prohibited on the entire property except the following areas:

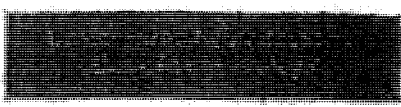
Type of smoking that is allowed in the listed areas (check one or both). If neither is checked, both types of smoking are allowed in the areas listed. [] Tobacco [] E-cigarette/Vaping*

c. [X] Smoking of any substance is prohibited on the entire property, including individual units, common areas, every building and adjoining grounds.

*This addendum does not authorize the use of marijuana in any form on the premises.


2. Non-Smoking Areas: Resident and members of Resident's household shall not smoke in areas in which smoking is prohibited, nor shall Resident permit any guest or visitor under the control of Resident to do so.

3. Owner/Agent Not Guarantor of Smoke-Free Environment: Resident acknowledges that Owner/Agent's adoption of Non-Smoking Areas, does not make the Owner/Agent the guarantor of the Resident's health or of the smoke-free condition of the areas in which smoking is prohibited.



- 4. **Other Residents Are Third Party Beneficiaries of this Addendum:** Owner/Agent and Resident agree that the other residents of the property are the third party beneficiaries of this Addendum. A resident may sue another resident to enforce this Addendum but does not have the right to evict another resident. Any lawsuit between residents regarding this Addendum shall not create a presumption that the Owner/Agent has breached this Addendum.
- 5. **Effect of Breach:** A breach of this Addendum by the Resident shall be deemed a material breach of the Rental/Lease Agreement and grounds for immediate termination of the Rental/Lease Agreement by the Owner/Agent.
- 6. **Disclaimer:** Resident acknowledges that this Addendum and Owner/Agent's efforts to designate Non-Smoking Areas do not in any way change the standard of care that the Owner/Agent would have to any Resident household to render buildings and premises designated as non-smoking any safer, more habitable, or improved in terms of air quality than any other rental premises. Owner/Agent specifically disclaims any implied or express warranties that the building common areas or Resident's premises will have any higher or improved air quality standards than any other rental property. Owner/Agent cannot and does not warrant or promise that the Rental Premises or any other portion of the property including common areas will be free from secondhand smoke. Resident acknowledges that Owner/Agent's ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by Resident and Resident's guests.
- 7. **Damage to the Unit:** Resident acknowledges that the damage caused by smoking is considered above normal wear and tear and will damage surfaces and fixtures, including, the carpet, carpet pad, wallboard, window coverings and ceilings. Depending on the severity of the damage, costs for restoration of the unit may include, but are not limited to, cleaning, sealing, painting, deodorizing, and possible replacement of fixtures and various surface materials.
- 8. **Effect on Current Tenants:** Resident acknowledges that current residents of the rental community under a prior Rental/Lease Agreement will not be immediately subject to the terms of this Addendum. As residents move out, or enter into new Rental/Lease Agreements, this Addendum will become effective for their unit or new agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
Date	Resident	Date	Resident
_____	_____	_____	_____
Date	Resident	Date	Resident
_____	_____	_____	_____
Date	Resident	Date	Resident
<u>3/9/2019</u>			
Date	Owner/Agent		

2020 FEB - 3 PM 2:32
COMMUNICATIONS DEPARTMENT



PROOF OF SERVICE
Case Number T19-0007

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.

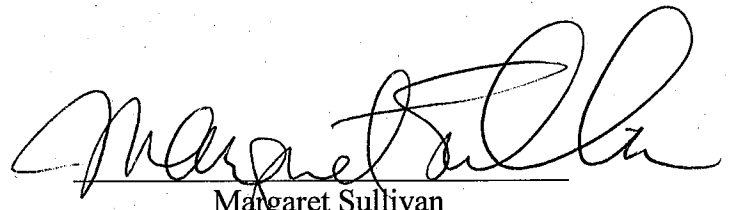
Today, I served the attached **PROPERTY OWNER RESPONSE and attachment in the above-referenced case** by placing a true copy of it in a sealed envelope in City of Oakland mail collection receptacle for mailing on the below date at 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California, addressed to:

Tenant:

Elberta Gutierrez & Gonzalo Ignacio Cortez
700 Sycamore Street, Apt. A
Oakland, CA 94612

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 24, 2019** in Oakland, California.



Margaret Sullivan
Oakland Rent Adjustment Program

000080

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROJECT

Attorney at Law
Attn: Horwitz, Alan
510 3rd St., Ste. 101
Oakland, CA 94607

2019 JUN 24 AM 8:20

Centro Legal de la Raza
Attn: Turnbull, Matthew
3022 International Blvd.
#410
Oakland, CA 94601

**Superior Court of California, County of Alameda
Hayward Hall of Justice**

<p>Western Management Properties Inc Plaintiff/Petitioner(s) vs. Cortes Defendant/Respondent(s) (Abbreviated Title)</p>	<p>No. <u>RG19019925</u> NOTICE OF HEARING</p>
---------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------

To each party or to the attorney(s) of record for each party herein:
Notice is hereby given that the above entitled action has been set for:
Master Jury Trial

You are hereby notified to appear at the following Court location on the date and time noted below:

Master Jury Trial:
DATE: 07/01/2019 TIME: 09:30 AM DEPARTMENT: 511
LOCATION: Hayward Hall of Justice, 2nd Floor
24405 Amador Street, Hayward

Jury fees of (\$150.00) per each party demanding a jury must be deposited at the Clerk's Office no later than 25 calendar days before the date initially set for trial, except in unlawful detainer cases where fees must be deposited at least five days prior to the trial date. (CCP 631(b)).

Jury fees deposited shall not be refunded if the court finds there has been insufficient time to notify the jurors that the trial would not proceed at the time set. (CCP 631.3.)

Except as otherwise required by law, in general civil and probate departments, the services of an official court reporter are not normally available. For civil trials, each party must serve and file a statement before the trial date indicating whether the party requests the presence of an official court reporter. (Local Rule 3.95). In limited jurisdiction cases, parties may request electronic recording.

NOTE: ALL OTHER SCHEDULED DATES SHALL REMAIN THE SAME.

Dated: 06/13/2019

Chad Finke Executive Officer / Clerk of the Superior Court

By Jeffrey Tan
Deputy Clerk

CLERK'S CERTIFICATE OF MAILING

I certify that the following is true and correct: I am the clerk of the above-named court and not a party to this cause. I served this Notice by placing copies in envelopes addressed as shown hereon and then by sealing and placing them for collection, stamping or metering with prepaid postage, and mailing on the date stated below, in the United States mail at Alameda County, California, following standard court practices.

Executed on 06/13/2019.

By Jeffrey Tan
Deputy Clerk

CERDA ♦ ZEIN

REAL ESTATE

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

T19-0007 6 Front Side
LANDLORD (A) Pp 2p

2019 SEP 11 PM 1:49

MS/EL

May 15, 2019

To Whom It May Concern.


My name is Adilah Mohammed and I am a Real Estste Agent for Cerda Zein Real Estate.

In September 2016, Gonzalo Cortez was served a complete lease package for 700 Sycamore St #A, Oakland, California 94612.

The package included the lease as well as the required Oakland RAP ordinance and Lead Based Paint disclosures.

I am confident in my recollection of this event.

Best Regards,

Adilah Mohammed 

Adilah Mohammed
Realtor/Notary Public
CalBre# 01930004

1417 EVERETT ST. ALAMEDA CA. 94501

510.522.5888 | DRE # 01878914 | INFO@CERDAZEIN.COM | WWW.CERDAZEIN.COM

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Western Management
PROPERTIES, INC

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

T19-0007
LANDLORD

(B)

2019 SEP 11 PM 1:49

May 16, 2019

To whom it may concern,

I presented a new lease and addendums including the Oakland RAP sheet to Mr. Cortez and his wife on March 5th, 2019. He ended up taking the paperwork promising to sign and bring back the next day. We collect \$1,600 of rent from him every month, this includes his apartment rent and two large parking spaces that fit up to four vehicles.

As of May 16, 2019, I have not received the signed documents, He has denied signing anything.

If you have any questions, please call me at (510)451-7197.

Best Regards,

Stephanie Campos

Assistant Business Manager

Tenant Ledger

Gonzalo Ignacio & Eliberta Gutierrez
700 Sycamore St. #A
Oakland, Ca 94612

Date: 05/16/19
 Tenant Code: 700a
 Property: mat
 Unit: 700A
 Status: 2019 SEP Current
 Rent: 1,600.00
 Deposit: 0.00
 Move In Date: 01/01/19
 Move Out Date:
 Due Day: 1
 Tel# (O): (510) 967-5088
 Tel# (H): (510) 934-0561

RECEIVED
 CITY OF OAKLAND
 RENT ARBITRATION PROGRAM
 TIA-0007
 LANDLORD

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
01/01/19	Rent	1,600.00		1,600.00
01/11/19	chk# 983405 MO		1,000.00	600.00
01/11/19	chk# 983416 MO		600.00	0.00
02/01/19	Rent (02/2019)	1,600.00		1,600.00
02/04/19	chk# 994372 MO		600.00	1,000.00
02/04/19	chk# 994361 MO		1,000.00	0.00
03/01/19	Rent (03/2019)	1,600.00		1,600.00
03/06/19	chk# 001710 MO		1,000.00	600.00
03/06/19	chk# 001720 MO		600.00	0.00
04/01/19	Rent (04/2019)	1,600.00		1,600.00
04/08/19	chk# 419374 MO		1,000.00	600.00
04/08/19	chk# 419385 MO		600.00	0.00
05/01/19	Rent (05/2019)	1,600.00		1,600.00
05/08/19	chk# 431947 MO		600.00	1,000.00
05/08/19	chk# 431936 MO		1,000.00	0.00

Current	30 Days	60 Days	90 Days	Amount Due
0.00	0.00	0.00	0.00	0.00

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T19-0007
LANDLORD

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CITY OF OAKLAND
RENT ARBITRATION PROGRAM

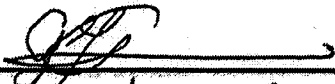
2019 SEP 11 PM 1:49

I Gonzalo Ignacio currently

live at 700 Sycamore St #A and

my current rent is \$ 1,600.-.

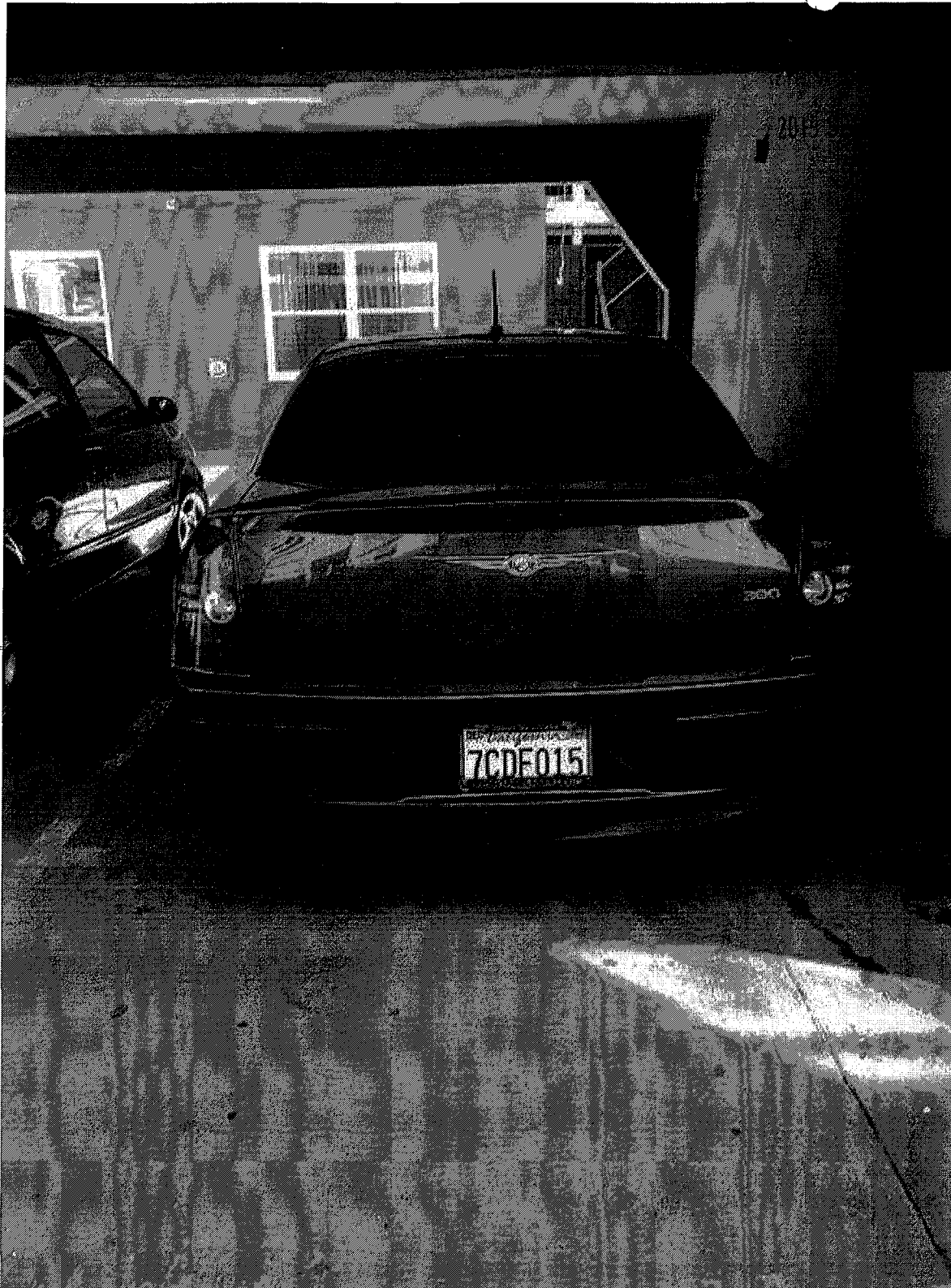
Please print name Gonzalo Ignacio

Please sign 

12/05/18

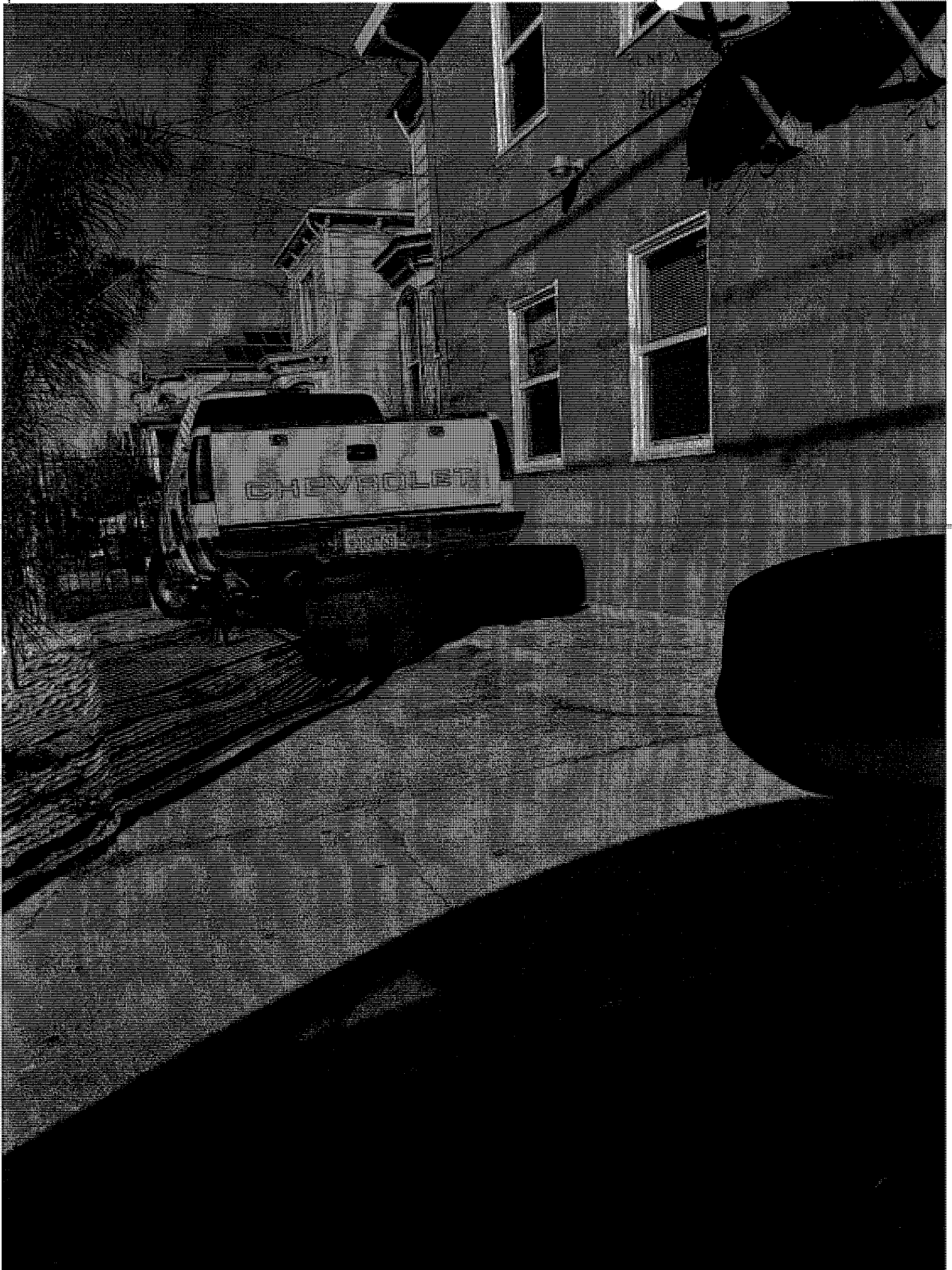
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T19-0007
LANDLORD



NC
PROGRAM

1:50



February 24, 2020

Ilan Lambert
Oakland RAP Hearing Officer

Re: Case Number T19-0007
Landlord Brief

Please find this letter on behalf of Landlord in the above referenced case.

Background/Timeline

- Approx. March 2003 – Tenants began their tenancy at 700 Sycamore Unit #A
 - Exact date is uncertain because Landlord does not possess a copy of original lease
 - All parties agree that the initial rent was \$1,000 per month
- Approx. December 2015 – Tenant’s rent increased by \$100 from \$1,000 per month to \$1,100 per month.
- September 2016 – Adilah Mohammed, a certified notary public and real estate agent acting as agent for Landlord, served Tenant with a RAP Notice.
- Approx. December 2016 – Tenant and former owner agreed that Tenant could have exclusive use of a parking area that accommodates 2 cars side-by-side or 4 cars tandem.
 - Tenant agreed to pay an additional \$400 per month for this *change in services* and Tenant proceeded to pay the extra monthly charge every month without question.
 - New monthly payment now \$1,500 per month.
- Approx. January 2017 – Tenant’s rent increased by \$100 from \$1,500 per month to \$1,600 per month.
- October 9, 2018 – Tenant filed Tenant Petition
- January 10, 2019 – Notice of Case Mailed by RAP to incorrect recipient and address.
- Friday, April 12, 2019 – Order granting new Hearing Date due to Notice being mailed to incorrect address. States that Owner Response is due within “35 days of the **date of mailing** of this Order.” (emphasis added).
- Tuesday, April 16, 2019 – Postmark date of Order. Cannot reasonably conclude that Order was “mailed” on Friday, April 12th when the postmark date is Tuesday April 16th.
 - Please Note that Case Details on RAP website do not indicate any date for “Owner Response Due” with regard to the April 12, 2019 Order, which is listed on the activity summary.
 - May 21, 2019 – Correct “Due Date” for Owner Response. This date is 35 days after the Order was mailed.
- May 20, 2019 – Owner Response received by RAP according to RAP website case details.
- September 24, 2019 – Settlement Conference and Hearing scheduled for this matter.
 - Hearing Officer Lambert was assigned this case but continued the matter for a new settlement conference hearing, at a later date, following discussion between Hearing Officer Lambert and Landlord’s Representative regarding Landlord’s Representative making her own recording of the settlement conference and hearing. In continuing the matter to a later date, it was communicated by Hearing Officer Lambert and understood by the parties that a new Hearing Officer would be assigned to the matter given Hearing Officer Lambert’s discomfort with Landlord’s Representative recording the proceeding.
 - Given that the entire rationale for delaying this case for 8 months from June 2019 until February 2020 was to assign a new hearing officer after Hearing Officer Lambert’s denial of Landlord’s Representative request to audio record the proceedings, the failure to follow through on this agreed action was a disservice to Landlord and Tenant as it appears to have created a delay that fails to serve the purpose for which continuance was initially granted.

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- February 10, 2020 – Settlement Conference and Hearing for this matter
 - Despite prior communications from Hearing Officer Lambert, no new Hearing Officer was assigned to oversee this case.
 - At the hearing, Hearing Officer Lambert made comments and decisions that Landlord views as unfair and lacking in the impartiality all parties expect in these RAP cases. I have further detailed some of these in this letter.

Petition Response/ Evidence Denied by Hearing Officer

At the February 10, 2020 hearing, during the “off the record” discussions before the hearing started, Hearing Officer Lambert stated that Property Owner’s Response had not been filed in a timely matter because it was due February 14, 2019. Tenant’s attorney supported this statement and requested an immediate granting of Tenant’s petition. Landlord was obviously confused by this as a review of the case file would clearly show that the original notice was mailed incorrectly and the Order granting a new hearing date on April 12, 2019 clearly provided for a new filing period for the Property Owner’s Response. After Landlord presented evidence of this history of the case, it seemed the question regarding the timeliness of filing had been resolved in Landlord’s favor.

Tenant’s attorney was first to present their case in support of the Tenant Petition. Given the prior “off the record” discussion regarding timeliness of the Property Owner’s Response and that the April 12, 2019 Order appeared to have resolved the matter in Landlord’s favor, Landlord had reason to be confident that they would be afforded the opportunity to present their full defense when it was their turn and Landlord relied on this reasonable assumption in handling cross examination of the Tenant’s case.

After Tenant’s attorney completed presentation of their case it was my turn to present Landlord’s defense. However, before I could begin, Hearing Officer Lambert informed the parties that she had decided that the Property Owner’s Response that was received by RAP on May 20, 2019 had been filed late and thus would not be considered. Hearing Officer Lambert based this decision on the date of the Order, April 12, 2019 and must not have realized that the “Date of Mailing” was not until 4 days later on April 16, 2019. Therefore, in order for Property Owner’s Response to be received untimely or late, it would have to be received by RAP *after May 21, 2019*. Property Owner’s Response was received by RAP on May 20, 2019 and thus was timely.

While Landlord did have in-person witnesses, which Hearing Officer Lambert allowed, to present testimony regarding providing Tenants with RAP Notices and updated Leases, the refusal to consider the evidence submitted with the Property Owner’s Response denied my client the opportunity to submit documentation that furthered and supported the oral testimony from our witnesses.

Therefore, Landlord respectfully requests that this matter be set for a new Settlement Conference and Hearing with a new hearing officer who will look at and consider both Tenant’s and Landlord’s evidence, including the timely filed Property Owner Response.

Relevance and Applicability of California Civil Code Section 1632

During the February 10, 2020 hearing, Hearing Officer Lambert raised questions about whether California Civil Code Section 1632 applied here. Tenant’s attorney did not raise this alleged defense in the Tenant Petition nor during the presentation of Tenant’s case and did not present any evidence at that time that related to the language spoken by Landlord and Tenant during the original lease negotiations back in 2003. Regardless, Hearing Officer Lambert requested that both parties submit “briefs” on the applicability of Section 1632 in this matter with Landlord’s being due February 24, 2020 and Tenant’s then due one week later.

It is Landlord’s position that a RAP Hearing is not the proper jurisdiction for consideration of a claim by Tenant that lease negotiations in 2003 were conducted in Spanish rather than English and therefore all agreements

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It is Landlord's position that a RAP Hearing is not the proper jurisdiction for consideration of a claim by Tenant that lease negotiations in 2003 were conducted in Spanish rather than English and therefore all agreements between the parties since are invalid unless they are documented in Spanish. While Tenant has not formally made this claim, after Hearing Officer raised the question, Tenant's attorney indicated that they wanted the rent reset to the original \$1,000 per month from the year 2003. Obviously Landlord disagrees with that position, especially given the fact that it neglects to take into account the \$400 increase for additional parking (Tenant requested change in services) nor the fact that Tenant has paid the rent for many years and never, to the best of my client's knowledge, ever questioned the validity of what happened years ago in the past.

Nonetheless, if the Rent Board concludes that this case is the proper time and place for consideration of these questions regarding Civil Code Section 1632, our position is as follows. Landlord is not aware of any evidence that would support a finding that Section 1632 is applicable to our present set of facts. On the other hand, Tenant was provided with RAP Notices and Updated Lease Agreements in September 2016 and March 2019 and never made any claim or request that documents should also be provided in Spanish. Landlord is aware that Tenant has consulted with ACCE dating back to at least around 2016, showing that Tenant, and in turn ACCE, viewed translations and language issues to be a Tenant responsibility to work through and not any Landlord obligation. Further, during discussions at the February 10th hearing, Tenant mentioned that a man named Oscar communicated with them in Spanish. In fact, Oscar worked for Farhad Matin, who did not begin helping to manage the property until years after Tenant's tenancy began. Thus, even if one were to assume this recollection by Tenant is correct, it would be a moot point since Section 1632 relates to the time when the parties made the initial contract or agreement.

Therefore, Landlord respectfully requests that the Rent Board not consider any questions regarding the language of the original lease negotiations in 2003 since RAP hearings are not formal legal proceedings and thus are not the proper jurisdiction for consideration of the applicability of Civil Code Section 1632 to this case.

Conclusion

For the reasons stated herein, Landlord respectfully requests (1) that this case be set for a new Settlement Conference and Hearing with a new hearing officer, (2) that RAP confirms the Property Owner Response was in fact submitted in a timely manner, and (3) that RAP agree that this Oakland Rent Board Tenant Petition is not the proper time or place for considering and making determinations on the application of Civil Code Section 1632.

I also looks forward to receipt of Tenant's response to this letter, by March 2, 2020 as directed by Hearing Officer Lambert, and request Tenant's attorney distribute to all parties listed on this letter.

Sincerely,



Jill Broadhurst
BIG CITY Property Group
bigcitypg@gmail.com

CC (via email as requested by Hearing Officer):

- Barbara Kong-Brown, Senior Hearing Officer (bkong-brown@oakandca.gov)
- Joshua Baker, Law Offices of Joshua D. Baker, Attorney for Daniel Merchant, current owner of 700 Sycamore Street, Unit A (jdb@jbakerlaw.com)
- Micaela Alvarez, Centro Legal de la Raza (malvarez@centrolegal.org)

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LAW OFFICES OF JOSHUA D. BAKER

February 24, 2020

Ilan Lambert
Oakland RAP Hearing Officer

Re: Case Number T19-0007

To Hearing Officer Lambert,


I represent Daniel Merchant, who is managing member of Merchant Brothers Properties, LLC, the record owner of 700 Sycamore Street, Unit #A, in Oakland California. Merchant Brothers Properties, LLC purchased the property August 16, 2019.

My client and Jill Broadhurst, the prior owner's representative, have filled me in on most of the details regarding this case and I have seen, and support, the letter that Ms. Broadhurst is submitting to you via email (per your request as I understand it) today.

Based on the facts of this case and the manner in which it has proceeded to date, remanding the matter and setting it for a new Settlement Conference and Hearing appears warranted and reasonable.

Please include me on all future communications relating to this matter that would normally be provided to the record owner of the property. Please also feel free to contact me with any questions or clarifications.

Best Regards,



JOSH BAKER
Law Offices of Joshua D. Baker
1000 Brannan Street, Suite 402
San Francisco, CA 94103
jdb@jbakerlaw.com
C 415.710.5062

REPLY BRIEF IN SUPPORT OF TENANT PETITION T19-0007

To: Elan Lambert, Rent Adjustment Program Hearing Officer
Fr: Micaela Alvarez, Attorney for Gonzalo Ignacio Cortez and Eliberta Gutiérrez

Case No: T19-0007
Case Title: Cortez et al. v. Qmacin
Property Address: 700 Sycamore Street, Apt. A, Oakland, CA 94612

FACTS

Gonzalo Ignazio Cortez and Eliberta Gutiérrez, tenants at 700 Sycamore Street, Apt. A, in Oakland, CA (hereinafter “the property”), filed Rent Adjustment Program (hereinafter “RAP”) petition no. T19-0007 on October 9, 2018, seeking restitution for a history of unlawful rent increases. Tenants Cortez and Gutierrez (hereinafter “Tenants”) moved to the property in March 2003 and negotiated a verbal rental agreement with the former Landlord, Farhad Matin (hereinafter “Landlord”), to rent the property for \$1,000.00 per month. The Tenants did not receive a RAP Notice at the inception of their tenancy.

1. History of Rent Increases

The Tenants’ rent remained at the base rate of \$1000.00 for many years until early December 2015, when the Landlord gave verbal notice that the rent was increasing to \$1,100.00 per month. The Tenants were notified by phone and instructed to pay the increase effective immediately. In January 2017, the Tenants again received verbal notice of a rent increase going into effect that month, raising the rent to \$1,500.00 per month. A year later, in January 2018, the Tenants received another phone call from the Landlord notifying them that the rent was increasing to \$1,600.00 per month, effective that month.

For each of these three rent increases, the Tenants received only verbal notice and did not receive a RAP Notice. The Tenants began paying each rent increase as instructed. Throughout their tenancy, the Tenants paid rent in cash when the Landlord’s agent came to collect their

payment in the first week of each month. The agent they interacted with was named Oscar and he spoke to the Tenants in Spanish. The Tenants requested, but did not always receive receipts from Oscar. The Tenants submitted all of the receipts they have as evidence in support of their petition.

2. Use of Parking Spots and Alleged 2016 Lease

The Tenants also testified that at some point in their tenancy, they discovered that the lights in the common parking structure are connected to their unit's electricity meter, and that they therefore were paying for common area utilities. When they brought this issue to the Landlord's attention, he offered the use of a second parking spot as compensation. The Tenants agreed to this arrangement and have enjoyed use of two parking spots ever since. The Tenants did not recall the exact date of this agreement, but testified that Oscar was present and that the negotiation occurred in Spanish.

At the hearing on this matter, witness for the Landlord, Adilah Mohammed, testified that the Tenants were served with a RAP notice sometime in 2016, after the Landlord and Tenants allegedly negotiated a new written lease agreement, which raised the Tenants' rent \$400 and permitted the Tenants to begin using a second parking spot. Ms. Mohammed testified that she recalled dropping the documents off at the property in 2016. She admitted that she does not speak Spanish and has had limited contact with the Tenants. She confirmed portions of the Tenants' testimony regarding Oscar, stating that because he spoke Spanish, Oscar handled communication with the Tenants. She indicated that she later heard from Oscar that he picked up the signed lease from the property.

The Tenants disputed this version of events, denying that any lease was dropped off or executed in 2016. They testified that they did not recognize Ms. Mohammed and that Oscar was

the agent of the Landlord with whom they had regular interaction. We note that the Landlord's documentary evidence, while properly excluded from consideration, did not include a copy of this alleged 2016 lease agreement, executed or otherwise. The Tenants did acknowledge receipt of the RAP notice in a proposed new lease agreement they received in March 2019, after the filing of the petition at issue here.

PROCEDURAL HISTORY

The RAP set an original hearing date of April 30, 2019 for T19-0007. Because notice of the hearing was mailed to the incorrect address, and later, due to a pending unlawful detainer action between the parties, the hearing was rescheduled twice and eventually set to be heard on September 24, 2019. The initial Order granting the Landlord's first request for a continuance was issued on April 12, 2019, and indicated that the Landlord's deadline for filing a response was "35 days of the date of mailing of this Order." The proof of service attached to the Order included a declaration under penalty of perjury that an employee of the RAP put the document in the mail on April 12, 2019.

The Landlord's response was filed on May 20, 2019, 38 days after the date of mailing of the Order. At the September 24th hearing date, the Landlord sought permission to make a personal audio recording of the proceeding. Because the issue could not be resolved, all parties agreed to another continuance. The hearing was then held February 10, 2020.

At the hearing, the Tenants made a motion to exclude the Landlord's response and evidence submission based on the untimely filing of the Landlord response. After clarifying that the deadline was based on the RAP's April 12th Order granting a new hearing date, the Hearing Officer determined that the deadline for the Landlord response was May 17, 2019, or 35 calendar days from the date of mailing indicated on the proof of service. The Landlord's representative countered that the deadline should be counted from the actual date of mailing stamped on the

envelope, which was in this case, April 16, 2019. After hearing arguments from both sides on the matter, the Hearing Officer granted the Tenants' motion, but permitted the Landlord to present witness testimony.

Later in the hearing, testimony provided by the two Landlord witnesses raised the issue of the Landlord's compliance with California Civil Code Section 1632. Because neither side was prepared to fully argue the matter of Section 1632, the Hearing Officer requested that each side file briefs addressing whether the provision applies to the case at hand and if so, how it should impact the outcome of the case. The Hearing Officer gave each side two weeks to draft and file their briefs, stating that the Landlord's brief deadline was February 24, 2020 and the Tenants' reply brief deadline was March 9, 2020 (not March 1, 2020, as the Landlord's representative indicated in her brief). Both parties consented to service by e-mail at the hearing. The Tenant submits this reply brief in response to the Hearing Officer's request and the Landlord's brief, which the Tenants received by email on February 24, 2020.

ARGUMENT

- 1. The Landlord response was not timely filed; thus, the Hearing Officer's exclusion of the Landlord response and evidence was an appropriate use of discretion.**

It should be noted that this issue was not one that the Hearing Officer requested be briefed by the parties. That said, the Landlord's brief not only reargues the issue, but requests that a new hearing be set so that the parties can relitigate both the question of the timeliness of the Landlord response and the merits of the Tenants' claims. And so, in an abundance of caution, the Tenants provide the following brief response to the Landlord's argument.

- a. The Landlord's response was filed 38 days from the date of the Proof of Service.**

The Rent Adjustment Program Ordinance stipulates that “an owner must file a response to a tenant’s petition within 30 days of service of the notice by the rent adjustment program.” O.M.C. 8.22.090(B)(2). As outlined above, the April 12th Order that established the deadline for the Landlord response in this case indicated that the response had to be filed “within 35 days of the date of mailing of this Order.” The Order included an additional five days for response pursuant to California Code of Civil Procedure Section 1013(a), which provides that:

In the case of service by mail . . . service is complete at the time of the deposit, but any period of notice and any right or duty to do any act or make any response within any period or on a date certain after service of the document, which time period or date is prescribed by statute or rule of court, shall be extended five calendar days . . . if the place of address and the place of mailing is within the State of California.

Under California law, service of a notice or document is complete when it is deposited.

Generally speaking, to account for delays caused by the process of mailing, the law provides that a party gets five extra days to act or respond.

Here, the proof of service, which was signed by a RAP employee under penalty of perjury, indicated that the Order was placed in the RAP office’s mail collection receptacle on April 12, 2019, and that “in the ordinary course of business” a document placed in said receptacle would be “deposited in the United States mail with the U.S. Postal Service on that same day with first class postage fully prepaid.” Thus, service of the Order was complete on April 12, 2019, and the deadline for filing the Landlord’s response was 35 calendar days later, or May 17, 2019.

b. The Landlord did not establish good cause for the late filing, thus the Hearing Officer properly excluded the Landlord’s response and documentary evidence.

When responding to the Tenants’ motion to exclude the Landlord’s response and evidence, the Landlord’s representative explained that she counted the 35 days from the date that

was stamped on the envelope, or April 16, 2016, rather than the date on the proof of service. As is laid out above, counting the days in this manner is inconsistent with the provision of the California Civil Code that governs the service of documents. This explanation may be understandable, but it is internally inconsistent. If a party eschews or ignores California Civil Code Section 1013(a) in determining the date of service, they should not get the benefit of the extra five days provided by that provision. Accordingly, as the Hearing Officer explained in the hearing, the only other plausible method of counting would be to calculate 30 days from the actual date of mailing. This alternative method put the Landlord response deadline at May 16, 2019, that is, four days before the Landlord response was filed.

Therefore, employing either method, the Landlord missed the deadline for responding to the Tenants' petition and the Hearing Officer's decision to exclude the Landlord response and evidence was appropriate.

2. California Civil Code Section 1632 does apply and the Landlord's failure to comply gives the Tenants the option to rescind any alleged 2016 lease.

a. The application of state laws to RAP proceedings is proper.

The Landlord's brief asserts that a RAP hearing is "not the proper jurisdiction for consideration" of a claim under Section 1632 of the California Civil Code (hereinafter "Section 1632"). It is certainly true that RAP Hearing Officers lack jurisdiction over any claims for damages arising under Section 1632, but the Tenants seek no such remedy here. The Tenants continue to dispute the Landlord's assertion that any lease was negotiated or executed in 2016. However, if the Hearing Officer finds cause to consider this possibility, the Tenants simply ask that the Hearing Officer apply all relevant state law in evaluating what effect this alleged 2016 lease would have on the Tenants' claims.

RAP Hearing Officers do not have jurisdiction over state law claims, but are regularly called upon to apply provisions of state law in adjusting rents and granting exemptions under the RAP Ordinance. For instance, Hearing Officers apply portions of the Costa Hawkins Rental Housing Act to determine whether a property is exempt from rent control. More fundamentally, Hearing Officers must often determine whether and when a tenancy was created, or whether a rent increase notice complied with state law requirements by applying the various state laws that govern landlord-tenant relationships. Perhaps most importantly, we note that Hearing Officers have applied Section 1632 in prior cases. *See e.g., Soriano et al. v. Western Mgt. Properties, T06-0154 et al.* (applying Section 1632 to find good cause for late filing where RAP notice was not given in same language as language used in negotiating terms of tenancy). Accordingly, there should be no question that the Hearing Officer may properly consider the application of Section 1632 to this case.

b. California Civil Code Section 1632 applies and the Landlord failed to comply with its provisions; therefore, any alleged 2016 lease agreement would be subject to rescission by the Tenants.

California Civil Code Section 1632 was enacted to protect tenants who negotiate agreements in certain common languages other than English and are then required to execute the agreement in an English-language document. Specifically, the law provides that:

Any person engaged in a trade or business who negotiates primarily in Spanish, . . . orally or in writing, . . . shall deliver to the other party the contract or agreement, and prior to execution thereof, a translation of the contract or agreement in the language in which the contract or agreement was negotiated, that includes a translation of every term and condition in that contract or agreement.

Cal. Civ. Code Section 1632(b). The law specifically applies to leases, and defines the term contract as “the document creating the rights and obligations of the parties and includes any subsequent document making substantial changes in the rights and

obligations of the parties.” *See* Cal. Civ. Code Section 1632(b)(3) and 1632(g). Failure to comply with Section 1632 gives the aggrieved party the option to rescind the contract. *See* Cal. Civ. Code Section 1632(k).

As outlined above, the Tenants dispute the Landlord’s assertion that a new lease was negotiated or executed in 2016, and note that the Landlord was apparently unable to produce a copy of this alleged lease in their evidence submission. However, even assuming the assertion was true, as applied here, Section 1632 would plainly render any alleged 2016 lease subject to rescission by the Tenants. Tenant and Landlord testimony established that negotiations between the Landlord and Tenant occurred in Spanish, through a Spanish-speaking employee of the Landlord. Given these facts, under Section 1632, the Landlord should have provided a translation of all the terms and conditions of this alleged lease into Spanish, the language of the negotiation. The Landlord’s admitted failure to do so would make this alleged 2016 contract subject to rescission by the Tenants.

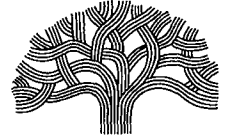
We note that Section 1632(h) stipulates that if a party negotiates “through his or her own interpreter,” then the requirements of the section do not apply. Importantly, this exception is only available if the interpreter is “not employed by . . . the person engaged in the trade or business.” *See* Cal. Civ. Code 1632(h). Here, both sides acknowledged that an employee of the Landlord provided interpretation during the negotiation and throughout the tenancy.

CONCLUSION

The Landlord contends that the parties executed a lease agreement at a rental rate of \$1,500.00 in 2016. This is based on the testimony of one witness, who said that she dropped off

the unsigned lease and then later heard that a colleague picked up the executed lease. The Tenants strongly disagree with this version of events and the Landlord is apparently unable to produce the document in question. However, should the Hearing Officer be persuaded that the parties did execute a lease in 2016, she should also find that, under Section 1632, the Tenants would have the power to rescind any such lease agreement. Thus, in determining which rental agreement is operative in the context of this case, the Hearing Officer should only consider the original verbal rental agreement that the parties entered into in 2003.

Under prior RAP case law, even when a tenant files a petition, the Landlord bears the burden of submitting proof that the tenant has been served with the RAP notice by a preponderance of the evidence. *Thompson, et al v. Peper*; T05-0317. The Landlord plainly failed to meet their burden in this case. While the Tenants acknowledge receipt of the RAP notice in March 2019, they testified that they did not receive the notice at any time before then. Testimony provided by the Landlord's witnesses refuted this, but the Landlord provided no documentary evidence to support their position. The Landlord also failed to provide any evidence that the rent increase notices were served in compliance with state law or accompanied by RAP notices. Thus, all rent increases at issue in this case were invalid.



HEARING DECISION

CASE NUMBER: T19-0007, Cortez et. al v. Qmacin

PROPERTY ADDRESS: 700 Sycamore Street, Unit A
Oakland, CA

DATE OF HEARING: February 10, 2020

DATE OF DECISION: November 12, 2020

APPEARANCES: Gonzalo Cortez, Tenant
Eliberta Gutierrez, Tenant
Micaela L. Alvarez, Tenants' Attorney
Isidra Mencos, Spanish Interpreter
Anne-Marie Garcia, Observer
David Lyons, Observer
Ellen Murray, Observer
Justin Tombolesi, Observer
Jill Broadhurst, Owner Representative
Adilah Mohammed, Owner witness
Daniel Merchant, Current Owner
Farhad Matin, Trustee of Former Owner
Leslie Penglis, Owner witness

SUMMARY OF DECISION

The Tenants' petition is granted.

INTRODUCTION

The Tenants filed the petition, T19-0007, on October 9, 2018, which alleges a rent increase effective January 5, 2018, raising the rent from \$1,500.00 to \$1,600.00, on the following grounds:

- The CPI¹ and/or banked rent increase was calculated incorrectly;
- The increase exceeds the CPI Adjustment and is greater than 10%;
- The rent increase was not approved and exceeds the banked increase;
- No concurrent RAP Notice²;
- No RAP Notice at Inception or 6 Months Prior
- Rent Increase Violates State Law;
- The rent increase is the second increase in a 12-month period.
- The rent increase exceeds an overall increase of 30% in 5 years; and

The Owner's response, a total of nine pages, was received on May 20, 2019. The matter proceeded to a hearing on February 10, 2020.

ISSUE(S) PRESENTED

1. Is there good cause for the Owner's failure to timely respond to the petition?
2. When, if ever, was the Tenant given written notice of the Rent Adjustment Program (RAP Notice)?
3. Is there a valid written lease?
4. Are the rent increases valid?
5. What is the allowable rent?
6. What, if any, restitution is owed to the Tenant, and how does that impact the rent?

¹ Consumer Price Index

² Notice to Tenants of Rent Adjustment Program

EVIDENCE

Owner Response

The Rent Adjustment Program issued the notification of the petition on January 10, 2019. The Landlords Notification of the Petition and the response form was served with a proof of service on January 10, 2019.³ Accordingly, the Owner's response was due on or before February 14, 2019, to be timely.⁴ The Owner's response, a total of nine pages, was received on May 20, 2019.

The Owner's representative testified that Mr. Matin was the new Owner's Agent and had not received any of the petition's original notifications.⁵ The Owner's representative also testified that the petition had the wrong Owner and address but was somehow received at the property once the deadline had passed. The Owner requested a new hearing date upon receipt. The Request to Change Date of Proceeding was submitted on April 4, 2019.

On April 12, 2019, the Senior Hearing Officer issued an Order, continuing this matter from April 30, 2019, to June 12, 2019. The Order also indicated that the response was to be filed within 35 days of the Order. The proof of service attached to the Order indicates that it was served on April 12, 2019. Accordingly, the Owner had until May 17, 2019, to file a timely response. The Owner's response was filed on May 20, 2019.

Rental History

They rented the subject unit in March 2003, but he couldn't remember the exact date. When they moved in, the rent was \$1,000.00 per month, and they paid a deposit of \$1,000.00.

They paid their rent in cash, which was hand-delivered, and they obtained receipts.⁶ The cash is given to Oscar, who picks up the rent and provides them a receipt. Mr. Cortez identified the rent receipts. After he got the receipts, he gave them to his wife for safekeeping. Every time he paid the rent, he requested a receipt.

³ 8.22.090 B (2)

⁴ CCP 1013.

⁵ It appears this change in ownership happened after the petition was filed but before the Original Response due date.

⁶ Exhibits A, and A1, were admitted over objection.

She recalled that the landlord lowered the rent to \$900.00 after three of four months. Later, they were told that the rent would go back to \$1000.00. She estimated that the rent went back to \$1,000.00 sometime in 2005. He could not remember the exact date the rent was restored to \$1,000.00 but stated that when he got a receipt, he gave it to his wife

At the inception of their tenancy, neither Tenant signed a written lease agreement nor received a RAP Notice.

Mrs. Gutierrez was then shown receipts from April 2012, May 2012, and May of 2013. She acknowledged that the receipts showed that they paid \$900.00 in rent. She was also shown receipts from November 2015, which showed that she paid \$1,000.00. The Tenant acknowledged that she paid that amount.

Likewise, she was shown receipts from December 2015, showing she paid \$1,100.00, and she acknowledged that she paid \$1,100.00. Additionally, the Tenant was shown two receipts for January 2016, which show payments totaling \$1,100.00. She acknowledged that her payments totaled \$1,100.00 in January 2016. Likewise, the receipt for March 2016 showed she paid \$1,100.00, and she acknowledged that it. The Tenant was also shown a receipt for January 2017 and acknowledged that it shows she paid \$1,500.00.

The Tenant was also shown receipts for January, February, and March of 2018, which showed payments of \$1600.00, and she acknowledged that she paid those amounts.

The rent increases were communicated to the tenants through a phone call. They did not receive written notices of rent increases. They also never received a RAP Notice with the rent increases by phone.

The Tenant stated that he did not know Miss Mohamed. Upon clarification, he indicated that he hadn't met her. To his knowledge, he did not receive a RAP Notice from her. He did not remember getting new lease documents from Western property management when they took over in 2019. He did not sign a new lease.

He can read in Spanish, but very little.

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Parking Space

At the inception of his tenancy, the Tenant had one parking spot included with his rent. He currently has two parking spots. He obtained the second parking spot in approximately 2010. The second parking spot is close to the street. There are 2 lights in the parking lot. In approximately January 2010, the Tenant did a plumbing job. As part of that, he turned off the lights in his apartment, and when he did that, the lights went off in the parking lot and his apartment. That was how he discovered that he was paying to light the parking lot instead of the Owner. He spoke with the Owner and told him that he was paying for the parking lot lights. He asked the Owner what they should do about it, and the Owner said that he would give him another space to park close to the street. The agreement was verbal, and he began using the second parking spot.

Mrs. Gutierrez recalled when they found out the parking lot lights were connected to their unit. Ms. Gutierrez confirmed that after her husband talked to the Owner, they had two parking spaces. The agreement for the second parking space was made verbally.

Rebuttal Witness, Ms. Mohammed, testified as follows:

She became familiar with the tenants when she was one of the property managers at the subject property on 700 Sycamore Street. In approximately November 2016, she dropped off a lease and “wrap around” notice to the tenants.⁷ When she dropped off the paperwork, only the wife was present. She is a licensed realtor and notary. She could not arrange a time to pick up the documents because the Tenant could not understand her English. The lease she dropped off was only in English; none of the documents that she delivered were in Spanish. The documents were subsequently retrieved, and Oscar told her that he picked them up from the tenants. She did not review the documents that were picked up by Oscar. She was unsure of how many parking spaces they had at that time. She said it was customary for her to provide a wraparound notice with the lease. She was aware of who the husband was as she had seen him around the property. She did not notarize the Tenant’s signatures. She has a standard set of documents included with a lease, and all the documents are in English.

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⁷ There was no testimony as to what a “wraparound notice” was although it appeared that the witness meant a RAP Notice.

Rebuttal Witness, Leslie Penglis, testified as follows:

She began managing the property in January 2019. In March 2019, an updated lease along and additional documents were dropped off to the tenants.⁸ The documents were not returned nor signed. The additional documents included the RAP Notice in English, Spanish, and Chinese. The rest of the packet with the lease, including the lease, was in English. Other than the RAP Notice in Spanish, no other documents were in Spanish. She confirmed that she was not required to provide documents in other languages if the tenancy started in English. The Tenant's rent was \$1,600.00 when she started managing the property and remains at that amount.

She is not required to serve a tenant a lease in any language other than English. She is aware of the requirement that the RAP Notice be served in three languages. She does not speak Spanish; she has an assistant that speaks to tenants that speak Spanish. She indicated that the documents are always in English at the time of signature. She indicated that they require tenants to provide their interpretation and that their leases have a foreign language and interpreter section to be signed if the lease has been interpreted.⁹

She has been a property manager for more than ten years. The witness said she had not read Civil Code Section 1632 and has not attended training to negotiate with tenants who do not speak English.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Is there good cause for the Owner's failure to timely respond to the petition?

The Rent Ordinance requires a landlord to file a response to a tenant petition within 30 days after service of a notice by the Rent Adjustment Program that a tenant petition was filed.¹⁰

In this case, the Order itself said, "35 days from the date of mailing." The Owner's representative testified that the due date for the response was May 20, 2019, calculated as 35 days from the Order's postmark. According to the proof of service and its declaration under penalty of perjury attached to the Order, the Order

⁸ The lease and additional documents submitted were 45 pages and are hereby admitted.

⁹ That document is page 17 of 45.

¹⁰ O.M.C. Section 8.22.090(B)

was mailed on April 12, 2019. Thirty-five days after April 12, 2019, is May 17, 2019.

The landlord did not file a response to the tenant petition until May 20, 2019. At the hearing, the landlord was asked why it had failed to file a timely response to the petition. By and through his representative, the landlord argued that the deadline to file the response should be counted from the postmark of April 16, 2019, but could not provide any statutory authority permitting such a calculation. Moreover, when asked directly, the Owner did not explain why the response was not timely filed on or before May 17, 2019.

Furthermore, the Owner's testimony was that they were aware of the petition before the April 12, 2019, Order. The request to change the prior hearing date, submitted on April 4, 2019, was made after becoming aware of the petition. Therefore, by admission, the Owner was aware of the petition and had sufficient time to file a response on or before May 17, 2019, and did not. Accordingly, no good cause was found for the Owner's failure to timely respond to the petition, and the Owner's participation was limited to cross-examination and rebuttal.¹¹

When, if ever, was the Tenant given written notice of the Rent Adjustment Program (RAP Notice)?

The Rent Adjustment Ordinance requires an owner to serve the RAP Notice at the start of a tenancy¹² and, together with any notice of rent increase or change in the terms of a tenancy.¹³

The tenants' testimony that they were not given a copy of the RAP Notice when they moved into the unit is undisputed. Moreover, the Tenant's testimony that every time they received rent increases, they were verbal is credited and uncontradicted. Likewise, the evidence is uncontradicted that the tenants were served with the RAP Notice in English, Spanish, and Chinese in March 2019. Therefore, it is found that the tenants were first given written notice of the RAP Program in March 2019.

Where the RAP Notice has never been given, a tenant can be granted restitution for rent overpayments for a maximum of 3 years.¹⁴ Since the evidence established

¹¹ Santiago v. Vega, Case No. T02-0404. The rebuttal included rebuttal witnesses.

¹² O.M.C. § 8.22.060(A)

¹³ O.M.C. § 8.22.070(H)(1)(A)

¹⁴ Appeal Decision in Case No. T06-0051, Barajas/Avalos v. Chu

that the Tenant did not receive the RAP notice before the petition was filed, the Tenant is entitled to restitution for up to three years.

Is there a valid written lease?

Civil Code Section 1632: This statute states, in pertinent part:

(a)(3)(b) Any person engaged in a trade or business who negotiates primarily in Spanish . . . orally or in writing, in the course of entering into any of the following, shall deliver to the other party to the contract or agreement and prior to the execution thereof, a translation of the contract or agreement in the language in which the contract or agreement was negotiated, that includes a translation of every term and condition in that contract or agreement:

(b)(3) A lease, sublease, rental contract or agreement, or other term of tenancy contract or agreement, for a period of longer than one month, covering a dwelling, an apartment, or mobile home, or other dwelling unit normally occupied as a residence.

Likewise, in Soriano, et al. v. Western Management Property (Case No. T06-0154 et al.), the tenants were Spanish speakers who did not speak or write in the English language. The Owner gave them the RAP Notice in English. The tenants filed petitions contesting rent increases and claiming decreased housing services. The Hearing Decision denied the tenants’ petitions as untimely filed because they had received both the RAP Notices and rent notices increase more than 60 days before filing their petitions.

The tenants appealed. On appeal, “The Board determined that there was good cause to excuse the late filing of the petitions by the Tenants under all of the circumstances of this case. The Board held that under the Rent Adjustment Ordinance and in conformity with Civil Code Section 1632(b)(3), a Notice to Tenants of the scope and existence of the Rent Adjustment Program must be given to the Tenant in the same language as the terms of the tenancy were negotiated.

Essential Elements of a Contract: “It is essential to the existence of a contract that there should be: 1. Parties capable of contracting; 2. Their consent; 3. A lawful object; and 4. A sufficient cause or consideration.”¹⁵

¹⁵ Civil Code Section 1550

In the present case, the Tenants' Attorney stated that the tenants negotiated their tenancy in Spanish at the inception of their tenancy. This testimony is undisputed. Furthermore, the Tenants also testified that their communications were with the Owner's Agent, Oscar, to whom they spoke Spanish. This testimony was supported by the rebuttal witness, Ms. Mohammed, who credibly testified that she could not arrange a time to pick up the documents because the Tenant to whom she handed the documents could not understand her in English. Further, Ms. Mohammed confirmed that Oscar was an agent of the Owner and reported that he had retrieved the tenants' documents.

There was no testimony that the tenants were provided a lease in Spanish. The tenants could not have consented to contracts that they were unable to read. Since the exception to Civil Code Section 1632 does not apply, neither the 2016 or 2019 rental agreement, even if executed by the tenants, nor the 2016 RAP Notice were of any legal effect as they violated basic contract law and are void on this ground, as well.

What is the allowable rent?

The Rent Adjustment Ordinance requires an owner to serve a RAP Notice at the start of a tenancy¹⁶ and together with any notice of rent increase or change in any term of the tenancy.¹⁷ An owner may cure the failure to give notice at the start of the tenancy. However, a notice of rent increase is not valid if the effective date of increase is less than six months after a tenant first receives the required RAP notice.¹⁸

The Owner did not serve the Tenant a RAP Notice either at the inception of their tenancy or with the Notices of Rent Increase prior to March 2019. Therefore, all the rent increases before March 2019 are invalid.

The Owner alleges that the increase in December 2016, from \$1,100.00 per month to \$1,500.00, was in exchange for a second parking space. While this argument is plausible, there is no evidence to support the same. Moreover, the tenants' testimony that the second parking place was provided in exchange for paying the Owner's portion of the utility fees for the common area lights was undisputed. It is

¹⁶ O.M.C. Section 8.22.060(A)

¹⁷ O.M.C. Section 8.22.070(H)(1)(A)

¹⁸ O.M.C. Section 8.22.060(C)

well established that shared utilities are prohibited under the Rent Ordinance.¹⁹ Accordingly, the resolution of the increased utility charges in exchange for the additional parking space was a legal resolution of the parties' issue. Furthermore, if, as alleged by the Owner, the Tenant had agreed to pay for the additional parking space, there would remain an issue of restitution for the shared utilities. The tenants' testimony of how they acquired the second parking space is supported by the lack of evidence that the tenants were reimbursed for the common area utilities' costs. Accordingly, the allowable rent for the subject unit is \$1,000.00.

What, if any, restitution is owed to the Tenant, and how does that impact the rent?

The legal rent for the unit is \$1,000.00 per month. The testimony of the tenants and the exhibits establish the following rent payment history:

October 2015:	1000.00	;
November 2015:	1000.00	
December 2015:	1100.00	
January 2016:	1100.00	
January 2017:	1500.00	
January 2018:	1600.00	

The chart below indicates rent overpayments of \$28,900.00.²⁰ Restitution is usually awarded over a 12-month period, but when the tenants are owed 2890% of the monthly rent, it is proper to extend the restitution period to 50 months.²¹ Amortized over 50 months, the restitution amount is \$578.00 per month.

Therefore, the tenants' monthly restitution amount is subtracted from the current legal rent of \$1,000.00 for a total of \$422.00. The tenants' rent for January 2021 through April 30, 2025, is \$422.00. The rent will revert to the current legal rent of \$1,000.00 in March 2025.

¹⁹ Regulation 10.1.10 of the Rent Adjustment Ordinance states:

²⁰ By Board decision, restitution for rent overpayments is limited to a period of three years, before the filing of the petition. Therefore, the time period that will be considered is October 2015 through October 2018 and continuing.

²¹ Regulations, § 8.22.110(F)

OVERPAID RENT						
From	To	Monthly Rent paid	Max Monthly Rent	Difference per month	No. Months	Sub-total
1-Dec-15	31-Dec-16	\$1,100	\$1,000	\$ 100.00	13	\$ 1,300.00
1-Jan-17	31-Dec-17	\$1,500	\$1,000	\$ 500.00	12	\$ 6,000.00
1-Jan-18	31-Dec-20	\$1,600	\$1,000	\$ 600.00	36	\$ 21,600.00
				\$ -		-
TOTAL OVERPAID RENT						\$ 28,900.00
RESTITUTION						
MONTHLY RENT						\$1,000
TOTAL TO BE REPAID TO TENANT						\$ 28,900.00
TOTAL AS PERCENT OF MONTHLY RENT						2890%
AMORTIZED OVER			50	MO. BY REG. IS	\$ 578.00	
OR OVER			MONTHS BY HRG. OFFICER IS			

ORDER

1. Petition T19-0007 is granted.
2. The current base rent for the subject unit is \$1,000.00, which includes two parking spaces.
3. The total overpayment by the Tenants is \$28,900.00 for overpaid rent.
4. The Tenants' rent is stated below as follows:

Base rent	\$1,000.00
Less restitution	\$ 578.00
Net Rent on January 1, 2021	\$ 422.00

5. The Tenants' rent for the months of January 2021 through April 30, 2025, is \$422.00. The rent will revert to the current legal rent of \$1,000.00 in March 2025.

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6. If the Owner wishes to, they can repay the restitution owed to the Tenant at any time. If they do so, the monthly decrease for restitution ends when the Tenant is provided restitution.

7. Nothing in this Order prevents the Owner from increasing the rent according to the Rent Adjustment Ordinance laws and the State of California at any time, at least 6 months after the Tenant was served with the RAP Notice, in March 2019.

8. Nothing in this Order prevents the Owner from increasing the rent according to the Rent Adjustment Ordinance laws and the State of California at any time, at least 12 months from the last rent increase.

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) calendar days after service of the decision. The date of service is 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: November 12, 2020



Elan Consuella Lambert
Hearing Officer
Rent Adjustment Program

PROOF OF SERVICE
Case Number T19-0007

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 document listed below by placing a true copy 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:

Document Included

Hearing Decision

Owners

Daniel Merchant, Merchant Brothers Properties LLC
406 Linda Ave.
Piedmont, CA 94611

Farhad Matin, KLSS, LLC
4746 Fidler Ave.
Long Beach, CA 90808

Owner Representative

Jill Broadhurst, BIG CITY Property Group
P.O. Box 13122
Oakland, CA 94661

Tenants

Eliberta Gutierrez & Gonzalo Ignacio Cortez
700 Sycamore Street #A
Oakland, CA 94612

Tenant Representative

Micaela Alvarez, Centro Legal de la Raza
3022 International Blvd., Ste. 410
Oakland, CA 94601

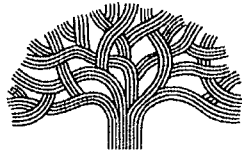
I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first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

000113

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on **November 12, 2020** in Oakland, CA.



Ava Silveira
Oakland Rent Adjustment Program



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
(510) 238-3721

For date stamp.

APPEAL

Appellant's Name Daniel Merchant, Merchant Brothers Properties, LLC		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	
Property Address (Include Unit Number) 700 Sycamore Street, Unit A Oakland CA			
Appellant's Mailing Address (For receipt of notices) 406 Linda Ave. Piedmont, CA 94611		Case Number T19-0007	
		Date of Decision appealed 11/12/20	
Name of Representative (if any) Jill Broadhurst, BIG CITY Property Group		Representative's Mailing Address (For notices) PO BOX 13122 Oakland, CA 94661	

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*

2) Appealing the decision for one of the grounds below (required):

- a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, regulation or prior Board decision(s) and describe how the description is inconsistent.)*
- b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
- c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
- d) The decision violates federal, state or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
- e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

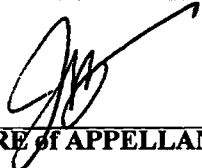
For more information phone (510) 238-3721.

- f) I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. (In your explanation, you must describe how you were denied the chance to defend your claims 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.)
- g) The decision denies the Owner a fair return on my investment. (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h) Other. (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

Submissions to the Board must *not* exceed 25 pages from each party, and they must be received by the Rent Adjustment Program with a proof of service on opposing party within 15 days of filing the appeal. Only the first 25 pages of submissions from each party will be considered by the Board, subject to Regulations 8.22.010(A)(5). Please number attached pages consecutively. Number of pages attached: _____.

• You must serve a copy of your appeal on the opposing parties or your appeal may be dismissed. •
 I declare under penalty of perjury under the laws of the State of California that on 11/28, 2020, 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:


Name	Eliberta Gutierrez & Gonzalo Ignacio Cortez
Address	700 Sycamore St #A
City, State Zip	Oakland, CA 94612
Name	Micahel Alvarez, Centro legal
Address	3022 International Bl, #e410
City, State Zip	Oakland CA 94601

	11/27/20
SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE	DATE

For more information phone (510) 238-3721.

Landlord Appeal Response

11/27/20



T19-0007

Appellant/ Owner is appealing this hearing decision and wishes to have decision remanded back to the senior hearing officer of appeals for clerical, evidentiary documentation and oral omissions.

- 1- Landlord petition response was filed on May 20th, 2019. USPS Postmark on the Oakland RAP envelope has the date marked as May 3rd, 2019. Twenty days out would mean evidence need to be received by May 23, 2020. Landlord's understanding was explained to the hearing officer, further a copy of the postmarked envelope was submitted into evidence. RAP allows for good cause, and there is no prejudice to the other side that evidence was delivered just a few days later. Further, there is Oakland RAP precedence, whose decisions are public record, which allow for acceptance of evidence, based on this very reason and understanding of USPS postmark and evidence due dates. As a recent example, please see T19-0202, decision attached.
- 2- Owner's direct testimony was omitted from the hearing, as well as the site managers concerning paperwork served to the tenants, including RAP. See audio testimony.
- 3- Facts concerning parking and lights presented are incorrect. See audio testimony.
- 4- Hearing officer incorrectly identifies the (lack of) relationship with a subject named Oscar. See audio testimony.
- 5- Oakland RAP does not have jurisdiction on contract language and how those terms are negotiated. The courts decide those such matters. Further, owner disagrees that original lease negotiations were conducted in Spanish. Hearing officer claims this testimony is undisputed. That is false, see audio hearing.

000117

CASE T19-0202
Reference

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Did the owner establish good cause for the failure to file a timely response to the *Tenant Petition*? If not, what are the consequences?

The tenant objected to the owner's participation at the Hearing because the response was filed late. The Owner Response was due on August 6, 2019, and was filed on August 7, 2019. The owner did not have a reason for filing late, other than he thought that his response was due on August 7, 2019.

While the owner's response was filed one day late, there was no prejudice to the tenant in allowing the owner's participation since the delay in response was only one day. It seems that the owner's delay was simply a slight calculation error in counting the days between the date of service and the due date. Therefore, it is determined that there was good cause for this very short delay and the owner was permitted to fully participate in the Hearing.

When, if ever, was the form notice to tenants of the Rent Adjustment Program (*RAP Notice*) first served on the tenant?

The Rent Adjustment Ordinance requires an owner to serve the *RAP Notice* at the start of a tenancy⁸ and together with any notice of rent increase.⁹

The tenant testified that the first *RAP Notice* she received was in November of 2018 with the rent increase notice sent by the new owner. There was no contrary testimony (in fact, the owner's agent agreed that this was the first *RAP Notice* and the owner's response acknowledges that the *RAP Notice* was first served in November of 2018.) The tenant's testimony was credible.

It is found that the tenant first received the *RAP Notice* in November of 2018.

What was the base rent when the tenant moved into the unit?

The tenant produced a copy of the original lease from when she moved into the unit (Exhibit 1.) This lease was compared to the original at the Hearing and it was deemed to be a true and correct copy of the lease. The second lease, which was sent to the new owner by the prior owner, appears to be a fraudulent version of the lease. There is no indication that this fraud was perpetrated by the new owner, as the tenant's testimony establishes that the owner's realtor sent this lease to her back when the purchase occurred and the owner's agent testified this was the only lease he had. Therefore, in all likelihood the doctoring of the document occurred by the prior owner. In either case, the tenant established both by the original lease and the proof of payments, that her original lease rent was \$850 a month.

⁸ O.M.C. § 8.22.060(A)

⁹ O.M.C. § 8.22.070(H)(1)(A)

CONSOLIDATED CHRONOLOGICAL CASE REPORT

Case No.: T18-0238, T19-0403

Case Name: Didrickson v. Commonwealth Inc.

Property Address: 2230 Lakeshore Avenue, Unit 7, Oakland, CA

Parties: Carlos & Glenda Didrickson (Tenant)
Allen Sam, (Property Manager)
Ted Dang, (Property Owner)

TENANT APPEAL:

<u>Activity</u>	<u>Date</u>
1st Petition filed	June 20, 2018
2 nd Petition filed	August 21, 2019
Owner Response filed	July 24, 2018 November 14, 2019
Hearing Decision mailed	August 31, 2018
Dismissal mailed	March 4, 2020
Tenant Appeal filed	September 20, 2018 March 24, 2020

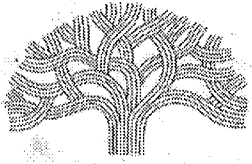
T18-0238 MS/ECL

4-20-18

RECEIVED
CITY OF OAKLAND

RENT ADJUSTMENT PROGRAM

APR 20 PM 3:37



CITY OF OAKLAND

CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
 P.O. Box 70243
 Oakland, CA 94612-0243
 (510) 238-3721

TENANT PETITION

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

Please print legibly

Your Name Carlos & Glenda Didrickson	Rental Address (with zip code) 2230 Lakeshore Av #7 Oak, Ca 94606 #7	Telephone: [REDACTED]
Your Representative's Name	Mailing Address (with zip code)	Telephone: Email:
Property Owner(s) name(s) Commonwealth Inc.	Mailing Address (with zip code) 1305 Franklin Oak Cal 94612 Suite 500	Telephone: (510) 832 2628 Email:
Property Manager or Management Co. (if applicable) Same ↑	Mailing Address (with zip code) Same ↑ Suite 500 1305 Franklin St Oak Cal 94612	Telephone: (510) 832 2628 Email:

Number of units on the property: _____

Type of unit you rent (check one)	<input type="checkbox"/> House	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Apartment, Room, or Live-Work
Are you current on your rent? (check one)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

If you are not current on your rent, please explain. (If you are legally withholding rent state what, if any, habitability violations exist in your unit.)

I. GROUNDS FOR PETITION: Check all that apply. You must check at least one box. For all of the grounds for a petition see OMC 8.22.070 and OMC 8.22.090. **I (We) contest one or more rent increases on one or more of the following grounds:**

<input type="checkbox"/>	(a) The CPI and/or banked rent increase notice I was given was calculated incorrectly.	
<input type="checkbox"/>	(b) The increase(s) exceed(s) the CPI Adjustment and	greater than 10%.
<input type="checkbox"/>	(c) I received a rent increase notice before the proper Program for such an increase and the rent increase ex	the Rent Adjustment the available banked
<input type="checkbox"/>	rent increase.	

(d) No written notice of Rent Program was given to me together with the notice of increase(s) I am contesting. (Only for increases noticed after July 26, 2000.)
(e) The property owner did not give me the required form "Notice of the Rent Adjustment Program" at least 6 months before the effective date of the rent increase(s).
(f) The rent increase notice(s) was (were) not given to me in compliance with State law.
(g) The increase I am contesting is the second increase in my rent in a 12-month period.
<input checked="" type="checkbox"/> (h) There is a current health, safety, fire, or building code violation in my unit, or there are serious problems with the conditions in the unit because the owner failed to do requested repair and maintenance. (Complete Section III on following page)
<input checked="" type="checkbox"/> (i) The owner is providing me with fewer housing services than I received previously or is charging me for services originally paid by the owner. (OMC 8.22.070(F): A decrease in housing services is considered an increase in rent. A tenant may petition for a rent adjustment based on a decrease in housing services.) (Complete Section III on following page)
(j) My rent was not reduced after a prior rent increase period for a Capital Improvement had expired.
(k) The proposed rent increase would exceed an overall increase of 30% in 5 years. (The 5-year period begins with rent increases noticed on or after August 1, 2014).
(l) I wish to contest an exemption from the Rent Adjustment Ordinance because the exemption was based on fraud or mistake. (OMC 8.22, Article I)
(m) The owner did not give me a summary of the justification(s) for the increase despite my written request.
(n) The rent was raised illegally after the unit was vacated as set forth under OMC 8.22.080.

II. RENTAL HISTORY: (You must complete this section)

Date you moved into the Unit: December 2006 Initial Rent: \$ 2,500.00 /month

When did the owner first provide you with the RAP NOTICE, a written NOTICE TO TENANTS of the existence of the Rent Adjustment Program? Date: 2013. If never provided, enter "Never."

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

List all rent increases that you want to challenge. Begin with the most recent and work backwards. If you need additional space, please attach another sheet. If you never received the RAP Notice you can contest all past increases. You must check "Yes" next to each increase that you are challenging.

Date you received the notice (mo/day/year)	Date increase goes into effect (mo/day/year)	Monthly rent increase		Are you Contesting this Increase in this Petition?*	Did You Receive a Rent Program Notice With the Notice Of Increase?
		From	To		
		\$	\$	<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
		\$	\$	<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

RECEIVED
CITY OF OAKLAND
APR 20 11 37 AM '18

* You have 90 days from the date of notice of increase or from the first date you received written notice of the existence of the Rent Adjustment program (whichever is later) to contest a rent increase. (O.M.C. 8.22.090 A 2) If you did not receive a RAP Notice with the rent increase you are contesting but have received it in the past, you have 120 days to file a petition. (O.M.C. 8.22.090 A 3)

Have you ever filed a petition for this rental unit?

- Yes
- No

List case number(s) of all Petition(s) you have ever filed for this rental unit and all other relevant Petitions:

T13 T14 Every Year Since 2013

III. DESCRIPTION OF DECREASED OR INADEQUATE HOUSING SERVICES:

Decreased or inadequate housing services are considered an increase in rent. If you claim an unlawful rent increase for problems in your unit, or because the owner has taken away a housing service, you must complete this section.

- Are you being charged for services originally paid by the owner? Yes No
- Have you lost services originally provided by the owner or have the conditions changed? Yes No
- Are you claiming any serious problem(s) with the condition of your rental unit? Yes No

If you answered "Yes" to any of the above, or if you checked box (h) or (i) on page 2, please attach a separate sheet listing a description of the reduced service(s) and problem(s). Be sure to include the following:

- 1) a list of the lost housing service(s) or problem(s);
- 2) the date the loss(es) or problem(s) began or the date you began paying for the service(s)
- 3) when you notified the owner of the problem(s); and
- 4) how you calculate the dollar value of lost service(s) or problem(s).

Please attach documentary evidence if available.

You have the option to have a City inspector come to your unit and inspect for any code violation. To make an appointment, call the City of Oakland, Code of Compliance Unit at (510) 238-3381.

IV. VERIFICATION: The tenant must sign:

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

Carls Pedra *Blonde Pedra*

4-20-18
4-20-18

Tenant's Signature

Date

[Empty signature line]

[Empty signature line]

V. MEDIATION AVAILABLE: Mediation is an entirely voluntary process to assist you in reaching an agreement with the owner. If both parties agree, you have the option to mediate your complaints before a hearing is held. If the parties do not reach an agreement in mediation, your case will go to a formal hearing before a different Rent Adjustment Program Hearing Officer.

You may choose to have the mediation conducted by a Rent Adjustment Program Hearing Officer or select an outside mediator. Rent Adjustment Program Hearing Officers conduct mediation sessions free of charge. If you and the owner agree to an outside mediator, please call (510) 238-3721 to make arrangements. 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.

Mediation will be scheduled only if both parties agree (after both your petition and the owner's response have been filed with the Rent Adjustment Program). **The Rent Adjustment Program will not schedule a mediation session if the owner does not file a response to the petition.** Rent Board Regulation 8.22.100.A.

If you want to schedule your case for mediation, sign below.

I agree to have my case mediated by a Rent Adjustment Program Staff Hearing Officer (no charge).

Tenant's Signature

Date

VI. IMPORTANT INFORMATION:

Time to File

This form must be **received** at the offices of the Rent Adjustment Program ("RAP") within the time limit for filing a petition set out in the Rent Adjustment Ordinance (Oakland Municipal Code, Chapter 8.22). RAP staff cannot grant an extension of time by phone to file your petition. **Ways to Submit. Mail to:** Oakland Rent Adjustment Program, P.O. Box 70243, Oakland, CA 94612; **In person:** Date stamp and deposit in Rent Adjustment Drop-Box, Housing Assistance Center, Dalziel Building, 250 Frank H. Ogawa Plaza, 6th Floor, Oakland; **RAP Online Petitioning System:** <http://rapwp.oaklandnet.com/petition-forms/>. For more information, please call: (510) 238-3721.

File Review

Your property owner(s) will be required to file a response to this petition with the Rent Adjustment office within 35 days of notification by the Rent Adjustment Program. When it is received, the RAP office will send you a copy of the Property Owner's Response form. Any attachments or supporting documentation from the owner will be available for review in the RAP office by appointment. To schedule a file review, please call the Rent Adjustment Program office at (510) 238-3721. If you filed your petition at the RAP Online Petitioning System, the owner may use the online system to submit the owner response and attachments, which would be accessible there for your review.

VII. HOW DID YOU LEARN ABOUT THE RENT ADJUSTMENT PROGRAM?

- Printed form provided by the owner
- Pamphlet distributed by the Rent Adjustment Program
- Legal services or community organization
- Sign on bus or bus shelter
- Rent Adjustment Program web site
- Other (describe): _____

4-20-18

Decreased Services at 2230 Lakeshore Av. Oak Cal 94606
RECEIVED
CITY OF OAKLAND
RENT ADMINISTRATION PERMITS
2018 APR 20 PM 3:38
7

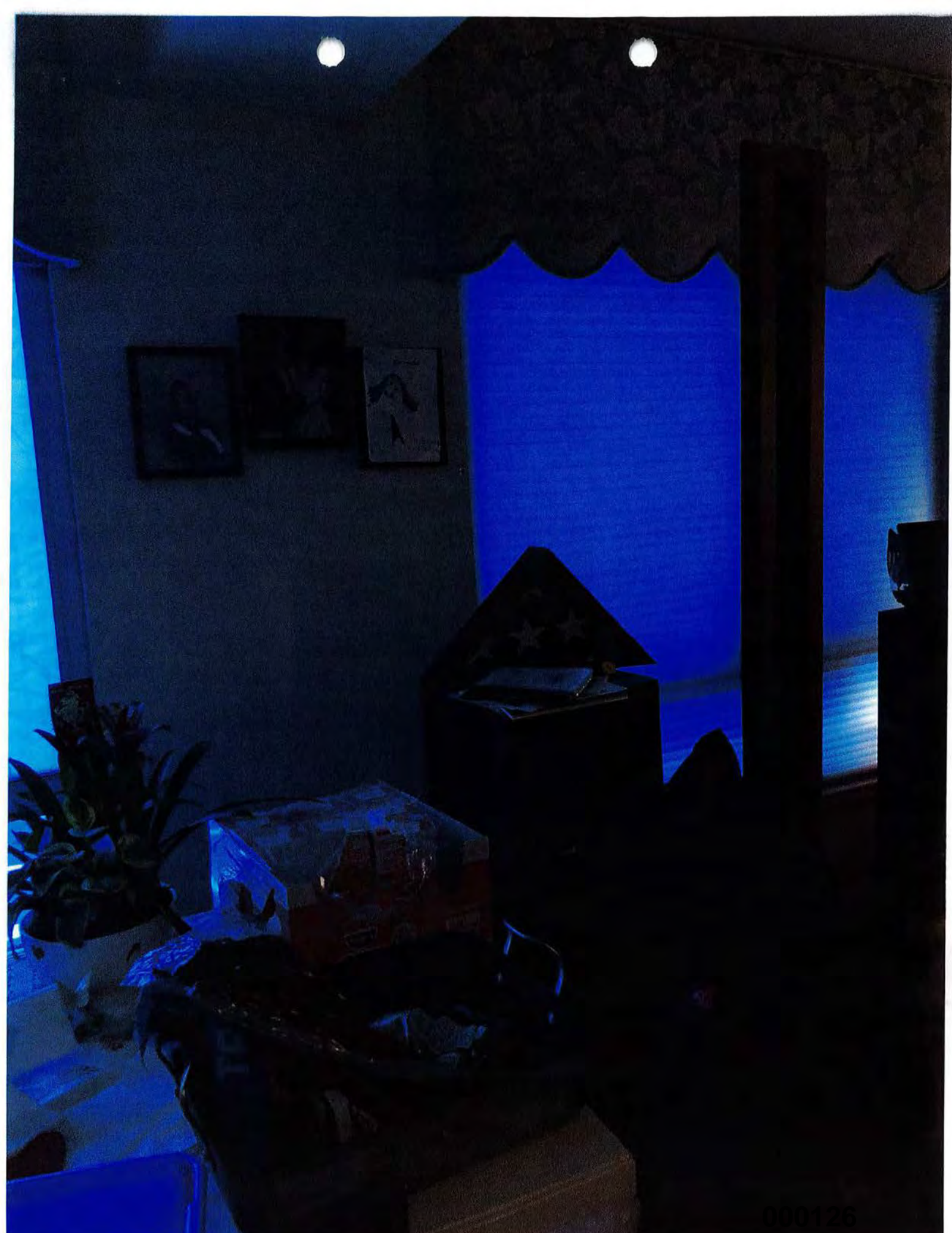
- 1) Patio door handle still broken, Frame separates from glass (on sliding glass door) see pictures included
- 2) bedroom vent still leaks rain water when heavy rain - also pictures included
- 3) Two Large windows covered by blue tarp Blocking All view and natural daylight. Since Dec 8, 2017 see pictures included. ← our unit is always dark even during the day
- 4) Scaffolding put up in April 2018 also blocking natural daylight - see pictures
- 5) Have not recieved appeal date yet, Still NO patio ~~boards~~ boards replaced

000124
Decreased Svc.



000125

Dec. 8 2017



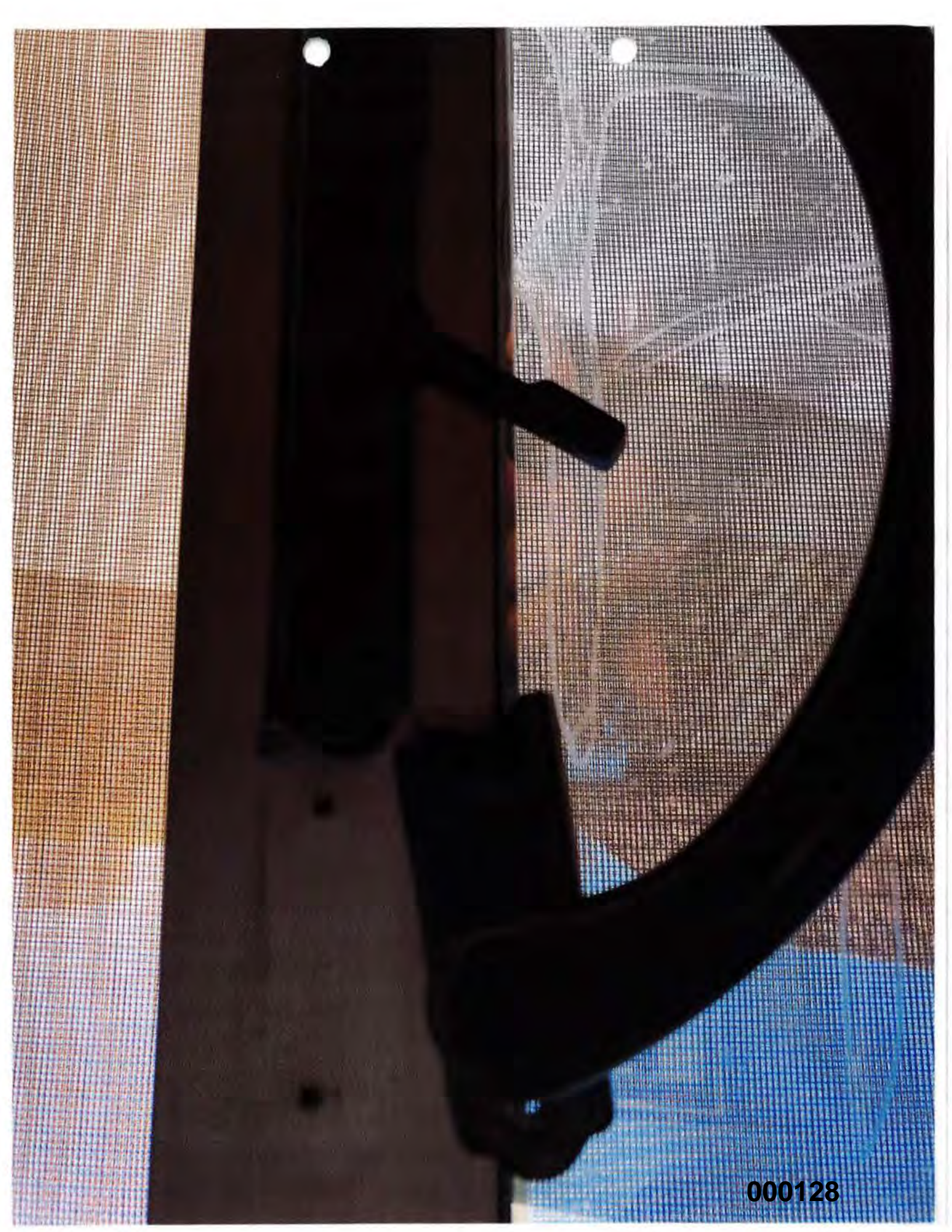
One of 2 b17

000126

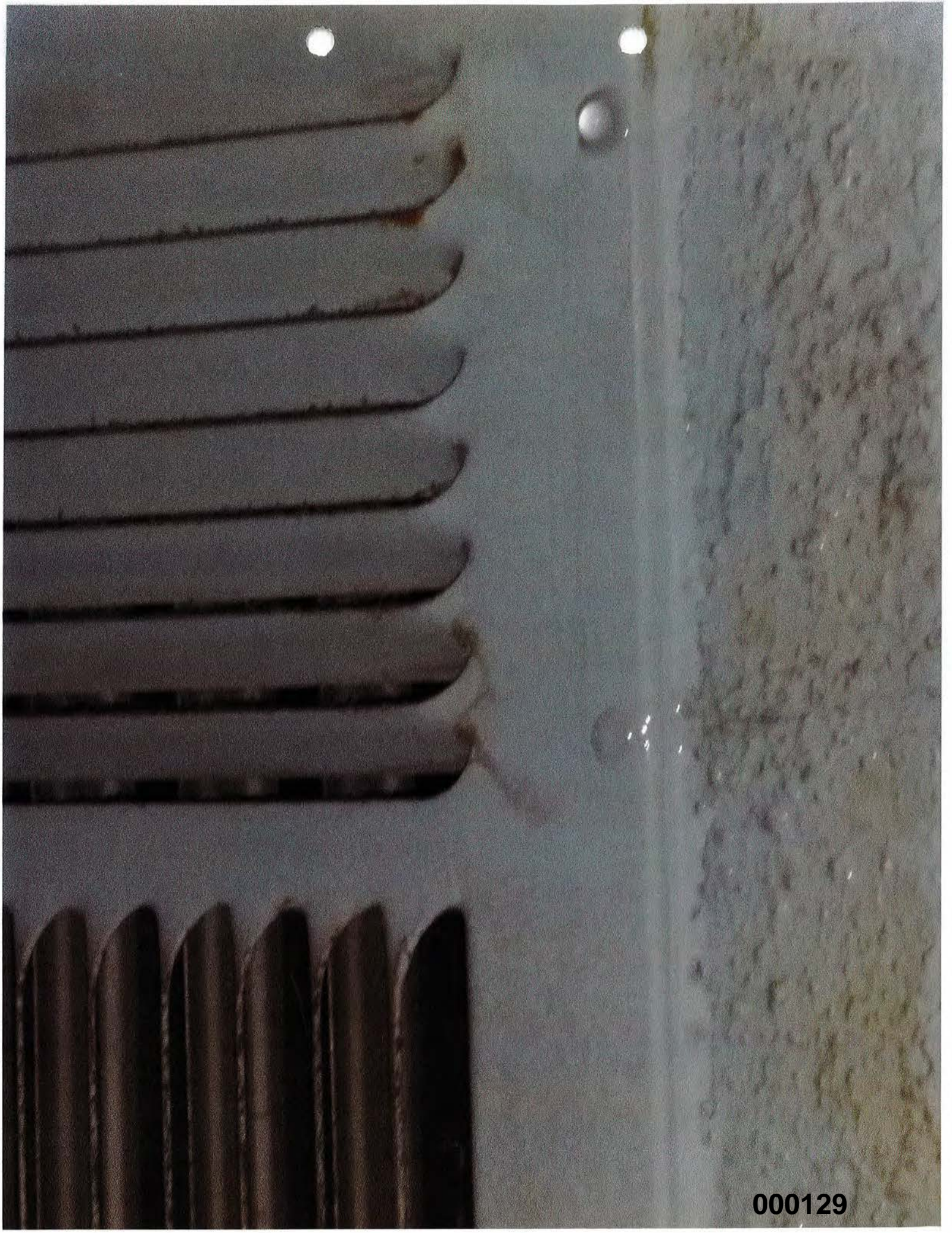


Dec 8 2017

000127



000128



000129



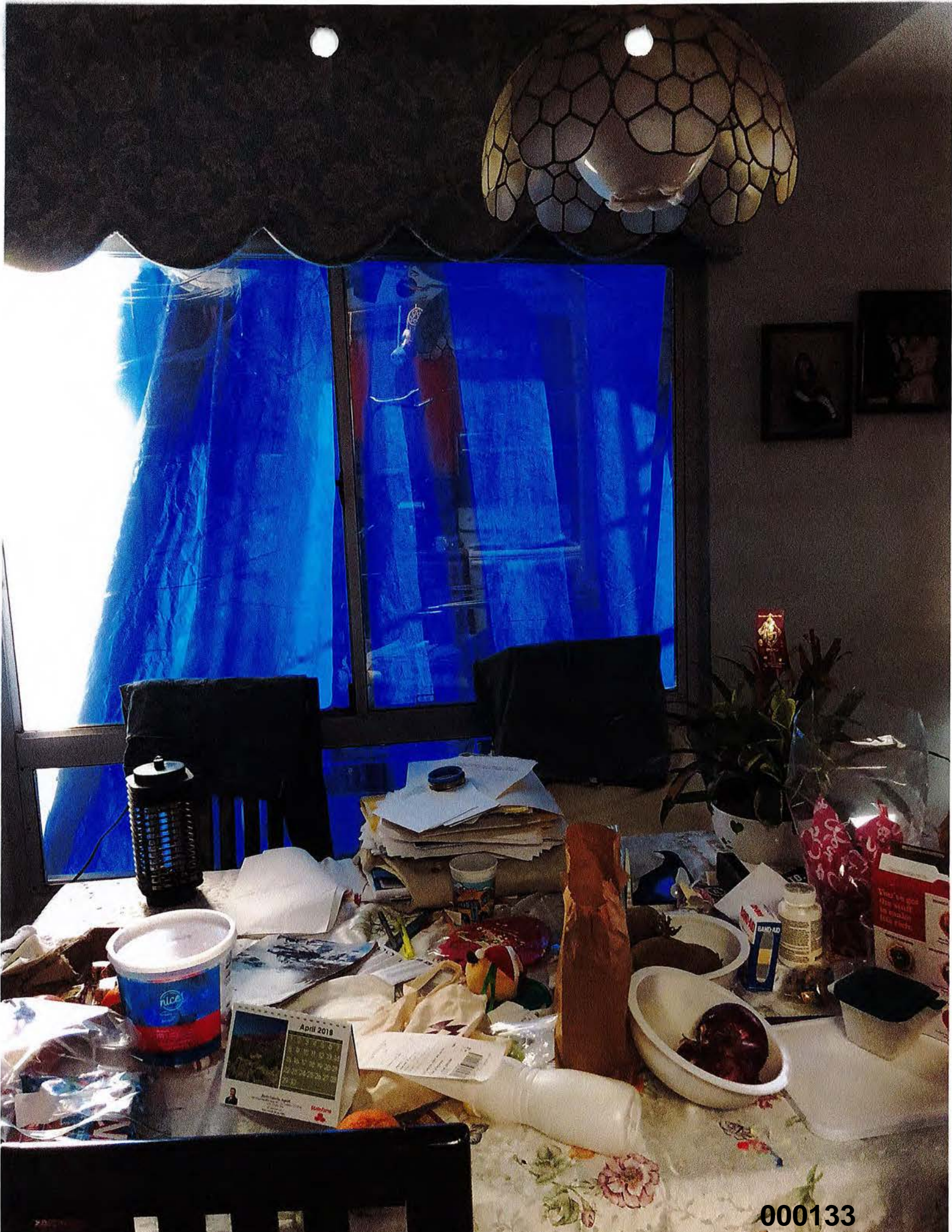
000130



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ADW 2018



000134

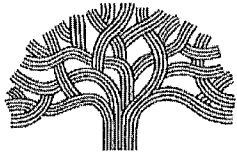
ADW1

2018



000135

April 2018



CITY OF OAKLAND

Housing and Community Development Department
Rent Adjustment Program
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612-2034

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

June 21, 2018

Owner

Commonwealth Inc.
1305 Franklin Street Suite 500
Oakland, CA 94612

The Rent Adjustment Program received the petition(s) attached to this letter on April 20, 2018. One or more of your tenant(s) are protesting one or more rent increases alleging that they exceed the maximum rent permitted by Oakland Municipal Code Chapter 8.22 and alleging a decrease in housing services. For details please see the attached copy of the petition.

Your case has been assigned Case No. T18-0238.

The case title and file name is Didrickson v. Commonwealth Inc..

The analyst assigned to your case is Margaret Sullivan at 510-238-7387.

YOU MUST FILE A WRITTEN RESPONSE TO THE ATTACHED TENANT PETITION(S) WITHIN THIRTY-FIVE (35) DAYS FROM THE DATE OF MAILING OF THIS NOTICE OR A DECISION MAY BE MADE AGAINST YOU. THE RESPONSE MUST BE FILED ON THE PROPER FORM AND MUST BE RECEIVED AT THE CITY OF OAKLAND'S RENT ADJUSTMENT PROGRAM OFFICE ON OR BEFORE THE DUE DATE.

Oakland Municipal Code Chapter 8.22 (Rent Adjustment Ordinance) limits the annual permissible rent increases that can be imposed on a rental unit covered by the Ordinance. If a unit is voluntarily vacated, or the tenant is evicted for cause, the rent may be raised without restriction upon re-renting. The new tenancy is again subject to the rent increase limitations in the Ordinance.

The Ordinance requires that you provide a written notice of the existence of the Residential Rent Adjustment Program to tenants in covered units at the start of the tenancy. You must use the Rent Adjustment Program form titled "Notice to Tenants of the Residential Rent Adjustment Program". This document is also called the "RAP Notice". The Ordinance also requires that you serve the same notice together with all notices of rent increase and all notices of change in terms of tenancy.

000136

Rent increases less than, or equal to, the annual CPI increase need not be justified. Rent increases in excess of the annual CPI increase may be justified on one or more of the following grounds:

The following are summaries ONLY. For complete information, please see Oakland Rent Adjustment Ordinance and the Rent Adjustment Regulations. You may call the Rent Program Office to have your questions answered or to obtain a written copy of the Ordinance and Regulations.

1. EXEMPTION: (OMC Section 7.22.030)

You may prove an exemption from application of the Oakland Rent Adjustment Ordinance. The exemptions are found in the Rent Adjustment Ordinance. The most common exemption is that the unit is government subsidized housing. Other common exemptions are for units constructed after January 1, 1983 (new construction) and single family houses exempt under the Costa Hawkins Rental Housing Act. See the Ordinance for a complete list and details.

2. CAPITAL IMPROVEMENT/UNINSURED REPAIR COSTS: (Regulations Section 10.)

Capital improvements increases may only be granted for improvements that have been completed and paid for within the 24-months immediately before the effective date of the proposed rent increase. To justify a rent increase for capital improvements expenditures or uninsured repair expense you must provide, at least 7 days prior to the Hearing, copies of receipts, invoices, bid contracts or other documentation showing the costs were incurred to improve the property and benefit the tenants, and evidence to show that the incurred costs were paid. The owner can only pass through 70% of costs incurred and may not increase the rent more than 10%.

3. INCREASED HOUSING SERVICE COSTS: (Regulations Section 10.)

Housing Service Costs are expenses for services provided by the landlord related to the use or occupancy of a rental unit. In determining whether an increase in housing service costs justifies a rent increase in excess of the annual CPI increase, the annual operating expenses related to the property for the most recent two years are compared. Year two costs must exceed year one costs by more than the current annual increase. The expenses considered include property taxes, business license/taxes, and insurance, P.G. & E., water, garbage, maintenance and repairs, managerial costs and other legitimate annually recurring expenses to operate the rental property, except debt service. Evidence is required to prove each of the claimed housing costs.

4. BANKING/RENTAL HISTORY:

“Banking” refers to deferred annual general rent increases (CPI increases) that were not imposed, or were not imposed in full, and carried forward to future years. Subject to certain limitations, imposition of annual general increases may be deferred up to 10 years. After 10 years, general increases that were not imposed, expire. Evidence of the rental history of the subject unit is required.

5. NECESSARY TO MEET CONSTITUTIONAL FAIR RETURN REQUIREMENTS:

In order to prove that the owner is entitled to a rent increase based on constitutional fair return an owner must establish that the return on the investment is less than the return that would have been received for an investment of similar risk. At a minimum, proof of the amount of investment, evidence of the return from other investments of similar risk and an analysis of the rate of return from the rental property, including an appreciation in the value of the property, are required.

6. DEBT SERVICE:

Debt service has been eliminated as a reason for a rent increase effective April 1, 2014. However, if an owner made a bona fide offer to purchase property before April 1, 2014, a debt service rent increase may be approved. An increase in rent based on debt service costs will only be approved in those cases where the total property income is insufficient to cover the housing service costs and 95% of the debt service costs for purchase money for mortgages secured by the subject property. Eligible debt service costs are the actual principal and interest applicable to the property.

Additional Requirements

- 1. have a current Oakland Business License**
- 2. be current on payment of the Rent Adjustment Program's Service Fee**
- 3. file a timely response on the Landlord Response form and submit the required**

If you wish to review all documents filed, you are entitled to review the file at the Rent Adjustment Program Office. **Copies of attachments to the petition will not be sent to you. However, you may review these in the Rent Program office. Files are available for review by appointment ONLY.** For an appointment to review a file call (510) 238-3721.

If you have questions not answered by this notice, please contact the Residential Rent Adjustment Office at (510) 238-3721 between the hours of 8:30 a.m. and 5:00 p.m.

PROOF OF SERVICE
Case Number T18-0238

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 documents listed below 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:

Documents Included

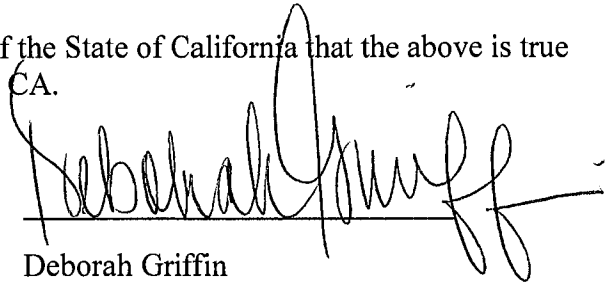
Landlord Notification of Tenant Petition
Landlord Response Form

Owner

Commonwealth Inc.
1305 Franklin Street Suite 500
Oakland, CA 94612

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.

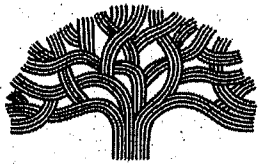
I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on Jun 21, 2018 in Oakland, CA.



Deborah Griffin

Oakland Rent Adjustment Program

T19.0403 KM/SK



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

250 Frank H. Ogawa Plaza, Ste. 5313
Oakland, CA 94612-0243
(510) 238-3721

RECEIVED
CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM

2019 AUG 21 PM 3:52

TENANT PETITION

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

Please print legibly

Your Name Carlos & Glenda Didrickson	Rental Address (with zip code) 2230 Lakeshore Av. #7 Oakland Ca 94606	Telephone: [Redacted]
Your Representative's Name	Mailing Address (with zip code)	E-mail: Telephone:
Property Owner(s) name(s) Ted Dang Commonwealth Co	Mailing Address (with zip code) 1305 Franklin St. Oak Cal 94612 Suite 500	Telephone: 510-832-2628
Property Manager or Management Co. (if applicable) Allen Sam	Mailing Address (with zip code) 1305 Franklin St. Oakland Cal Suite 94612 500	E-mail: Telephone: 510 832 2628

Number of units on the property: 8

Type of unit you rent (check one)	<input type="checkbox"/> House	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Apartment, Room, or Live-Work
Are you current on your rent? (check one)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

If you are not current on your rent, please explain. (If you are legally withholding rent state what, if any, habitability violations exist in your unit.)

I. GROUNDS FOR PETITION: Check all that apply. You must check at least one box. For all of the grounds for a petition see OMC 8.22.070 and OMC 8.22.090. **I (We) contest one or more rent increases on one or more of the following grounds:**

<input type="checkbox"/>	(a) The CPI and/or banked rent increase notice I was given was calculated incorrectly.
<input checked="" type="checkbox"/>	(b) The increase(s) exceed(s) the CPI Adjustment and is (are) unjustified or is (are) greater than 10%.
<input type="checkbox"/>	(c) I received a rent increase notice before the property owner received approval from the Rent Adjustment Program for such an increase and the rent increase exceeds the CPI Adjustment and the available banked rent increase.

(d) No written notice of Rent Program was given to me together with the notice of increase(s) I am contesting. (Only for increases noticed after July 26, 2000.)
(e) The property owner did not give me the required form "Notice of the Rent Adjustment Program" at least 6 months before the effective date of the rent increase(s).
(f) The rent increase notice(s) was (were) not given to me in compliance with State law.
(g) The increase I am contesting is the second increase in my rent in a 12-month period.
(h) There is a current health, safety, fire, or building code violation in my unit, or there are serious problems with the conditions in the unit because the owner failed to do requested repair and maintenance. (Complete Section III on following page)
(i) The owner is providing me with fewer housing services than I received previously or is charging me for services originally paid by the owner. (OMC 8.22.070(F): A decrease in housing services is considered an increase in rent. A tenant may petition for a rent adjustment based on a decrease in housing services.) (Complete Section III on following page)
(j) My rent was not reduced after a prior rent increase period for a Capital Improvement had expired.
(k) The proposed rent increase would exceed an overall increase of 30% in 5 years. (The 5-year period begins with rent increases noticed on or after August 1, 2014).
(l) I wish to contest an exemption from the Rent Adjustment Ordinance because the exemption was based on fraud or mistake. (OMC 8.22, Article I)
(m) The owner did not give me a summary of the justification(s) for the increase despite my written request.
(n) The rent was raised <u>illegally</u> after the unit was vacated as set forth under OMC 8.22.080.

II. RENTAL HISTORY: (You must complete this section)

Date you moved into the Unit: Dec 2006 Initial Rent: \$ 2500⁰⁰ /month

When did the owner first provide you with the RAP NOTICE, a written NOTICE TO TENANTS of the existence of the Rent Adjustment Program? Date: Dec 2012. If never provided, enter "Never."

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

List all rent increases that you want to challenge. Begin with the most recent and work backwards. If you need additional space, please attach another sheet. If you never received the RAP Notice you can contest all past increases. You must check "Yes" next to each increase that you are challenging.

Date you received the notice (mo/day/year)	Date increase goes into effect (mo/day/year)	Monthly rent increase		Are you Contesting this Increase in this Petition?*	Did You Receive a Rent Program Notice With the Notice Of Increase?
		From	To		
7-30-2019	9-1-2019	\$ 2517.84	\$ 3192.70	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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
		\$	\$	<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
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

* You have 90 days from the date of notice of increase or from the first date you received written notice of the existence of the Rent Adjustment program (whichever is later) to contest a rent increase. (O.M.C. 8.22.090 A 2) If you did not receive a *RAP Notice* with the rent increase you are contesting but have received it in the past, you have 120 days to file a petition. (O.M.C. 8.22.090 A 3)

Have you ever filed a petition for this rental unit?

- Yes
- No

List case number(s) of all Petition(s) you have ever filed for this rental unit and all other relevant Petitions:

2012-2013-2014-2015-2016-2017-2018-2019

III. DESCRIPTION OF DECREASED OR INADEQUATE HOUSING SERVICES:

Decreased or inadequate housing services are considered an increase in rent. If you claim an unlawful rent increase for problems in your unit, or because the owner has taken away a housing service, you must complete this section.

- Are you being charged for services originally paid by the owner? Yes No
- Have you lost services originally provided by the owner or have the conditions changed? Yes No
- Are you claiming any serious problem(s) with the condition of your rental unit? Yes No

If you answered "Yes" to any of the above, or if you checked box (h) or (i) on page 2, please attach a separate sheet listing a description of the reduced service(s) and problem(s). Be sure to include the following:

- 1) a list of the lost housing service(s) or problem(s);
- 2) the date the loss(es) or problem(s) began or the date you began paying for the service(s)
- 3) when you notified the owner of the problem(s); and
- 4) how you calculate the dollar value of lost service(s) or problem(s).

Please attach documentary evidence if available.

You have the option to have a City inspector come to your unit and inspect for any code violation. To make an appointment, call the City of Oakland, Code of Compliance Unit at (510) 238-3381.

IV. VERIFICATION: The tenant must sign:

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

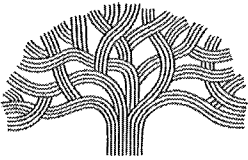
Carls Dide
Benjamin Dide

8/21/19
Date

Tenant's Signature

[Empty rectangular box for additional information]

[Empty rectangular box for additional information]



CITY OF OAKLAND

**CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM**

P.O. Box 70243
Oakland, CA 94612-0243
(510) 238-3721

For date stamp
CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM

2018 JUL 24 PM 2:12

PROPERTY OWNER
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.

CASE NUMBER T18-0238

Your Name <i>Ted Pang</i>	Complete Address (with zip code) <i>1305 Franklin St #500 Oakland CA 94612</i>	Telephone: <i>510-832-2628 ext:222</i>
		Email: <i>twd113@aol.com</i>
Your Representative's Name (if any) <i>Allen Sam</i>	Complete Address (with zip code) <i>1305 Franklin St #500 Oakland CA 94612</i>	Telephone: <i>510-832-2628 ext:230</i>
		Email: <i>asam@commonwealthpropeo.com</i>
Tenant(s) Name(s) <i>Carlos & Glenda Didrickson</i>	Complete Address (with zip code) <i>2230 Lakeshore Ave #7 Oakland CA 94606</i>	
Property Address (If the property has more than one address, list all addresses) <i>2230 Lakeshore Ave</i>		Total number of units on property <i>8</i>

Have you paid for your Oakland Business License? Yes No Lic. Number: 28035462
The property owner must have a current Oakland Business License. If it is not current, an Owner Petition or Response may not be considered in a Rent Adjustment proceeding. **Please provide proof of payment.**

Have you paid the current year's Rent Program Service Fee (\$68 per unit)? Yes No APN: _____
The property owner must be current on payment of the RAP Service Fee. If the fee is not current, an Owner Petition or Response may not be considered in a Rent Adjustment proceeding. **Please provide proof of payment.**

Date on which you acquired the building: 8/15/12

Is there more than one street address on the parcel? Yes No

Type of unit (Circle One): House / Condominium/ Apartment, room, or live-work

I. JUSTIFICATION FOR RENT INCREASE You must check the appropriate justification(s) box for each increase greater than the Annual CPI adjustment contested in the tenant(s) petition. For the detailed text of these justifications, see Oakland Municipal Code Chapter 8.22 and the Rent

Board Regulations. 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.

You must prove the contested rent increase is justified. For each justification checked on the following table, you must attach organized documentary evidence demonstrating your entitlement to the increase. This documentation may include cancelled checks, receipts, and invoices. Undocumented expenses, except certain maintenance, repair, legal, accounting and management expenses, will not usually be allowed.

<u>Date of Contested Increase</u>	<u>Banking (deferred annual increases)</u>	<u>Increased Housing Service Costs</u>	<u>Capital Improvements</u>	<u>Uninsured Repair Costs</u>	<u>Debt Service</u>	<u>Fair Return</u>
5/14/18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you are justifying additional contested increases, please attach a separate sheet.

II. RENT HISTORY If you contest the Rent History stated on the Tenant Petition, state the correct information in this section. If you leave this section blank, the rent history on the tenant's petition will be considered correct

The tenant moved into the rental unit on 12/1/04.

The tenant's initial rent including all services provided was: \$ 2500 / month.

Have you (or a previous Owner) given the City of Oakland's form entitled "NOTICE TO TENANTS OF RESIDENTIAL RENT ADJUSTMENT PROGRAM" ("RAP Notice") to all of the petitioning tenants?

Yes No I don't know

If yes, on what date was the Notice first given? 9/17/12

Is the tenant current on the rent? Yes No

Begin with the most recent rent and work backwards. If you need more space please attach another sheet.

<u>Date Notice Given (mo./day/year)</u>	<u>Date Increase Effective</u>	<u>Rent Increased</u>		<u>Did you provide the "RAP NOTICE" with the notice of rent increase?</u>
		<u>From</u>	<u>To</u>	
5/14/18	7/1/18	\$ 2983.31	\$ 3084.74	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5/25/17	7/1/17	\$ 2619.14	\$ 2983.31	<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
		\$	\$	<input type="checkbox"/> Yes <input type="checkbox"/> No

III. EXEMPTION

If you claim that your property is exempt from Rent Adjustment (Oakland Municipal Code Chapter 8.22), please check one or more of the grounds:

The unit is a single family residence or condominium exempted by the **Costa Hawkins Rental Housing Act** (California Civil Code 1954.50, et seq.). **If claiming exemption under Costa-Hawkins, 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 given a notice of rent increase (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 petitioning 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?

The rent for the unit is **controlled, regulated or subsidized** by a governmental unit, agency or authority other than the City of Oakland Rent Adjustment Ordinance.

The unit was **newly constructed** and a certificate of occupancy was issued for it on or after January 1, 1983.

On the day the petition was filed, the tenant petitioner was a resident of a **motel, hotel, or boarding house** less than 30 days.

The subject unit is in a building that was **rehabilitated** at a cost of 50% or more of the average basic cost of new construction.

The unit is an accommodation in a **hospital, convent, monastery, extended care facility, convalescent home, non-profit home for aged, or dormitory** owned and operated by an educational institution.

The unit is located in a building with three or fewer units. The owner occupies one of the units continuously as his or her principal residence and has done so for at least one year.

IV. DECREASED HOUSING SERVICES

If the petition filed by your tenant claims **Decreased Housing Services**, state your position regarding the tenant's claim(s) of decreased housing services. If you need more space attach a separate sheet. Submit any documents, photographs or other tangible evidence that supports your position.

V. 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.



Property Owner's Signature

6/30/18.

Date

Commonwealth Companies

- REAL ESTATE -

(Brokers License #00442390)

1305 Franklin St. #500, Oakland, CA 94612 | Office: (510) 832-2628 | Fax: (510) 834-7660

May 14th, 2018

Carlos Didrickson
2230 Lakeshore #7
Oakland, CA 94606

Dear Carlos,

Attached is the current summary of the allowable rent increase, per the City of Oakland's Rent Adjustment Program and a copy of the Notice to Tenants regarding this program.

Your rent has not been adjusted since 7/1/17. This year the City allows a 3.4% increase for leases up for renewal during the period July 2018 to June 2019.

Effective July 1st 2018, your rent shall be increased from \$2,983.31 to \$3,084.74 per month. All other terms and conditions shall remain the same.

Regards,

Allen Sam – Property Manager
Commonwealth Companies

Owner Response
Exhibit
Attachment

000146

Commonwealth Companies

- Real Estate -

Brokers License 0442390

1305 Franklin St #500, Oakland, Ca. 94612 * Office: (510)832-2628 Fax:(510)834-7660

March 25, 2017

Carlos and Glenda Didrickson
2230 Lakeshore #7
Oakland, CA 94606

Notice of Rent Increase

Dear Mr. and Mrs. Didrickson,

According to the RAP T16-0175 decision ("T16"; affirmed by the HRRRB on 2/28/17), your "total Base Rent [is] \$2924.82." (T16, p. 3) This Base Rent is no longer reduced for decreased housing services described in T16, because the owner made the necessary repairs and provided you notice of these repairs and notice of rent restoration on Sept. 29, 2016 (rent restoration effective Nov. 1, 2016). According to T16, the owner is eligible for a C.P.I.-based rent increase beginning in April 2017 (see T16, p. 3). The applicable C.P.I. rate is 2%. Therefore, effective July 1, 2017 your Base Rent is increased to 2983.31 ($=2924.82 \times 1.02$).

According to T16, this Base Rent will be "reduced by \$364.17 per month" from April 2017 through August 2017 (see T16, p.3). Therefore, your total rent due – reflecting both the rent increase and the rent restoration – beginning July 1, 2017 is as follows:

	Base Rent	Adjustments	PAY THIS AMOUNT:
July 1, 2017:	\$2983.31	– \$364.17	= \$2619.14 ← C.P.I.-based increase
Aug. 1, 2017:	\$2983.31	– \$364.17	= \$2619.14
Sept. 1, 2017:	\$2983.31	– \$0	= \$2983.31 ← Rent restoration
Oct. 1, 2017:	\$2983.31	– \$0	= \$2983.31
Nov. 1, 2017:	\$2983.31	– \$0	= \$2983.31
Dec. 1, 2017:	\$2983.31	– \$0	= \$2983.31

Very truly yours,

Ted W. Dang

000147

PROOF OF SERVICE
Case Number T18-0238

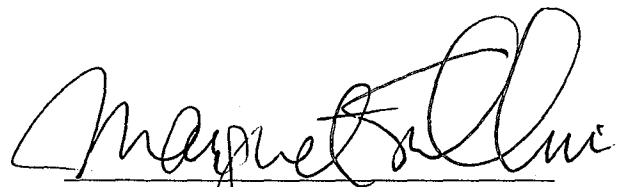
I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

Today, I served the attached **PROPERTY OWNER RESPONSE in the above-referenced case** by placing a true copy of it in a sealed envelope in 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:

Carlos and Glenda Didrickson
2230 Lakeshore Ave., #7
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 **July 31, 2018** in Oakland, California.



Margaret Sullivan
Oakland Rent Adjustment Program

Commonwealth Companies

– REAL ESTATE –

BRE#: 0442390

7/30/2019

Carlos & Glenda Didrickson
2230 Lakeshore #7
Oakland, CA 94606

RE: Rent Increase to Base Rent

Dear Carlos & Glenda,

Attached is the current summary of the allowable rent increase, per the City of Oakland's Rent Adjustment Program and a copy of the Notice to Tenants regarding this program.

Your rent has not been adjusted since July 1st, 2018.

Per the Oakland Rent Adjustment Ordinance program, the city allows for a monthly increase of 3.5% starting July 2019. Effective September 1st 2019, your base rent shall be increased from \$3,084.74 to \$3192.70 per month.

As a reminder, the City of Oakland's past rulings has provided the both of you an ongoing reduction of \$298.33 per month to be deducted from the base rent to compensate you for your loss of service.

Therefore, the rent you owe monthly beginning September 1st, 2019 will be \$2894.37.

All other terms and conditions shall remain the same.

Regards,



Allen Sam – Property Manager
Commonwealth Companies

PROOF OF SERVICE

To: COMMON WEALTH

GRAND LAKE
490 LAKE PARK AVE
OAKLAND, CA 94610-9991
055512-0017
(800)275-8777
04/07/2020 11:52 AM

Product	Qty	Unit Price	Price
PM 1-Day (Domestic) (OAKLAND, CA 94612) (Weight:0 Lb 3.30 Oz) (Expected Delivery Day) (Wednesday 04/08/2020) (USPS Tracking #) (9505 5110 2643 0098 3271 47)	1	\$7.50	\$7.50
Insurance (Up to \$50.00 included)			\$0.00
Total:			\$7.50
Cash			\$10.00
Change			(\$2.50)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to <https://www.usps.com/help/claims.htm>

Preview your Mail
Track your Packages
Sign up for FREE @
www.informedelivery.com

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

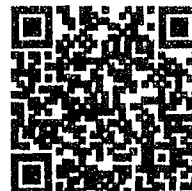
HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

Go to:
<https://postalexperience.com/Pos>

840-5945-0094-003-00038-03656-02

or scan this code with
your mobile device:



or call 1-800-410-7420.

000150

YOUR OPINION COUNTS

KH/SK

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

 CITY OF OAKLAND	CITY OF OAKLAND RENT ADJUSTMENT PROGRAM 250 Frank H. Ogawa Plaza, Suite 5313 Oakland, CA 94612-0243 (510) 238-3721	For date stamp: NOV 14 AM 11:13
		<p align="center"><u>PROPERTY OWNER</u></p> <p align="center"><u>RESPONSE</u></p>

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

CASE NUMBER T19-0403

Your Name 421 Associates	Complete Address (with zip code) 1305 Franklin Ste #500 Oakland CA 94612	Telephone: 510-832-2628
		Email: twd113@aol.com
Your Representative's Name (if any) Allen Sam	Complete Address (with zip code) 1305 Franklin Ste #500 Oakland CA 94612	Telephone: 510-832-2628
		Email: asam@commonwealthpropco.com
Tenant(s) Name(s) Carlos Didrickson Glenda Didrickson	Complete Address (with zip code) 2230 Lakeshore Ave #7 Oakland CA 94606	
Property Address (If the property has more than one address, list all addresses)		Total number of units on property 8

Have you paid for your Oakland Business License? Yes No Lic. Number: _____
The property owner must have a current Oakland Business License. If it is not current, an Owner Petition or Response may not be considered in a Rent Adjustment proceeding. **Please provide proof of payment.**

Have you paid the current year's Rent Program Service Fee (\$68 per unit)? Yes No APN: _____
The property owner must be current on payment of the RAP Service Fee. If the fee is not current, an Owner Petition or Response may not be considered in a Rent Adjustment proceeding. **Please provide proof of payment.**

Date on which you acquired the building: 8/15/12

Is there more than one street address on the parcel? Yes No

Type of unit (Circle One): House / Condominium/ Apartment, room, or live-work

I. JUSTIFICATION FOR RENT INCREASE You must check the appropriate justification(s) box for each increase greater than the Annual CPI adjustment contested in the tenant(s) petition. For the detailed text of these justifications, see Oakland Municipal Code Chapter 8.22 and the Rent Board Regulations. 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.

You must prove the contested rent increase is justified. For each justification checked on the following table, you must attach organized documentary evidence demonstrating your entitlement to the increase. This documentation may include cancelled checks, receipts, and invoices. Undocumented expenses, except certain maintenance, repair, legal, accounting and management expenses, will not usually be allowed.

<u>Date of Contested Increase</u>	<u>Banking (deferred annual increases)</u>	<u>Increased Housing Service Costs</u>	<u>Capital Improvements</u>	<u>Uninsured Repair Costs</u>	<u>Debt Service</u>	<u>Fair Return</u>
7/1/18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9/1/19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you are justifying additional contested increases, please attach a separate sheet.

II. RENT HISTORY If you contest the Rent History stated on the Tenant Petition, state the correct information in this section. If you leave this section blank, the rent history on the tenant's petition will be considered correct

The tenant moved into the rental unit on 12/15/06.

The tenant's initial rent including all services provided was: \$ 2500 / month.

Have you (or a previous Owner) given the City of Oakland's form entitled "NOTICE TO TENANTS OF RESIDENTIAL RENT ADJUSTMENT PROGRAM" ("RAP Notice") to all of the petitioning tenants? Yes No I don't know

If yes, on what date was the Notice first given? 9/17/2012

Is the tenant current on the rent? Yes No

Begin with the most recent rent and work backwards. If you need more space please attach another sheet.

<u>Date Notice Given (mo./day/year)</u>	<u>Date Increase Effective</u>	<u>Rent Increased</u>		<u>Did you provide the "RAP NOTICE" with the notice of rent increase?</u>
		<u>From</u>	<u>To</u>	
7/30/19	9/1/19	\$ 3084.74	\$ 3192.70	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5/14/18	7/1/18	\$ 2983.31	\$ 3084.74	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3/25/17	7/1/17	\$ 2619.14	\$ 2983.31	<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

III. EXEMPTION

If you claim that your property is exempt from Rent Adjustment (Oakland Municipal Code Chapter 8.22), please check one or more of the grounds:

The unit is a single family residence or condominium exempted by the **Costa Hawkins Rental Housing Act** (California Civil Code 1954.50, et seq.). **If claiming exemption under Costa-Hawkins, 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 given a notice of rent increase (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 petitioning 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?

The rent for the unit is **controlled, regulated or subsidized** by a governmental unit, agency or authority other than the City of Oakland Rent Adjustment Ordinance.

The unit was **newly constructed** and a certificate of occupancy was issued for it on or after January 1, 1983.

On the day the petition was filed, the tenant petitioner was a resident of a **motel, hotel, or boarding house** less than 30 days.

The subject unit is in a building that was **rehabilitated** at a cost of 50% or more of the average basic cost of new construction.

The unit is an accommodation in a **hospital, convent, monastery, extended care facility, convalescent home, non-profit home for aged, or dormitory** owned and operated by an educational institution.

The unit is located in a building with three or fewer units. The owner occupies one of the units continuously as his or her principal residence and has done so for at least one year.

IV. DECREASED HOUSING SERVICES

If the petition filed by your tenant claims **Decreased Housing Services**, state your position regarding the tenant's claim(s) of decreased housing services. If you need more space attach a separate sheet. Submit any documents, photographs or other tangible evidence that supports your position.

V. 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.

Property Owner's Signature

Date 11/13/19

IMPORTANT INFORMATION:

Time to File

This form **must be received** by the Rent Adjustment Program (RAP), 250 Frank H. Ogawa Plaza, Suite 5313, Oakland, CA 94612-0243, within 35 days after a copy of the tenant petition was mailed to you. Timely mailing as shown by a postmark does not suffice. The date of mailing is shown on the Proof of Service attached to the response documents mailed to you. If the RAP office is closed on the last day to file, the time to file is extended to the next day the office is open.

You can date-stamp and drop your Response in the Rent Adjustment drop box at the Housing Assistance Center.. The Housing Assistance Center is open Monday through Friday, except holidays, from 9:00 a.m. to 5:00 p.m.

File Review

You should have received a copy of the petition (and claim of decreased housing services) filed by your tenant. When the RAP Online Petitioning System is available, you will be able to view the response and attachments by logging in and accessing your case files. If you would like to review the attachments in person, please call the Rent Adjustment Program office at (510) 238-3721 to make an appointment.

Mediation Program

Mediation is an entirely voluntary process to assist you in reaching an agreement with your tenant. In mediation, the parties discuss the situation with someone not involved in the dispute, discuss the relative strengths and weaknesses of the parties' case, and consider their needs in the situation. Your tenant may have agreed to mediate his/her complaints by signing the mediation section in the copy of the petition mailed to you. If the tenant signed for mediation and if you also agree to mediation, a mediation session will be scheduled before the hearing with a RAP staff member trained in mediation.

If the tenant did not sign for mediation, you may want to discuss that option with them. You and your tenant may agree to have your case mediated at any time before the hearing by submitted a written request signed by both of you. If you and the tenant agree to a non-staff mediator, please call (510) 238-3721 to make arrangements. Any fees charged by a non-staff mediator are the responsibility of the parties that participate. You may bring a friend, representative or attorney to the mediation session. Mediation will be scheduled only if both parties agree and after your response has been filed with the RAP.

If you want to schedule your case for mediation and the tenant has already agreed to mediation on their petition, sign below.

I agree to have my case mediated by a Rent Adjustment Program Staff member at no charge.

Property Owner's Signature

Date

Commonwealth Companies

– REAL ESTATE –

BRE#: 0442390

November 14th, 2019

City of Oakland
Rent Adjustment Program
PO Box 70243
Oakland, CA 94612

RE: T19-0403

Commonwealth Companies recently received a notice from the City of Oakland dated October 14th, 2019 regarding Case #T19-0403, notifying us that one of our residents, Carlos & Glenda Didrickson has filed a petition to the Rent Adjustment Board alleging a decrease in housing services, specifically citing the issues below:

1. Electrical Breakers keeps kicking – ongoing/unresolved
2. 600 sq.ft patio not replaced
3. Current rent increase is 27% higher than allowable

Our position for each issue:

1. Electrical Breakers keeps kicking – ongoing/unresolved

Our primary electrician has inspected the building's electrical system and concluded that the wiring of unit #7 is consistent with the quality of work provided to the rest of the building.

This complaint was inspected by the hearing officer (Barbara Cohen), and the decision referenced in Case #T15-0374:

"At the Inspection by this Hearing Officer, the tenants turned on all the burners to the stove. The breaker did not turn "kick". The Hearing Officer was in the unit for approximately 10 minutes."

Our electrician posits that the tenant may be pushing the limits of the system beyond capacity. This is possible by either having everything turned on at once, or using space heaters on a regular basis. In these instances, the breakers would be operating exactly the way it's supposed to.

2. Patio not replaced

The City of Oakland inspected the patio years ago and ruled that it was not up to code. Current owner was unaware that the previous owner installed the patio without any permits. This issue was addressed in Case No. T17-0327, ruling in favor of the tenant. Effective July 1, 2017, tenant was granted an ongoing rent decrease of \$298.33 unless the patio was properly rebuilt. The owner has honored the ruling of the Rent Adjustment Board since the day it took effect.

During the last in person hearing in Case #TI-0186, the officer reiterated that the patio issue has already been decided upon and that all future hearings/complaints issued by the Didricksons will not be heard.

3. Current rent increase 27% higher than allowable

In Case #TI-0305 dated February 6th, 2019, pg.4. – relevant quotes are provided below:

"2. Effective July 1, 2018, the tenant's new base rent is \$3,084.74 per month."

"6. The owner is otherwise entitled to a rent increase according to the law of the Rent Adjustment Ordinance and the State of California as long as the effective date of the rent increase is not before July 1, 2019."

According to the ruling in Case #TI-0305, increases to the base rent are allowed. The tenant is provided an ongoing reduction of \$298.33 after including the annual CPI increases. The tenants have decided to disregard the City's decision.

We request that the City of Oakland issue a formal notice to the Didricksons for immediate payment of outstanding rent amount of \$4246.46 (not including any late fees or interest accrued). Attachments of rent payments as of January 2018, which includes all the adjustments provided from the ru 0238, T18-0305, and the pending case of T19-0186. We have held off on pursuing the difference.

1305 Franklin #500, Oakland, CA 94612 || P:510-832-2628 ext:223 || E:asam@common

000155
over the nature

Commonwealth Companies

– REAL ESTATE –

BRE#: 0442390

cases are still currently pending, and do not wish to complicate the matter until the Rent Adjustment Board confirm the previous Final Decision.

We also request that the City of Oakland dismiss this case, issue a citation to the Didricksons, and flag all future appeals referencing issues that have already been adjudicated. Despite the City reminding the Didricksons several times that the decision is final, we are compelled again to respond to another case being opened by the Didricksons referencing the patio, while two other cases that have also referenced the patio are currently pending no less! We will continue to defend ourselves and show respect to the City by following the rules. However, we would like the City to recognize that the Didricksons are wantonly abusing the spirit of the lawful rights as tenants, and putting a burden on resources that could be better used elsewhere.

Regards,

Allen Sam
Commonwealth Companies

	Base Rent	Patio Adjustment	Other Adjustments	Rent Owed	Resident Payment	Notes	Difference
Jan-18	\$2,983.31	\$298.33	\$167.03	\$2,517.95	\$2,517.95	past rent overpayment adj.	\$0.00
Feb-18	\$2,983.31	\$298.33	\$167.03	\$2,517.95	\$2,517.54	past rent overpayment adj.	\$0.41
Mar-18	\$2,983.31	\$298.33	\$167.03	\$2,517.95	\$2,517.54	past rent overpayment adj.	\$0.41
Apr-18	\$2,983.31	\$298.33	\$167.03	\$2,517.95	\$2,517.54	past rent overpayment adj.	\$0.41
May-18	\$2,983.31	\$298.33	\$167.03	\$2,517.95	\$2,517.54	past rent overpayment adj.	\$0.41
Jun-18	\$2,983.31	\$298.33	\$167.03	\$2,517.95	\$2,517.54	past rent overpayment adj.	\$0.41
Jul-18	\$3,084.74	\$298.33	\$167.03	\$2,619.38	\$2,517.54	past rent overpayment adj.	\$101.84
Aug-18	\$3,084.74	\$298.33	\$167.03	\$2,619.38	\$2,517.54	past rent overpayment adj.	\$101.84
Sep-18	\$3,084.74	\$298.33	\$167.03	\$2,619.38	\$2,517.54	past rent overpayment adj.	\$101.84
Oct-18	\$3,084.74	\$298.33	\$149.17	\$2,637.24	\$2,517.54	tarp ruling reimbursement	\$119.70
Nov-18	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Dec-18	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Jan-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Feb-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Mar-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Apr-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
May-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Jun-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Jul-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Aug-19	\$3,084.74	\$298.33		\$2,786.41	\$2,517.54		\$268.87
Sep-19	\$3,192.70	\$298.33		\$2,894.37	\$2,517.54		\$376.83
Oct-19	\$3,192.70	\$298.33		\$2,894.37	\$2,517.54		\$376.83
Nov-19	\$3,192.70	\$298.33		\$2,894.37	\$2,517.54		\$376.83
							\$4,246.46

NOTE: July 2018 base rent increase of 3.4% from \$2983.31 to \$3084.74 per the City of Oakland allowable CPI adjustment

NOTE: September 2019 base rent increase of 3.5% from \$3084.74 to \$3192.70 per the City of Oakland allowable CPI adjustment



CITY OF OAKLAND - 2019 Rent Adjustment Program (RAP)

Renew & Pay Online @ [HTTPS://LTSS.OAKLANDNET.COM](https://ltss.oaklandnet.com)

DELINQUENT IF PAID OR POSTMARKED AFTER MARCH 1, 2019

SECTION I - OWNER INFORMATION

1. ACCOUNT NUMBER: 00153401

3. Owner Name: TED DANG

2. Mailing Address:

4. Rental Location: 2230 LAKESHORE AVE
OAKLAND, CA 94606-1019

TED DANG
TED DANG
1305 FRANKLIN ST STE 500
OAKLAND, CA 94612-3224

5. Total Number of Units per Alameda County Records : 8



SECTION II - CLOSE ACCOUNT

THE RENTAL PROPERTY IN OAKLAND WAS SOLD OR DISCONTINUED ON : _____/_____/_____

Rental properties that have sold or discontinued after January 1, 2019 are required to pay the business tax in full by filling out Section III & IV.

Otherwise, sign and date Section IV.

SECTION III - EXEMPTIONS CLAIMED FOR 2019

Claim all that apply (see reverse side for explanation):

- A. Owner-Occupied Unit A. _____
- B. Off the Rental Housing Market (attach explanation) B. _____
- C. Motel, Hotel or Rooming House C. _____
- D. Hospital, Convent or Monastery D. _____
- E. Newly Constructed E. _____

6. TOTAL NUMBER OF EXEMPT UNITS CLAIMED (add Lines A-E): 6. _____

SECTION IV - NET CHARGEABLE UNITS

7. NET CHARGEABLE UNITS: 7. 8
(deduct Line 6 from the total units pre-printed on Line 5)

8. FEE DUE 8. \$ 544
(multiply Line 7 by): \$68.00

9. PENALTY DUE 9. \$ _____
(if paying after March 1, 2019 see box to the right)

10. INTEREST DUE 10. \$ _____
(if paying after March 1, 2019 see box to the right)

11. PRIOR AMOUNT DUE 11. \$ _____

12. TOTAL DUE (add Lines 8-11) 12. \$ 544

If paying after March 1, 2019
PENALTY DUE (on tax):
3/2/2019 - 4/1/2019 add 10%
4/2/2019 - 5/1/2019 add 25%
5/2/2019 - until paid add 50%
INTEREST DUE (on tax + penalty):
3/2/2019 - until paid add 1% per calendar month

Payment Options: ONLINE: [HTTPS://LTSS.OAKLANDNET.COM](https://ltss.oaklandnet.com) Pay by VISA, MasterCard, Discover or eCheck
 Enter account number: 00153401 and PIN: 855218
 BY MAIL: Send one check per account made payable to "City of Oakland - RAP" DO NOT SEND CASH
 WALK IN: Cash, Check, VISA, MasterCard or Discover (see reverse for hours and holidays)

SECTION V - SIGNATURE

I declare under penalty of perjury that to my knowledge all information contained in this statement is true and correct.

Print Name	Signature	Date	Phone Number

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Account # 00153400
WILLIAMS JOHN F & 421 ASSOCIATES

Business License Online Renewal 

PRINT THIS PAGE FOR YOUR RECORD

Your business license renewal has been successfully submitted. You will receive a link to print your business license shortly. Please allow up to 10 working days. If you have any questions, please contact the Business Tax office at (510) 238-3704. Thank you. Business Tax Office City of Oakland

Submission Date 1/21/2019
Confirmation # 92817

Account Information

Account # 00153400
Expire Date 12/31/2019
Name WILLIAMS JOHN F & 421 ASSOCIATES
Address 2230 LAKESHORE AVE
City OAKLAND
Phone (510) 832-2628 x222

Summary

	Amount
STD	
Enter 2018 Gross Receipts (*If you received a 'Blue' renewal form, enter estimated 2019Gross Receipts)	188,765 \$2,633.27
Enter # of Employees - No Fee Associated	\$0.00
BT SB1186 (AB1379)	1 \$4.00
BT Recordation and Tech	1 \$3.00
Total Due	\$2,640.27

Payment Information

Payment Amount \$2,640.27

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[For Assistance](#)
311 or 510-615-5566
[Relay Service 711](#)

[Oakland City Hall](#)
1 Frank H. Ogawa Plaza
Oakland, CA 94612

Commonwealth Companies

– REAL ESTATE –

BRE#: 0442390

7/30/2019

Carlos & Glenda Didrickson
2230 Lakeshore #7
Oakland, CA 94606

RE: Rent Increase to Base Rent

Dear Carlos & Glenda,

Attached is the current summary of the allowable rent increase, per the City of Oakland's Rent Adjustment Program and a copy of the Notice to Tenants regarding this program.

Your rent has not been adjusted since July 1st, 2018.

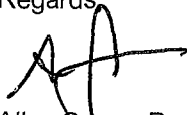
Per the Oakland Rent Adjustment Ordinance program, the city allows for a monthly increase of 3.5% starting July 2019. Effective September 1st 2019, your base rent shall be increased from \$3,084.74 to \$3192.70 per month.

As a reminder, the City of Oakland's past rulings has provided the both of you an ongoing reduction of \$298.33 per month to be deducted from the base rent to compensate you for your loss of service.

Therefore, the rent you owe monthly beginning September 1st, 2019 will be \$2894.37.

All other terms and conditions shall remain the same.

Regards,



Allen Sam – Property Manager
Commonwealth Companies

Commonwealth Companies

- REAL ESTATE -

(Brokers License #00442390)

1305 Franklin St. #500, Oakland, CA 94612 | Office: (510) 832-2628 | Fax: (510) 834-7660

May 14th, 2018

Carlos Didrickson
2230 Lakeshore #7
Oakland, CA 94606

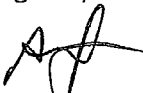
Dear Carlos,

Attached is the current summary of the allowable rent increase, per the City of Oakland's Rent Adjustment Program and a copy of the Notice to Tenants regarding this program.

Your rent has not been adjusted since 7/1/17. This year the City allows a 3.4% increase for leases up for renewal during the period July 2018 to June 2019.

Effective July 1st 2018, your rent shall be increased from \$2,983.31 to \$3,084.74 per month. All other terms and conditions shall remain the same.

Regards,



Allen Sam – Property Manager
Commonwealth Companies

000161

Commonwealth Companies

- Real Estate -

Brokers License 0442390

1305 Franklin St #500, Oakland, Ca. 94612 * Office: (510)832-2628 Fax:(510)834-7660

March 25, 2017

Carlos and Glenda Didrickson
2230 Lakeshore #7
Oakland, CA 94606

Notice of Rent Increase

Dear Mr. and Mrs. Didrickson,

According to the RAP T16-0175 decision ("T16"; affirmed by the HRRRB on 2/28/17), your "total Base Rent [is] \$2924.82." (T16, p. 3) This Base Rent is no longer reduced for decreased housing services described in T16, because the owner made the necessary repairs and provided you notice of these repairs and notice of rent restoration on Sept. 29, 2016 (rent restoration effective Nov. 1, 2016). According to T16, the owner is eligible for a C.P.I.-based rent increase beginning in April 2017 (see T16, p. 3). The applicable C.P.I. rate is 2%. Therefore, effective July 1, 2017 your Base Rent is increased to 2983.31 (=2924.82 x 1.02).

According to T16, this Base Rent will be "reduced by \$364.17 per month" from April 2017 through August 2017 (see T16, p.3). Therefore, your total rent due – reflecting both the rent increase and the rent restoration – beginning July 1, 2017 is as follows:

	Base Rent	Adjustments	PAY THIS AMOUNT:
July 1, 2017:	\$2983.31	– \$364.17	= \$2619.14 ← C.P.I.-based increase
Aug. 1, 2017:	\$2983.31	– \$364.17	= \$2619.14
Sept. 1, 2017:	\$2983.31	– \$0	= \$2983.31 ← Rent restoration
Oct. 1, 2017:	\$2983.31	– \$0	= \$2983.31
Nov. 1, 2017:	\$2983.31	– \$0	= \$2983.31
Dec. 1, 2017:	\$2983.31	– \$0	= \$2983.31

Very truly yours,

Ted W. Dang

000162

CITY OF OAKLAND
P.O. BOX 70243, OAKLAND, CALIFORNIA 94612-0243



Community and Economic Development Agency
Rent Adjustment Program

(510) 238-3721
FAX (510) 238-3691
TDD (510) 238-3254

NOTICE TO TENANTS OF RESIDENTIAL RENT ADJUSTMENT PROGRAM

The City of Oakland has a Residential Rent Adjustment Program ("RAP") (Chapter 8.22 of the Oakland Municipal Code) that covers most residential rental units built before 1983. It does not apply to units rented under section 8, most single family dwellings and condominiums and some other types of units. For more information on which units are covered, call the RAP office. This Program limits rent increases and some changes in terms of tenancy for covered residential rental property in Oakland.

You have a right to file a petition with the RAP to contest a rent increase that is greater than the annual general rent increase (the CPI increase). A landlord can increase rent more than the CPI rate, but with some limits, for: capital improvements, operating expense increases, debt service, and deferred annual rent increases. You can also complain about other violations of the Rent-Adjustment Ordinance. The landlord must provide you with a written summary of the reasons for any increase greater than the CPI rate if you request one in writing.

If there is a decrease in the housing services provided to you, this may be considered an increase in your rent. A decrease in housing service includes substantial problems with the condition of a unit.

To contest a rent increase, you must file a petition with the RAP using the Rent Program's form, within sixty (60) days after first receiving written notice of the RAP or within sixty (60) days of receiving a notice of rent increase or change in terms of tenancy, whichever is later. You can obtain information and the petition forms from the Rent Adjustment Program office or online at <http://www.oaklandnet.com/government/hcd/rentboard/tenant.html>

If you contest a rent increase, you must pay your rent, with the contested increase, until you file a petition. After you file your petition, you may pay only the portion of the increase due to the CPI Rent Adjustment percentage if the CPI increase amount has been stated on the notice of rent increase. If it has not been stated separately, you may pay only the rent you were paying before the notice of rent increase. If the increase is approved and you did not pay the increase as noticed, you will owe the amount of the increase retroactive to the date it would have been effective under the notice.

Eviction controls are in effect in the City of Oakland (the Just Cause for Eviction Ordinance, O.M.C. 8.22.200, et seq.). You cannot be arbitrarily evicted if your rental unit is covered by the Just Cause for Eviction Ordinance. For more information call the Rent Adjustment Office.

Oakland charges landlords a Rent Program Service Fee of \$30 per unit per year. If the landlord pays the fee on time, the landlord is entitled to get half of the fee (\$15) per unit from you. The \$15 you pay for the annual fee is not part of the rent.

The Nuisance Eviction Ordinance (O.M.C. Chapter 8.23) may require that a tenant who commits or permits certain illegal acts in the Rental Unit or on the land on which the unit is located or in the common areas of the rental complex must be evicted. If the owner does not evict, the City Attorney may do so.

TENANTS' SMOKING POLICY DISCLOSURE

- Smoking (circle one) IS or IS NOT permitted in Unit _____, the unit you plan to rent.
- Smoking (circle one) IS or IS NOT permitted in other units of your building. (If both smoking and non-smoking units exist in the tenant's building, attach a list of units in which smoking is permitted.)
- Smoking is PROHIBITED in all common areas, both indoors and outdoors.
- There (circle one) IS or IS NOT a designated outdoor smoking area. It is located at _____

I received a copy of this notice on Sept 17, 2012

Audrey Gleason Dickinson

此份屋崙(奧克蘭)市租客權利通知書附有中文版本。請致電(510) 238-3721 索取副本。

La Notificación del Derecho del Inquilino está disponible en español. Si desea una copia, llame al (510) 238-3721.

Bản Thông Báo Quyền của Người thuê nhà trong Oakland này cũng có bản tiếng Việt. Nếu có một bản sao, xin gọi (510) 238-3721.

PROOF OF SERVICE

Case Number T19-0403

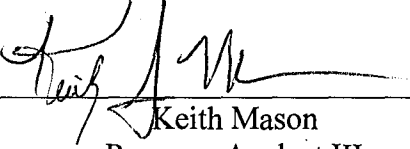
I am a resident of the State of California at least eighteen years of age. I am not a party to the Residential Rent Adjustment Program case listed above. I am employed in Alameda County, California. My business address is 250 Frank H. Ogawa Plaza, Suite 5313, 5th Floor, Oakland, California 94612.

Today, I served the attached **Owner Response** by placing a true copy of it in a sealed envelope in 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:

Carlos & Glenda Didrickson
2230 Lakeshore Ave., #7
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 February 3, 2020.



Keith Mason
Program Analyst III
Oakland Rent Adjustment Program

000164

CITY OF OAKLAND



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

Housing and Community Development Department
Rent Adjustment Program

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

HEARING DECISION

CASE NUMBER: T18-0238, Didrickson v. Commonwealth Inc.

PROPERTY ADDRESS: 2230 Lakeshore Avenue, Unit 7
Oakland, CA

DATE OF HEARING: August 08, 2018

DATE OF DECISION: August 31, 2018

APPEARANCES: Mary Margaret Bush, Tenant
Ted Dang, Owner
Allen Sam, Observer
Carlos Didrickson, Observer
Glenda Didrickson, Observer

SUMMARY OF DECISION

The Tenants' petition is granted.

ISSUE(S) PRESENTED

1. When, if ever, were the tenants given written notice of the Rent Adjustment Program (RAP Notice)?
2. Have the tenants suffered decreased housing services?

3. If so, what, if any, restitution is owed to the tenants and how does that impact the rent?

INTRODUCTION

The tenants filed the petition on April 20, 2018, which alleged that there is a current health, safety, fire or building code violation in their unit, or there are serious problems with the conditions in the unit because the owner failed to do requested repairs and maintenance and that the owner is providing them with fewer housing services than they received previously. Their list of decreased services includes 5 separate bases discussed below.

The owner filed a timely Owner Response to the tenants' petition and asserted that the tenants were first served a RAP Notice on September 17, 2012. However, he failed to address the tenants' claim of decreased housing services. The owner also indicated that he acquired the building on August 12, 2012.

EVIDENCE

Rental History

The tenants testified that they moved into the apartment in December 2006, at an initial rent of \$2,500.00. The tenants' petition indicates that they were first given the RAP Notice in 2013. The tenants' base rent effective July 1, 2017, was \$2,983.31.¹ At the time of the hearing, the tenants was paying rent in the amount of \$2,517.95 pursuant to the order in T17-0141 and T17-0327. The owner's representative indicated that effective July 1, 2018, the rent was increased to \$3084.74

Decreased Housing Services

The tenants' petition cites 5 separate bases that their housing services were decreased.

At the time of the hearing, the parties agreed that the patio door handle, the bathroom vent, the scaffolding, and the patio boards had been previously

¹ Judicial Notice is taken of T17-0141 and T17-0327.

adjudicated. As such, the only remaining issue for hearing pursuant to the petition filed April 20, 2018, was the decrease in housing services related to the blue tarp.

Pursuant to the parties' stipulation, the hearing proceeded on the limited issue of the blue tarps as a decreased housing service.

Blue Tarps

The tenants testified that the blue tarp was put up on December 8, 2017. He testified that he communicated the problems with covering his windows to the people who put up the tarp. He further testified he communicated his complaints about the blue tarp to Marvin and the tenants in the unit below the subject unit. The tenants testified that the tarp remained up until April 24, 2018.

The owner's representative testified that the tarp was put up to protect the unit below the subject unit. The unit below the subject unit had a window replaced. However, when it began raining in December it was determined that the window was not actually repaired. The blue tarp was put up to prevent additional water damage and intrusion into the unit below the subject unit. The owner representative testified that Marvin is the "de facto property manager."

The owner representative testified that the blue tarp was retracted on January 3, 2018. The tenants testified and submitted pictures, with his petition, which show the building, the blue tarp and scaffolding. The tenants testified the picture was from April 2018.

The owner's representative testified that they received permission to put up the scaffolding from April 16, 2018, to May 4, 2018. He further testified that the blue tarp was up intermittently, but not constantly. The owner's representative was unable to provide exact dates that the tarp was not covering the windows in the subject unit. The owner's representative testified that he received no indication from the tenants that the blue tarp was a problem.

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Rent Adjustment Ordinance requires an owner to serve the RAP Notice at the start of a tenancy² and together with any notice of rent increase or change in the terms of a tenancy.³

The tenants' assertion indicates that he was given a copy of the RAP Notice in 2013, is undisputed. Accordingly, it is found that the tenants were given written notice of the RAP Program in 2013.

Have the tenants suffered decreased housing services?

Under the Oakland Rent Adjustment Ordinance, a decrease in housing services is an increase in rent⁴ and may be corrected by a rent adjustment⁵. However, in order to justify a decrease in rent, a decrease in housing services must be either the elimination or reduction of a service that existed at the start of the tenancy or a violation of the housing or building code which seriously affects the habitability of the tenants' unit.

There is also a time limit for claiming decreased housing services. If the decreased service is the result of a noticed or discrete change in services provided to the tenant, the petition must be filed within 90 days after of whichever is later: (1) the date the tenants are noticed or first becomes aware of the decreased housing service; or (2) the date the tenants first receives the RAP Notice.

If the decreased housing service is for a condition that is ongoing (e.g., a leaking roof), the tenants may file a petition at any point but are limited in restitution for 90 days before the petition is filed.⁶ However, where the RAP Notice has never been given, tenants can be granted restitution for rent overpayments due to decreased housing services for a maximum of 3 years.⁷

For a tenants' claim for decreased housing services to be granted, an owner must have notice of a problem and a reasonable opportunity to make needed repairs, except for those items the owner should have been aware of based upon a reasonable annual inspection.

² O.M.C. § 8.22.060(A)

³ O.M.C. § 8.22.070(H)(1)(A)

⁴ O.M.C. § 8.22.070(F)

⁵ O.M.C. § 8.22.110(E)

⁶ O.M.C. § 8.22.090(A)(3)

⁷ Appeal Decision in Case No. T06-0051, Barajas/Avalos v. Chu

Blue Tarp

The landlord had notice of the blue tarp when they installed it. Further, the tenants' testimony that he communicated his displeasure about the tarp covering his windows to the workers, Marvin and the tenants in the subject unit is credited. The blue tarp was no longer covering the windows on April 30, 2018. Thus, the tenants are entitled to a 1% rent credit from December 2017 through April 2018 when the tarp was removed.

What, if any, restitution is owed to the tenants and how does that impact the rent?

As indicated above, the legal rent for the unit was \$2983.31 per month effective July 2017, and the tenants paid that amount. They are entitled to restitution for the overpayments of rent in the amount of \$149.17.

Service Lost	From	To	VALUE OF LOST SERVICES			No. Months	Overpaid
			Rent	% Rent Decrease	Decrease /month		
Blue tarp	1-Dec-17	30-Apr-18	\$2,983.31	1%	\$ 29.83	5	\$ 149.17
TOTAL LOST SERVICES							\$ 149.17
RESTITUTION							
MONTHLY RENT							\$2,983
TOTAL TO BE REPAYED TO TENANT							\$ 149.17
TOTAL AS PERCENT OF MONTHLY RENT							5%
AMORTIZED OVER 1 MO. BY REG. IS							\$ 149.17
OR OVER MONTHS BY HRG. OFFICER							

The chart above indicates restitution for decreased housing services valued at \$149.17. The tenants' monthly restitution amount is subtracted from the current legal rent, less any ongoing decreased housing services rent credit.

Restitution is awarded over a 1-month period. Accordingly, the restitution amount is \$149.17 per month.

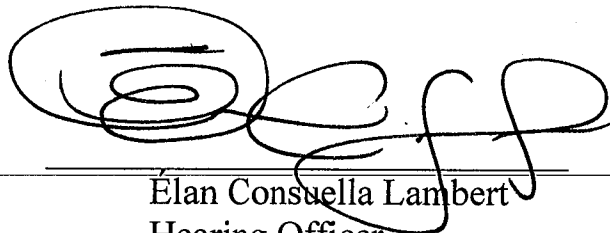
ORDER

1. Petition T18-0238 is granted.
2. The base rent for the subject unit was \$2,983.31 per month before deductions for decreased housing services.

3. The total overpayment by the tenants for past decreased housing services, in this case, is \$149.17.

4. The tenants' rent for the month of October 2018 is decreased by \$149.17.

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) calendar days after service of the decision. The date of service is 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: August 30, 2018

Élan Consuella Lambert
Hearing Officer
Rent Adjustment Program

PROOF OF SERVICE
Case Number T18-0238

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 documents listed below 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:

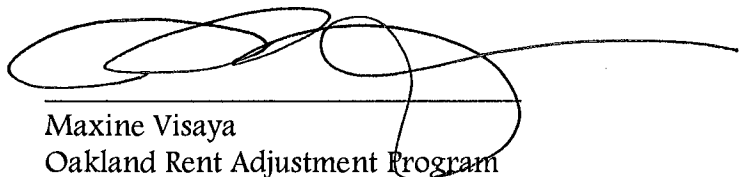
Documents Included
Hearing Decision

Owner
Commonwealth Inc.
1305 Franklin Street Suite 500
Oakland, CA 94612

Tenant
Carlos & Glenda Didrickson
2230 Lakeshore Avenue #7
Oakland, CA 94606

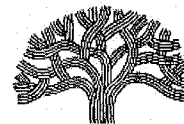
I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first 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 August 31, 2018 in Oakland, CA.



Maxine Visaya
Oakland Rent Adjustment Program

000171



250 FRANK OGAWA PLAZA, OAKLAND, CA 94612

CITY OF OAKLAND

Housing and Community Development Department
Rent Adjustment Program

TEL (510) 238-3721
FAX(510) 238-6181
CA RELAY 711

CASE NUMBER: T19-0403, *Didrickson v. Commonwealth Co.*

PROPERTY ADDRESS: 2330 Lakeshore Ave. \$7, Oakland, CA

HEARING DATE: March 4, 2020

INTRODUCTION

A Notice of Hearing was mailed to all of the parties, including the tenant petitioners, at their address of record. The Hearing came on regularly on March 4, 2020 at 10:00 A.M.

DISMISSAL

The Hearing was called at 10:20 A.M. The tenants did not appear and the Rent Adjustment Program received no communication regarding their non-appearance. The petition is dismissed because the tenants failed to appear at the Hearing.¹

RIGHT TO APPEAL

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 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: March 4, 2020

STEPHEN KASDIN
Hearing Officer
Rent Adjustment Program

¹ Regulations, Section 8.22.110(G)

000172

PROOF OF SERVICE
Case Number T19-0403

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 documents listed below by placing a true copy 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:

Documents Included

Dismissal

Manager

Allen Sam, 421 Associates/ Commonwealth Properties
1305 Franklin Street Suite 500
Oakland, CA 94612

Owner

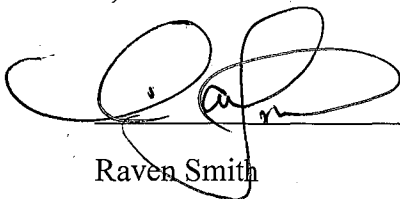
Ted Dang, 421 Associates/ Commonwealth Properties
1305 Franklin Street Suite 500
Oakland, CA 94612

Tenant

Carlos & Glenda Didrickson
2230 Lakeshore Avenue Unit 7
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 **March 04, 2020** in Oakland, CA.



Raven Smith

Oakland Rent Adjustment Program

000173

Request for Service: Tenant Complaint

Property Address: 2230 LAKESHORE AVE. Unit No. #17 Inspection Date: 3/
 Complaint No. 1900895 Inspector: Romy Schuman Phone No. (510) 238-3846
 Complainant's Name: CARLOS DICKSON Phone No. (510) 444-7589
 Owner/Manager: TED DANG Phone No. (510) 832-2628

INSPECTION:

PROPERTY MAINTENANCE:

- Overgrown vegetation: _____
- Trash & debris: _____
- Lack of/Inadequate garbage service: _____
- Unapproved open storage _____
- Unapproved parking _____

- Window defects: _____
- Lack of window egress: _____
- Lack of light/ventilation: _____
- Mice/rodents/roaches: _____
- Roof leaking/damaged: _____
- Damaged/non-functional Doors/locks: _____
- Stairs/decks/railing: _____
- Exterior walls/windows/trim: _____
- Blocked exits: _____
- No resident manager (required 16 units or more)
- Unpermitted work: _____
- Unpermitted work: _____
- Undocumented residential unit: _____

BUILDING MAINTENANCE:

- Electrical: BREAKERS TRIPPING
- Plumbing: _____
- Plumbing leak: _____
- Clogged sink/toilet: _____
- Building sewer blockage: _____
- Lack of/defective heating system: _____
- Mechanical: _____
- Wall/ceiling/floor defects: _____

- Missing/Inoperative smoke/carbon monoxide detectors: LIVING ROOM

- Others: Slant Patio Door Frame Loose, Broken Handle
- Others: WATER LEAK AT Bedroom Ceiling Vent
- Others: ELECTRICAL BREAKERS TRIPPING

Extensive surface mold present on _____
 See brochure for remediation guild lines. (Description required, e.g. bedroom wall under window, tub ceiling)

Note: Items identified on this form above are for investigation purposes only. If they are determined to be code violations, they will be specified in an official Notice to Abate by the inspector.

Complainant Only: I certify that I have notified the owner/manager of the above identified item(s) and I will allow the owner or agents with proper notice as governed by State law to enter my unit in order to make all necessary repairs.

Signature: Carlos Dickson Date: 3-11-19

Property Maintenance (Blight) - (Checklist of Violations attached)

Description of Violation	Required Action	OMC Section

Building Maintenance (Housing)

Description of Violation	Required Action	OMC Section
Water dripping from heater vent in bedroom. Newer mechanical vent ducting installed on roof from FAU to bedroom without proof of permits.	Repair leak at water intrusion source. Obtain permits, inspections and approvals.	15.08.050 15.08.260 15.08.120 15.08.140
Sliding patio door handle broken and frame showing large gap at screw location.	Replace handle/repair frame.	15.08.050
Tenant complaint of breakers tripping when using electric range.	Inspect cause of breakers tripping. If replacing upgradeing of electrical service or sub panel is required, obtain permits, inspections and approvals.	15.08.260 C 15.08.120 15.08.140

Zoning

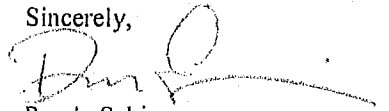
Description of Violation	Required Action	OMC Section

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. Code Enforcement Services does not receive written Appeal within the appeal deadline dated: **April 24, 2019** you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

Note: The appeal period may be reduced based on prior noticing i.e., Courtesy notice, Repeat Violation and the Property Owner Certification on record.

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within 60 days from the end of the appeal period. A filing fee in the amount of **\$110.00** is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor, or by phone by calling 510-238-4774 (**Please include the receipt number and date on your appeal**). MasterCard and Visa are accepted.

Investor-Owned Residential Property OMC 8.58	Foreclosed and Defaulted OMC 8.54
<p>Administrative/Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020, 1.08.60, 1.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>Nuisance Abatement Lien (Notice of Violation) A Nuisance Abatement Lien may be filed with the Alameda County Clerk-Recorder for recordation on the property title which shall have the force, effect and priority of a Judgment Lien. The Nuisance Abatement Lien may be foreclosed by an action brought by the City of Oakland for a money judgment.</p> <p>(Priority Lien) (OMC 8.58.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>	<p>Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020.1.08.601.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>(Priority Lien) (OMC 8.54.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>

Sincerely,

 Randy Schimm
 Specialty Combination Inspector
 Planning and Building Department

Enclosures as applicable:

- | | | |
|------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Blight brochure | <input checked="" type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input checked="" type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input checked="" type="checkbox"/> Smoke Alarms brochure |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc:

Administrative Hearing Fees	
Filing Fee	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00
Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee	



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ SUITE 2340 ▪ OAKLAND, CALIFORNIA 94612-2031

Planning and Building Department

Bureau of Building

Building Permits, Inspections and Code Enforcement Services

inspectioncounter@oaklandnet.com

(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

2

NOTICE OF VIOLATION

March 19, 2019

Certified and Regular mail

To: WILLIAMS JOHN F & 421 ASSOCIATES
C/O TED W DANG
1305 FRANKLIN ST 500
OAKLAND CA 94612-3224

Code Enforcement Case No.: 1900895
Property: 2230 LAKESHORE AVE, Unit 7
Parcel Number: 023 -0414-013-00

Re-inspection Date/Correction Due Date: April 24, 2019

Code Enforcement Services inspected your property on **March 11, 2019** and confirmed:

- that the violations of the Oakland Municipal Code (OMC) identified below are present and need to be addressed as specified under "Required Actions". Photographs of the violations are enclosed where applicable.
- that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.
- Investor Owned Program - Per OMC 8.58
- Foreclosed and Defaulted Properties - Per OMC 8.54

At this point, no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Randy Schimm**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-3846 and by email at rschimm@oaklandnet.com.

If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.

Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after you receive a 30-day Notice of Violation, further enforcement action(s) will include additional fees.

- If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total **\$2,665.00**.
- The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over **\$1,000.00**.
- Priority Lien fees in the amount of **\$1,349.00** may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims Court.
- The Notice of Violation may be recorded on your property with associated fees for processing and recording.

RECEIVED
CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
For date stamp.

CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
(510) 238-3721

2018 SEP 20 PM 3:28

APPEAL

Appellant's Name CARLOS AND Glenda Didrickson		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	
Property Address (Include Unit Number) 2230 LAKESHORE AVE APT 7			
Appellant's Mailing Address (For receipt of notices)		Case Number T18-0238	Date of Decision appealed SEPT 20 - 2018
Name of Representative (if any)		Representative's Mailing Address (For notices)	

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

- 1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*
- 2) Appealing the decision for one of the grounds below (required):
 - a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, regulation or prior Board decision(s) and describe how the description is inconsistent.)*
 - b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
 - c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
 - d) The decision violates federal, state or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
 - e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

For more information phone (510) 238-3721.

Appeal Grounds

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

2018 SEP 20 PM 3:28

CASE # T18-0238

RECEIVED HEARING DECISION SEPT 2ND
RENT ADJUSTMENT ENVELOPE STAMPED SEPT 1ST 2018
USPS

WE ARE APPEALING THIS DECISION, BECAUSE
OF THE 1 PERCENT GIVEN AS LOSS OF SERVICES
THIS WAS 2 LARGE WINDOWS THAT ALLOWED
A LOT OF NATURAL SUNLIGHT INTO OUR APT,
INCLUDING PICTURE WITHOUT THE BLUE TARP
EACH WINDOW IS APPROX. 5' X 5'9" IN H+¹/₂ LENGTH
X 2 WINDOWS, I AM ASKING THAT IT SHOULD BE
CLOSER TO \$25 - A DAY FOR THE DECREASE IN
SERVICES AND NOT \$1.44 A DAY THAT WAS AWARDED
ON AUG 31 2018

TENANTS

CARLOS AND GLENDA DIDRICKSON

000179



CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
 250 Frank Ogawa Plaza, Suite 5313
 Oakland, CA 94612
 (510) 238-3721

For date stamp.

APPEAL

Appellant's Name CARLOS Glenda Didrickson		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	
Property Address (Include Unit Number) 2230 LAKESHORE AVE APT 7 OAKLAND, CA 94606			
Appellant's Mailing Address (For receipt of notices) 2230 LAKESHORE AVE APT 7 OAKLAND, CA 94606		Case Number T19-403	Date of Decision appealed
Name of Representative (if any)		Representative's Mailing Address (For notices)	

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

- 1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*
- 2) Appealing the decision for one of the grounds below (required):
 - a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, regulation or prior Board decision(s) and describe how the description is inconsistent.)*
 - b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
 - c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
 - d) The decision violates federal, state or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
 - e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

For more information phone (510) 238-3721.

- f) I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. (In your explanation, you must describe how you were denied the chance to defend your claims 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.)
- g) The decision denies the Owner a fair return on my investment. (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h) Other. (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

EXPLANATION ATTACHED PAGE 3

Submissions to the Board must not exceed 25 pages from each party, and they must be received by the Rent Adjustment Program with a proof of service on opposing party within 15 days of filing the appeal. Only the first 25 pages of submissions from each party will be considered by the Board, subject to Regulations 8.22.010(A)(5). Please number attached pages consecutively. Number of pages attached: 1

You must serve a copy of your appeal on the opposing parties or your appeal may be dismissed.

I declare under penalty of perjury under the laws of the State of California that on March 23, 2020, 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:

Name	Allen SAM Commonwealth INC
Address	1305 FRANKLIN ST suite 500
City, State Zip	OAKLAND, CA 94612
Name	
Address	
City, State Zip	

<u>Carlos Gonzalez Delacruz</u>	3-23-2020
---------------------------------	-----------

SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE

DATE

For more information phone (510) 238-3721.

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 the information required, or your appeal cannot be processed and may be dismissed.
- Any response to the appeal by the other party must be received by the Rent Adjustment Program with a proof of service on opposing party within 35 days of filing the appeal.
- The Board will not consider new claims. All claims, except jurisdiction issues, 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.
- The entire case record is available to the Board, but sections of audio recordings must be pre-designated to Rent Adjustment Staff.

Tenants, Carlos and Glenda Didrickson,
did not receive any notice regarding the
mediation/hearing scheduled for March 4, 2020.

In addition to the above, Mr Stephen Kasbin's
letter to us (Dated March 4, 2020), was sent
to the wrong address, our address is not
2330 Lakeshore Avenue #7 Oakland Calif.

For more information phone (510) 238-3721.

APPEAL: T19-0186
T19-0235

INTRODUCTION

Carlos and Glenda Didrickson are submitting this appeal in response to the RAP decision entered on December 20, 2019 by Maimoona S. Ahmad.

During the course of over two weeks, I, Carlos Didrickson, contacted the RAP (numerous times) in an effort to obtain the documentary record necessary to prepare this appeal. However, because of bureauratic red tape, I did not receive all of the requested record until January 13, 2020, the very last day for the timely filing of the RAP appeal form.

In the appeal record, I have included a letter to the RAP Manager/Director, dated January 14, 2020. This letter has provided (in detail) my unsuccessful efforts to receive the requested information in a reasonable and timely manner. Also, because of the bureaucratic problems I have experienced in obtaining the RAP record, I asked for additional time to submit this appeal. However, inexplicably, I was not afforded additional time.

My appeal will be based on two grounds. First, the fact that the hearing officer's decision is not supported by substantial evidence (E). And secondly, the fact that the decision (OTHER) is based on personal bias in favor of the landlord/owner (H).

ARGUMENT

According to RAP rules and Board regulations, a landlord has 35 days to respond to a petition submitted by a tenant. However,

Commonwealth did not submit a response until July 11, 2019, almost five full months after the tenants' petitions were filed.

In her ruling, Ms. Ahmad indicated that Commonwealth had filed a "timely" response in this matter. However, not only is this statement erroneous and false, it clearly is not supported by substantial evidence.

This fact also is important because the landlord was afforded additional rights and privileges against me. Rights, privileges and advantages that Commonwealth would not otherwise have had. Moreover, a decisive preference of this magnitude suggests real bias against me.

I became even more aware of this bias during the course of the hearing on September 24, 2019. During the hearing, only three issues were actually addressed--even though I did present evidence of two additional issues in my petitions.

The three issues addressed at the hearing were my problems with the gas heater, CO/smoke detector and the electric breaker.

While discussing problems with my CO/smoke detector, I explained that (because I am retired) I would be at home to let the repairman in at any given time. In addition, a review of the CO recording will show that I never insisted on being present because I would actually be at home any way. More importantly, however, is Ms. Ahmad's assertion that the issue had been resolved. It has not been resolved, and I informed her of that fact.

Why did Ms. Ahmad simply ignore my claim? While it is true that a CO/smoke detector was installed, it has never worked properly and still needs to be replaced.

In addition to the above, Ms. Ahmad's ruling that the issue had been resolved is not supported by substantial evidence. When

I submitted my petition (T19-0235), I attached a copy of the NOTICE OF VIOLATION issued by the City of Oakland. The notice documented the problems relating to the CO/smoke detector, the broken patio door handle, leaking bedroom vent and the defective electrical breaker. More importantly, I explained to Ms. Ahmad that these problems still remained unresolved. I am attaching another copy of the NOTICE OF VIOLATION.

On January 21, 2020, the Building Inspector, Mr. Randy Schimm, returned to my unit and noted/documentated the above-referenced problems in a second NOTICE OF VIOLATION. Not much has actually changed. Furthermore, according to Mr. Schimm, the second notice will go out later this week.

In addressing the electrical breaker issue, a review of the CD recording will reveal evidence of clear bias by Ms. Ahmad. How exactly? When Allen Sam testified during the hearing, he openly admitted that he ^{was} not an electrician and actually knew nothing about electrical matters. However, as a solution to the electrical breaker problem, he suggested that we just stop turning everything on at once.

Well, there were no facts or statements suggesting that we turned everything on at once. We simply mentioned that our electricity went dead when the stove and oven were on at the same time. This is normal stuff; nothing out of the ordinary here.

In addition to the above, when Ms. Ahmad suggested that Allen Sam (Property Manager) "credibly testified" that we are overloading the circuit breaker and should stop turning everything on at once, she actually was assuming facts not in evidence. Was Allen Sam

even there? NO! Was Ms. Ahmad there? NO! More importantly, neither I nor my wife said anything about turning everything on at once. A review of the CD recording will substantiate this.

Consequently, Ms. Ahmad's determination that Allen Sam testified credibly was based on nothing short of sheer bias. In addition, there are no facts to suggest that Allen Sam knew anything about how or why the electrical overload occurred. It was all speculation, and Ms. Ahmad just ate it all up. Moreover, our inability to cook meals at home does materially affect habitability. Therefore, our claim for an offset should be respected.

Also, Ms. Ahmad's ruling is not supported by substantial evidence for yet another reason. Even though the problem with my patio sliding door handle and leaking bedroom vent are specifically noted in the NOTICE OF VIOLATION (dated 3/11/19), she would not address these very real and legitimate issues at the hearing or in her decision.

CONCLUSION

Given the potential for disparate and/or material issues of fact in this matter, I am asking that this case be referred to a hearing before the Rent Board. Also, given the foregoing, I am asking that the previous ruling be reversed and that we receive decreased housing services consideration for the heater, smoke detector, electrical breaker, broken patio door handle and leaking bedroom vent.

APPEAL: T19-0403



ARGUMENT

Tenant's petition for relief was dismissed due to their failure to attend the mediation/hearing held on March 4, 2020. However, Tenants Carlos and Glenda Didrickson did not receive any notice regarding the mediation/hearing scheduled for that date.

In addition to the above, Mr. Stephen Kasdin's recent letter to us (dated March 4, 2020) was sent to the wrong address. Our address is not 2330 Lakeshore Ave. #7, Oakland, California. Our correct address is noted below:

2230 Lakeshore Avenue, Unit 7
Oakland, Calif. 94606

We also are very grateful that someone residing at 2330 Lakeshore took the time to deliver the above-referenced letter to our apartment building. Otherwise, we would have been unable to make this timely appeal.

We have attached a copy of the March 4, 2020 letter sent to us by the RAP (exhibit 1). In addition, we have attached a copy of the "Notice of Violation" issued by the City of Oakland (exhibit 2). And lastly, we have included a copy of Commonwealth's rent increase notice (exhibit 3).

DECREASED HOUSING SERVICES

Commonwealth's proposed rent increase is 27% higher than what is actually allowed under the RAP's 2019/2020 CPI rent control guidelines. Also, because the current CPI ceiling is 3.5%, Commonwealth's

actual rental demand is for an increase of 30.5%. Consequently, Commonwealth's rental demand is not only preposterous, it is invalid on its face!!!! Moreover, Commonwealth has provided no facts to justify such an outrageous and unlawful rent increase demand.

In the fall of 2018, we contacted Commonwealth and informed the company that the electrical breaker unit did not work properly, causing frequent electrical blackouts in our apartment. However, Commonwealth did nothing in response to our complaints. Finally, after several months, we contacted the City of Oakland.

On March 11, 2019, the Oakland Planning and Building Department inspected our premises and issued a "Notice of Violation" on March 19, 2019 (see exhibit 2). Over a year has now passed since the "Notice of Violation" was issued, and Commonwealth still has done nothing at all to rectify this problem; in addition to other issues listed in the notice.

Incredibly, after ignoring us for over a year and a half, Commonwealth Companies Inc. wants a rent increase of 30.5%!!!!!! Consequently, we do not believe that Commonwealth should be rewarded for openly disregarding the notice of violation issued by the City and blatantly ignoring the RAP's 2019/2020 CPI rent control guidelines.

CONCLUSION

Given the foregoing, we are asking that either a Board Panel or the full Board hear our request to reinstate our petition rights and ultimately issue a ruling in this matter. Specifically, we are asking that the Panel or full Board deny Commonwealth's rent increase demand and honor our request for decreased housing services.

4-7-2020

Respectfully submitted,

Carlos Didrickson

Carlos Didrickson

Glenda Didrickson

Glenda Didrickson



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Planning and Building Department

(510) 238-6402

Bureau of Building

FAX: (510) 238-2959

Building Permits, Inspections and Code Enforcement Services

TDD: (510) 238-3254

inspectioncounter@oaklandnet.com

NOTICE OF VIOLATION

March 19, 2019

Certified and Regular mail

To: WILLIAMS JOHN F & 421 ASSOCIATES
C/O TED W DANG
1305 FRANKLIN ST 500
OAKLAND CA 94612-3224

Code Enforcement Case No.: 1900895
Property: 2230 LAKESHORE AVE, Unit 7
Parcel Number: 023 -0414-013-00

Re-inspection Date/Correction Due Date: April 24, 2019

Code Enforcement Services inspected your property on **March 11, 2019** and confirmed:

- that the violations of the Oakland Municipal Code (OMC) identified below are present and need to be addressed as specified under "Required Actions". Photographs of the violations are enclosed where applicable.
- that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.
- Investor Owned Program - Per OMC 8.58
- Foreclosed and Defaulted Properties - Per OMC 8.54

At this point, no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector Randy Schimm, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-3846 and by email at rschimm@oaklandnet.com.

If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.

Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after you receive a 30-day Notice of Violation, further enforcement action(s) will include additional fees.

- If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total \$2,665.00.
- The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00.
- Priority Lien fees in the amount of \$1,349.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims Court.
- The Notice of Violation may be recorded on your property with associated fees for processing and recording.

000190

Property Maintenance (Blight) - (Checklist of Violations attached)

Description of Violation	Required Action	OMC Section

Building Maintenance (Housing)

Description of Violation	Required Action	OMC Section
Water dripping from heater vent in bedroom. Newer mechanical vent ducting installed on roof from FAU to bedroom without proof of permits.	Repair leak at water intrusion source. Obtain permits, inspections and approvals.	15.08.050 15.08.260 15.08.120 15.08.140
Sliding patio door handle broken and frame showing large gap at screw location.	Replace handle/repair frame.	15.08.050
Tenant complaint of breakers tripping when using electric range.	Inspect cause of breakers tripping. If replacing upgradeing of electrical service or sub panel is required, obtain permits, inspections and approvals.	15.08.260 C 15.08.120 15.08.140

Zoning

Description of Violation	Required Action	OMC Section

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within the appeal deadline dated: April 24, 2019 you will waive your right for administrative review. *Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.*

Note: The appeal period may be reduced based on prior noticing i.e., Courtesy notice, Repeat Violation and the Property Owner Certification on record.

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (BX3) and a Final Decision is determined. An appeal will be scheduled within 60 days from the end of the appeal period. A filing fee in the amount of \$110.00 is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor, or by phone by calling 510-238-4774 (Please include the receipt number and date on your appeal). MasterCard and Visa are accepted.

Investor-Owned Residential Property OMC 8.58	Foreclosed and Defaulted OMC 8.54
<p>Administrative/Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020, 1.08.60, 1.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>Nuisance Abatement Lien (Notice of Violation) A Nuisance Abatement Lien may be filed with the Alameda County Clerk-Recorder for recordation on the property title which shall have the force, effect and priority of a Judgment Lien. The Nuisance Abatement Lien may be foreclosed by an action brought by the City of Oakland for a money judgment.</p> <p>(Priority Lien) (OMC 8.58.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>	<p>Civil penalties will be Assessed for failure to abate (OMC Sections 8.24.020, 1.08.60, 1.12). Penalties may be assessed for up to 21 days at \$1,000 a day. You will be notified separately if penalties have accrued.</p> <p>(Priority Lien) (OMC 8.54.430) A Constructive notice of the pendency of a collection action for an Assessment to all other interested parties shall be established on the date a lien is recorded by the Alameda County Clerk-Recorder</p>

Sincerely,

 Randy Schimin
 Specialty Combination Inspector
 Planning and Building Department

Enclosures as applicable:

- | | | |
|------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Blight brochure | <input checked="" type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Venting brochure |
| <input checked="" type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Venting brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Unit brochure | <input checked="" type="checkbox"/> Smoke Alarms brochure |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc:

Administrative Hearing Fees	
Filing Fee	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00
<i>Fee includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee</i>	

APPEAL: T19-0403

ARGUMENT

Tenant's petition for relief was dismissed due to their failure to attend the mediation/hearing held on March 4, 2020. However, Tenants Carlos and Glenda Didrickson did not receive any notice regarding the mediation/hearing scheduled for that date.

In addition to the above, Mr. Stephen Kasdin's recent letter to us (dated March 4, 2020) was sent to the wrong address. Our address is not 2330 Lakeshore Ave. #7, Oakland, California. Our correct address is noted below:

2230 Lakeshore Avenue, Unit 7
Oakland, Calif. 94606

We also are very grateful that someone residing at 2330 Lakeshore took the time to deliver the above-referenced letter to our apartment building. Otherwise, we would have been unable to make this timely appeal.

We have attached a copy of the March 4, 2020 letter sent to us by the RAP (exhibit 1). In addition, we have attached a copy of the "Notice of Violation" issued by the City of Oakland (exhibit 2). And lastly, we have included a copy of Commonwealth's rent increase notice (exhibit 3).

DECREASED HOUSING SERVICES

Commonwealth's proposed rent increase is 27% higher than what is actually allowed under the RAP's 2019/2020 CPI rent control guidelines. Also, because the current CPI ceiling is 3.5%, Commonwealth's

actual rental demand is for an increase of 30.5%. Consequently, Commonwealth's rental demand is not only preposterous, it is invalid on its face!!!! Moreover, Commonwealth has provided no facts to justify such an outrageous and unlawful rent increase demand.

In the fall of 2018, we contacted Commonwealth and informed the company that the electrical breaker unit did not work properly, causing frequent electrical blackouts in our apartment. However, Commonwealth did nothing in response to our complaints. Finally, after several months, we contacted the City of Oakland.

On March 11, 2019, the Oakland Planning and Building Department inspected our premises and issued a "Notice of Violation" on March 19, 2019 (see exhibit 2). Over a year has now passed since the "Notice of Violation" was issued, and Commonwealth still has done nothing at all to rectify this problem; in addition to other issues listed in the notice.

Incredibly, after ignoring us for over a year and a half, Commonwealth Companies Inc. wants a rent increase of 30.5%!!!! Consequently, we do not believe that Commonwealth should be rewarded for openly disregarding the notice of violation issued by the City and blatantly ignoring the RAP's 2019/2020 CPI rent control guidelines.

CONCLUSION

Given the foregoing, we are asking that either a Board Panel or the full Board hear our request to reinstate our petition rights and ultimately issue a ruling in this matter. Specifically, we are asking that the Panel or full Board deny Commonwealth's rent increase demand and honor our request for decreased housing services.

4-7-302W

Respectfully submitted,

Carlos Didrickson

Carlos Didrickson

Glenda Didrickson

Glenda Didrickson

County Assessor Display

Assessor Parcel Record for APN 023- -0414-013-00

Parcel Number:	23-414-13
Property Address:	2230 LAKESHORE AVE, OAKLAND 94606
Owner Name:	WILLIAMS JOHN F & 421 ASSOCIATES
Care of:	TED W DANG
Attention:	
Mailing Address:	1305 FRANKLIN ST 500, OAKLAND CA 94612-3224
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2014-196663
Recorder Date:	8/8/2014
Mailing Address Effective Date:	8/8/2014
Last Document Input Date:	10/20/2014
Deactivation Date:	
Exemption Code:	

[Home](#)
 [Enter Assessor Parcel Number](#)
 [Property List](#)
 [Assessments](#)
 [Property Details](#)
 [GIS Parcel Map](#)
 [Alameda County Web Site](#)
 [Use Codes](#)

Request for Service: Tenant Complaint

Property Address: 2230 LAKESHORE AVE. Unit No. 7 Inspection Date: 3/11/19
 Complaint No. 1900895 Inspector: Randy Schuman Phone No. (510) 333-3846
 Complainant's Name: CARLOS DICKSON Phone No. (510) 444-7589
 Owner/Manager: FED DONG Phone No. (510) 832-2628

INSPECTION:

PROPERTY MAINTENANCE:

Overgrown vegetation: _____
 Trash & debris: _____
 Lack of/Inadequate garbage service: _____
 Unapproved open storage _____
 Unapproved parking _____

Window defects: _____
 Lack of window egress: _____
 Lack of light/ventilation: _____
 Mice/rodents/roaches: _____
 Roof leaking/damaged: _____
 Damaged/non-functional Doors/locks: _____
 Stairs/decks/railing: _____
 Exterior walls/windows/trim: _____
 Blocked exits: _____
 No resident manager (required 16 units or more) _____
 Unpermitted work: _____
 Unpermitted work: _____
 Undocumented residential unit: _____

BUILDING MAINTENANCE:

Electrical: BURNING TRIPPING
 Plumbing: _____
 Plumbing leak: _____
 Clogged sink/toilet: _____
 Building sewer blockage: _____
 Lack of/defective heating system: _____
 Mechanical: _____
 Wall/ceiling/floor defects: _____

Missing/Inoperative smoke/carbon monoxide detectors: LIVING ROOM

Others: SLIDING PETS DOOR FRAME LOOSE, BROWN STAIN
 Others: WATER LEAK AT BEDROOM CO. LINE VENT
 Others: ELECTRICAL BURNING TRIPPING

Extensive surface mold present on _____
 See brochure for remediation guidelines. (Description required, e.g. bedroom wall under window, tub ceiling)

Note: Items identified on this form above are for investigation purposes only. If they are determined to be code violations, they will be specified in an official Notice to Abate by the inspector.

Complainant Only: I certify that I have notified the owner/manager of the above identified item(s) and I will allow the owner or agents with proper notice as governed by State law to enter my unit in order to make all necessary repairs.

Signature: Carlos Dickson Date: 3-11-19

Property Maintenance (Blight) - (Checklist of Violations attached)

Description of Violation	Required Action	OMC Section

Building Maintenance (Housing)

Description of Violation	Required Action	OMC Section
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Sincerely,

 Randy Schimm
 Specialty Combination Inspector
 Planning and Building Department

Enclosures as applicable:

- | | | |
|------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------|
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| <input checked="" type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Prelican Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input checked="" type="checkbox"/> Smoke Alarms brochure |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc:

Administrative Hearing Fees

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Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00

Fee Includes 9.5% Records Management Fee and 3.25% Technology Enhancement Fee

Commonwealth Companies

– REAL ESTATE –

BRE#: 0442390

7/30/2019

Carlos & Glenda Didrickson
2230 Lakeshore #7
Oakland, CA 94606

RE: Rent Increase to Base Rent

Dear Carlos & Glenda,

Attached is the current summary of the allowable rent increase, per the City of Oakland's Rent Adjustment Program and a copy of the Notice to Tenants regarding this program.

Your rent has not been adjusted since July 1st, 2018.

Per the Oakland Rent Adjustment Ordinance program, the city allows for a monthly increase of 3.5% starting July 2019. Effective September 1st 2019, your base rent shall be increased from \$3,084.74 to \$3,192.70 per month.

As a reminder, the City of Oakland's past rulings has provided the both of you an ongoing reduction of \$299.33 per month to be deducted from the base rent to compensate you for your loss of service.

Therefore, the rent you owe monthly beginning September 1st, 2019 will be \$2894.37.

All other terms and conditions shall remain the same.

Regards,



Allen Sam – Property Manager
Commonwealth Companies

Proof of Service
To COMMONWEALTH

GRAND LAKE
490 LAKE PARK AVE
OAKLAND, CA 94610-9991
055512-0017
(800)275-8777
04/07/2020 11:52 AM

Product	Qty	Unit Price	Price
PM 1-Day (Domestic) (OAKLAND, CA 94612) (Weight:0 Lb 3.30 Oz) (Expected Delivery Day) (Wednesday 04/08/2020) (USPS Tracking #) (9505 5110 2643 0098 3271 47)	1	\$7.50	\$7.50
Insurance (Up to \$50.00 included)			\$0.00
Total:			\$7.50
Cash Charge			\$10.00 (\$2.50)

Text your tracking number to 28777
(2USPS) to get the latest status.
Standard Message and Data rates may
apply. You may also visit www.usps.com
USPS Tracking or call 1-800-222-1811.

Save this receipt as evidence of
insurance. For information on filing
an insurance claim go to
<https://www.usps.com/help/claims.htm>

Preview your Mail
Track your Packages
Sign up for FREE ®
www.informedelivery.com

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

Go to:
<https://postalexperience.com/Pos>

840-5945-0094-003-00036-03556-02

or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

000201

CHRONOLOGICAL CASE REPORT

Case Nos.: L17-0061

Case Name: Feiner et al v. Tenants

Property Address: 1153 63rd Street, Oakland, CA

Parties: Michael Feiner & Jennifer Shy, (Property Owner)
Joshua Safran, (Property Owner Representative)
Daniel Abud, (Tenant)

OWNER APPEAL:

<u>Activity</u>	<u>Date</u>
Landlord Petition filed	March 27, 2017
No Tenant Response filed	-----
Hearing Decision mailed	September 8, 2017
1 st Owner Appeal filed	September 27, 2017
Appeal Decision Mailed	November 05, 2018
Remand Decision Mailed	September 20, 2019
2 nd Owner Appeal filed	October 10, 2019

CITY OF OAKLAND
 RENT ADJUSTMENT PROGRAM
 250 Frank H. Ogawa Plaza, Suite 5313
 Oakland, CA 94612
 (510) 238-3721

For date stamp.

RECEIVED
 CITY OF OAKLAND
 RENT ADJUSTMENT PROGRAM

2017 MAR 27 AM 10:07

LANDLORD PETITION
FOR CERTIFICATE OF EXEMPTION
(OMC §8.22.030.B)

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 MICHAEL FEINER JENNIFER SHY		Complete Address (with zip code) PO BOX 86 BERK CA 94701	Telephone Day: [REDACTED]
Your Representative's Name		Complete Address (with zip code)	Telephone Day:
Property Address 1153 63 rd Street, Units A, B, C		Total number of units in bldg or parcel. 3	
Type of units (circle one)	Single Family Residence (SFR)	Condominium	<u>Apartment or Room</u>
If an SFR or condominium, can the unit be sold and deeded separately from all other units on the property?		Yes	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. 01

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

Section 4. Verification Each petitioner must sign this section.

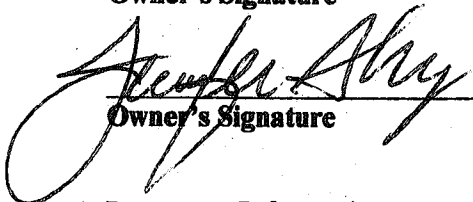
I declare under penalty of perjury pursuant to the laws of the State of California that everything I stated and responded in this petition is true and that all of the documents attached to the petition are correct and complete copies of the originals.



Owner's Signature

3/20/2017

Date



Owner's Signature

3/20/2017

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.

Address: 1153 63RD ST Suite 200 APN: 016 -1465-001-00

Description: RAISE DWELLING AND ADD TWO UNITS BENEATH

Owner: SHY JENNIFER & FEINER MICHAEL
 Contractor:
 Construction Type: 5N
 Spec Insp: 09 PLY SHR WALL
 Appl# RB1200420 RE1200575 RP1200440 RM1200333
 Prepaid Insp: 12 6 8 5

RECEIVED
 CITY OF OAKLAND
 PERMIT REGISTRATION PROGRAM
 2017 MAR 27 AM 10:00

Issued: 02/23/12
 Nbr Units: 3
 Sprinklers:

MAJOR INSPECTION	BUILDING	ELECTRICAL	PLUMBING	MECHANICAL	ZONING
TO SCHEDULE INSPECTION CALL 510-238-3441					510-238-6345
<ul style="list-style-type: none"> ZONING ROUGH & FINAL SIGN-OFF IS REQUIRED PRIOR TO BUILDING ROUGH & FINAL SIGN-OFF. SEE PHONE NUMBER ABOVE TO SCHEDULE. BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL INSPECTIONS MUST BE SCHEDULED SEPARATELY (PLEASE CALL WELL IN ADVANCE). ALL PERMITS ARE SEPARATE AND WILL EXPIRE UNLESS MAJOR INSPECTIONS ARE APPROVED BY THE CITY EVERY 6 MONTHS (OR SOONER). DO NOT CONCEAL ANY WORK UNTIL "OK TO POUR"; "OK TO COVER" HAS BEEN SIGNED AND DATED BY THE CITY. "BEST MANAGEMENT PRACTICES" MUST BE USED DAILY FOR DUST CONTROL AND TO PROTECT STORM WATER DRAINAGE SYSTEMS. SEPARATE PERMITS ARE REQUIRED TO RESERVE PARKING, OR TO OBSTRUCT THE SIDEWALK OR STREET IN ANY WAY. THIS INCLUDES SCAFFOLDING, PEDESTRIAN CANOPY, CONSTRUCTION FENCING, MATERIAL STOCKPILES, DUMPSTERS, TRAFFIC LANE CLOSURES, ETC. WORK ON SIDEWALK, CURB, GUTTER, AND/OR DRIVEWAY APPROACH REQUIRES SEPARATE CGS PERMIT. SPRINKLER SYSTEM PERMITTED THROUGH FIRE PREVENTION BUREAU, DO NOT DEMOLISH THE FIRE SUPPRESSION STANDPIPES UNLESS A REPLACEMENT IS READY TO BE INSTALLED. 					
01 FOUNDATION (6 MONTHS MAXIMUM)	10 SETBACK	30 CONSTRUCT POWER			60 ORIG GRADE ELEV
	11 PIERS	31 W/FR 4/26/12 AA			61 LOT COVERAGE
	12 REPORT / CERT / FEE				
OK TO POUR	13 SLAB / EMBED	32 UNDER GROUND	40 UNDER GROUND	50 UNDER GROUND	62 SITE
	14 REPORT / CERT / FEE				
1 FLOOR (6 MONTHS MAXIMUM)	15 UNDER FLOOR	33 UNDER FLOOR	41 UNDER FLOOR	51 UNDER FLOOR	63 FLOOR ELEVATION
OK TO COVER	16 LATH / CEILING	34 SUSPENDED CEILING	42 DWV PIPING	52 SUSPENDED CEILING	64 ROOF HEIGHT
03 FRAME (6 MONTHS MAXIMUM)	17 MASONRY / RET WALL	35 PREMISES WIRING	43 GAS PIPING	53 FLUE	
	18 SHEETROCK / ROOF	36 P/ANAL	44 WATER PIPING	54 DUCT (LOW PRESS)	
	19 SCHAFT / FIREWALL	37 SERVICE / MCC	45 CONDENSATE PIPING	55 DUCT (TYPE I HOOD)	
	20 TUB / SHOWER WALL	38 ROUGH	46 TUB / SINK	56 FIRE DAMPER	
	21 INSULATION	38 ROUGH	47 WATER SERVICE	57 MANUF FIREPLACE	
	22 ROOF	38 ROUGH	48 ROUGH	58 ROUGH	68 ROUGH (REQUIRED)
OK TO COVER	23 BRK / LBRD / SHINGLE				
04 FINAL (6 MONTHS MAXIMUM)	29 REPORT / CERT / FEE	39 EMERG SYSTEMS	49 GAS TEST	59 EQUIPMENT / HOOD	69 TREE ISSUES OPR (510) 615-5850
	80 ENGR SERVICES (510) 238-4770	80 UTILITY RELEASE 4/12/13 AA	80 UTILITY RELEASE	80 UTILITY RELEASE	80 LANDSCAPING / IRRIG
	81 FIRE PREVENTION (510) 238-3851	82 PUBLIC WORKS (510) 238-3051	83 SEWER FINAL 510 / 238 - 3651	84 COUNTY HEALTH (510) 567-6700	85 SIDEWALK FINAL 510 / 238 - 3651
OK TO OCCUPY	86 FINAL BUILDING	86 FINAL ELECTRICAL	86 FINAL PLUMBING	86 FINAL MECHANICAL	86 FINAL PLAN (REQUIRED)

press "1" to bypass avg

000205

CA

OFFICIAL USE ONLY

RECEIVED

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

4/26/12: OK to pour footings of slab. *Alber*

5-13-12 Ext. Shear ~~except~~ except kitchen DWV subject to spec. insp and eng approval of clin of LTP's where shear extends. *JK*

4/26/12 Proof nail ok except H-clipse unsupported joints *JK*

11/5/12: Framing ok, Insulation ok, Drywall *JK*

for Ducts ok Drywall + Int. Ply. to come *JK*

11/6/12: Channel ok. Drywall *JK*

5-13 Handrails at exterior back + front (ok per plan) ok - *JK*

6.20.13 BLDG FINAL OK SUBJECT TO ZONING/LANDSCAPING *JK*

ELECTRICAL

4-3-13: For SERVICE RELEASE OBTAIN AN AIC LETTER FROM PGE. IF NO > 10K THEN SERVICE RELEASE PENDING NO DOUBLE LUGGING OF GROUNDING CONDUCTORS OF DIFFERENT GAUGE AT THE SERVICE GROUNDING BUS BAR. -RN Bernal

4/12/13: AIC Rating 18KA, Series rating OK.

PLUMBING/MECHANICAL

4/12/12: UG OK pending verification that backwater valve not required. *Alber*

4-6-12 UG DWV ok - BACKWATER VALVE & CLEANOUT TO COME. UPPER LINE SEPARATED FROM LOWER UNTIL AFTER BACKWATER VALVE. TO UPPER = (2) 3" & (1) 2" *JK*

5-13 Water heaters @ B+C ok - *JK*

PLANNING, ZONING, DESIGN REVIEW, LANDSCAPING

PROOF OF SERVICE

Case Number L17-0061

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 documents listed below by placing a true copy 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:

Documents Included

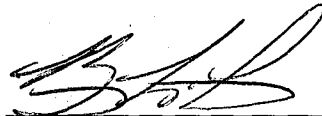
Tenant Notification of Landlord Petition and Tenant Response Form
Owner Petition

Tenant

Daniel Abud, Resident
1153 63rd St #A
Oakland, CA 94609

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 **July 03, 2019** in Oakland, CA.



Brittini Lothlen
Oakland Rent Adjustment Program

000207



P.O. BOX 70243, OAKLAND, CA 94612-2043

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 NUMBER: L17-0061, Feiner, et al. v. Tenants
PROPERTY ADDRESS: 1153 - 63rd St., Oakland, CA
DATE OF HEARING: August 8, 2017
DATE OF DECISION: August 28, 2017
APPEARANCES: Michael Feiner (Owner)
(No Appearance by any Tenant)

SUMMARY OF DECISION

The owners' petition is partly granted.

CONTENTIONS OF THE PARTIES

The owners filed a petition which seeks a Certificate of Exemption for the subject building on the ground that it has been "newly constructed" and also on the ground of "substantial rehabilitation." No tenant filed a response to the owners' petition.

THE ISSUES

- (1) Is the subject building "newly constructed," and are the rental units in the building exempt from the Rent Adjustment Ordinance on that basis?
- (2) Has the subject building been 'substantially rehabilitated?'

EVIDENCE

New Construction: At the Hearing, owner Michael Feiner testified that, prior to construction, there was an existing single-family house. This is known as Unit "A." The owner testified that

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he “gutted” the existing single family house, and increased it in size. He also raised the house, and constructed 2 new units beneath it. These new units are known as Units “B” and “C.” The owner submitted a Building Permit for the house, which was issued on February 23, 2012.¹ The permit describes the work as “Raise Dwelling and Add Two Units Beneath.” The permit was “finalized” on June 27, 2013.

Substantial Rehabilitation: The owners attached to their petition a statement that certain work was done on the subject building and that the building contains a certain number of square feet. The owners submitted no documentation in support of this claim.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

New Construction: The Oakland Rent Adjustment Ordinance² states that dwelling units are not “covered units” under the Ordinance if such units “were newly constructed and received a certificate of occupancy on or after January 1, 1983.” The Board has repeatedly held that a “finalized” building permit is the practical equivalent of a Certificate of Occupancy.³ The dwelling units must be entirely newly constructed or created from space that was formerly entirely non-residential.

The 2 units new units in the subject building meet this requirement. The former single family house – whether it has been enlarged or not – was neither entirely newly constructed nor was it created from space that was formerly entirely non-residential. Therefore, it is found that only the two new units in the subject building – Units “B” and “C” – are exempt from the Rent Adjustment Ordinance on the ground that the units have been “newly constructed.”

Substantial Rehabilitation: O.M.C. 8.22.030(A)(6) states that dwelling units located in “substantially rehabilitated buildings” are not “covered units” under the Rent Ordinance.

- a. In order to obtain an exemption based on substantial rehabilitation, an owner must have spent a minimum of fifty (50) percent of the average basic cost for new construction for a rehabilitation project.
- b. The average basic cost for new construction shall be determined using tables issued by the chief building inspector applicable for the time period when the substantial rehabilitation was completed.⁴

An owner has the burden of proving that a building has been substantially rehabilitated by presenting convincing evidence of construction costs (i.e., invoices and proof of payment) as

¹ Exhibit No. 1, which was admitted into evidence

² O.M.C. Section 8.22.030(A)(5)

³ Peacock, et al. v. Vulcan, T05-0110 & Williams v. Taplin, T12-0112

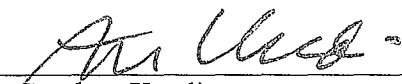
⁴ O.M.C. Section 8.22.030(B)(2)

well as competent evidence of the square footage of the building.⁵ The owners submitted no such documentation. Therefore, this part of the owners' petition is denied.

ORDER

1. Petition L17-0061 is partly granted.
2. The subject building is not exempt from the Rent Adjustment Ordinance on the ground of substantial rehabilitation.
3. Unit "A" is not exempt from the Rent Adjustment Ordinance.
4. The lower Units, "B" and "C," are exempt from the Rent Adjustment Ordinance on the ground of new construction.
5. A Certificate of Exemption for the subject units will be issued upon this Decision becoming final.
6. **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) calendar days after service of the decision. The date of service is 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: August 28, 2017



Stephen Kasdin
Hearing Officer
Rent Adjustment Program

⁵ Appeal Decisions in Ullman v. Breen, T04-0158 & Rose v. Polanski, T05-0233

PROOF OF SERVICE

Case Number L17-0061

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

Resident
1153 63rd St #C
Oakland, CA 94609

Resident
1153 63rd St #B
Oakland, CA 94609

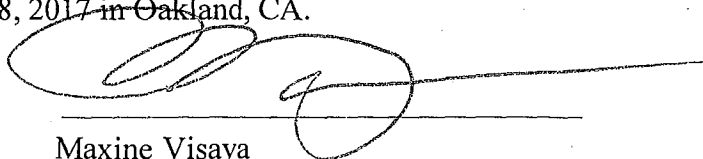
Resident
1153 63rd St #A
Oakland, CA 94609

Owner

Michael Feiner & Jennifer Shy
P.O. Box 86
Berkeley, CA 94701

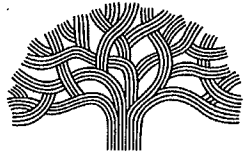
I am readily familiar with the City of Oakland's practice of collection and processing correspondence for mailing. Under that practice an envelope placed in the mail collection receptacle described above would be deposited in the United States mail with the U.S. Postal Service on that same day with first 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 September 08, 2017 in Oakland, CA.



Maxine Visaya

000211



CITY OF OAKLAND

CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
(510) 238-3721

For date stamp.

2017 SEP 27 PM 4:07

APPEAL

Appellant's Name Michael Feiner & Jennifer Shy		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	
Property Address (Include Unit Number) 1153 63rd Street, Apartment A, Oakland, CA 94608			
Appellant's Mailing Address (For receipt of notices) POBox 86 Berkeley, CA 94701		Case Number L17-0061	Date of Decision appealed September 27, 2017
Name of Representative (if any)		Representative's Mailing Address (For notices)	

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*

2) Appealing the decision for one of the grounds below (required):

- a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, regulation or prior Board decision(s) and describe how the description is inconsistent.)*
- b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
- c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
- d) The decision violates federal, state or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
- e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*

For more information phone (510) 238-3721.

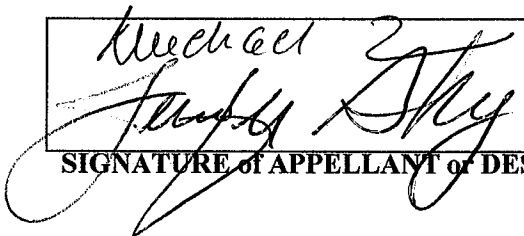
- f) **I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim.** (In your explanation, you must describe how you were denied the chance to defend your claims and what evidence you would have presented. Note that a hearing is not required in every case. Staff may issue a decision without a hearing if sufficient facts to make the decision are not in dispute.)
- g) **The decision denies the Owner a fair return on my investment.** (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h) **Other.** (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

Submissions to the Board are limited to 25 pages from each party. Please number attached pages consecutively.
 Number of pages attached: 2.

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 September 27, 2017, 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:

<u>Name</u>	Daniel Abud
<u>Address</u>	1153 63rd Street, Unit A
<u>City, State Zip</u>	Oakland, CA 94608
<u>Name</u>	
<u>Address</u>	
<u>City, State Zip</u>	

 SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE	9/27/2017 DATE
-------------------------------------------------------------------------------------------------------------------------------------------	-------------------

For more information phone (510) 238-3721.

September 27, 2017

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

Case Number: L17-0061
Property Address: 1153 63rd Street, Unit A, Oakland, CA 94608
Date of Hearing: August 8, 2017
Date of Decision: August 28, 2017
Date of Service: September 8, 2017
Deadline Date for Appeal: September 28, 2017

Explanation of grounds for Appeal:

Prior to submitting the original Landlord Petition for Certificate of Exemption we consulted with City of Oakland staff as to what documentation to submit in support of our Petition. The Exemption we filed was for both New Construction of two units and Substantial Rehabilitation of the remaining building. We were granted exemption for newly constructed Units B and C but were denied exemption for Unit A. We were given and relied on ambiguous and contradictory information, so did not understand the process and what was required, and consequently were denied a sufficient and informed opportunity to present the full existing documentation to support our Petition. Today we spoke with Keith Mason who provided clear information. We ask for the opportunity to present this existing documentation in support of our Petition via this Appeal.

The Scope of Work for this project was extensive. The existing single story building was raised to create a new two story building. Both the newly created units and the substantial rehabilitation were in the same building and was achieved through expansion of the existing building. Prior to construction this was a Single-Family house which is exempt under the Costa-Hawkins Rental Housing Act. However, post construction, this Single-Family house was then one of three apartment units. We were told that this might be considered three newly created units – not two newly created units plus substantial rehabilitation of a Single-Family house because the floor plan of the existing house changed significantly. For instance, the existing house was 2 bedrooms plus 1 bathroom, a minimal kitchen and no laundry (washer and dryer). The new unit is 3 bedrooms plus 1 bathroom, a full kitchen and laundry.

Because the Scope of Work was so extensive, the construction receipts, bank statements, plans and other documentation fill multiple large binders. We asked City of Oakland staff if we were to photocopy every document within these multiple large binders.

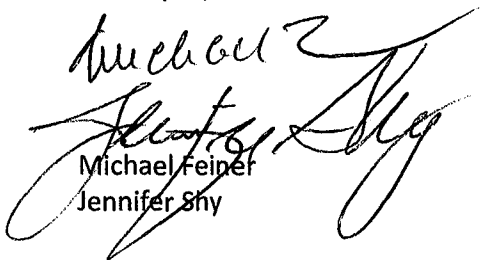
In response we were referred to the paragraph entitled "Substantial Rehabilitation" on the Landlord Petition for Certificate of Exemption. Although this paragraph states "This applies only to entire buildings" we were told that our

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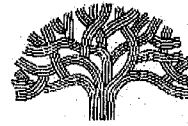
Scope of Work fell within this definition. This paragraph goes on to state "An owner must have spent a minimum of fifty (50) percent of the average basic cost for new construction for a rehabilitation project. The average basic cost for new construction is determined using the tables issued by the Chief Building Inspector applicable for the time period when the Substantial Rehabilitation was completed". We were told that in lieu of submitting binders of receipts, bank statements, etc., these Construction Valuation tables would take precedence. We submitted the Construction Valuation tables for the period when the substantial rehabilitation took place, together with an explanation of the Alameda County Assessor's valuation prior to construction, square footage calculations (using the Construction Valuation tables) and the property's City-issued Building Permit with Final Building Inspection approval. For the first time, at our Hearing, we were told that this was not sufficient documentation to support our Petition.

Because we didn't understand the process or the extent of documentation required and were given and relied on ambiguous and contradictory information we were denied a sufficient opportunity to present the full underlying documentation to support our Petition. We respectfully ask for the opportunity to present this existing documentation in support of our Petition via this Appeal.

Thank you,



Michael Feiner
Jennifer Shy



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 5313
OAKLAND, CALIFORNIA 94612-2034

Housing and Community Development Department
Rent Adjustment Program

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

Housing, Residential Rent and Relocation Board (HRRRB)

APPEAL DECISION

CASE NUMBER: L17-0061, Feiner v. Tenants

APPEAL HEARING: October 11, 2018

PROPERTY ADDRESS: 1153 63rd Street
Oakland, CA

APPEARANCES: Joshua Safran Owner Appellant Representative
Michael Feiner Owner
No appearance by tenants

Procedural Background

The owner requested a certificate exemption for a building which consisted of three units on the basis of new construction. Prior to the construction there was a single family residence (nit A).

The hearing decision granted an exemption based on new construction for units B and C and denied the exemption for unit A on the grounds that unit A was not new construction and was not created from prior non-residential space.

Grounds for Appeal

The owner appealed from the portion of the hearing decision which denied a certificate of exemption based on new construction and substantial

rehabilitation for unit A on the grounds that he was denied a sufficient opportunity to present his claim.

The owner contended that he was given contradictory and ambiguous information by Rent Program staff, and was denied a full opportunity to present his case; that the subject unit was a singlefamily residence under Costa-Hawkins and remains an exempt unit; that it does not lose its exempt status by developing additional dwelling units. The Lower floor of the house was raised and two units were created on the bottom floor.

The owner contended that this was a single family home exempt under Costa-Hawkins, and is forever exempt. Even if they added two units to a single family home, it is still exempt. The two lower units already are exempt. It may be considered as a triplex which is a new unit.

Appeal Hearing and Decision

The Board discussed whether the owner built a triplex or whether the single family residence exemption applies when secondary units are added.

The Owner stated that he spent far in excess of the 50% of new construction costs for 1,310 square feet, or \$94,621.00. The owner stated he has receipts for \$460,000 and over \$125,000 for unit A. There was nothing in the ordinance that required any specific evidence. The owner stated that he asked if anything further was needed and the hearing officer was dismissive and did not provide an opportunity to submit additional documents.

The Board discussed whether the case should be remanded for a further evidentiary hearing regarding substantial rehabilitation.

U. Fernandez moved to affirm the hearing decision based on substantial evidence. R. Stone seconded. R. Stone withdrew his second. The motion failed.

B. Scott moved to affirm the hearing decision regarding units B and C and remand for reconsideration on new construction and substantial rehabilitation and whether Costa-Hawkins exempts unit A or the entire structure? R. Stone seconded. The Board voted as follows:

Aye: R. Stone, B. Scott
No: U. Fernandez, K. Friedman
Abstain: 0

The motion failed. There was confusion about the consequences of the vote. R. Stone withdrew his vote. K. Friedman moved to vacate the vote. R Stone seconded.

The Board voted as follows:

Aye: R. Stone, B. Scott, K. Friedman
No: U. Fernandez,
Abstain: 0

The motion carried.

K. Friedman moved to affirm the decision regarding units B and C, and remand to the hearing officer for unit A regarding new construction and substantial rehabilitation only. R. Stone seconded. B. Scott offered a friendly amendment that this case is not precedent setting.

The Board voted as follows:

Aye: R. Stone, B. Scott, K. Friedman
No: U. Fernandez,
Abstain: 0

The motion carried.

NOTICE TO PARTIES

Pursuant to Ordinance No(s). 9510 C.M.S. of 1977 and 10449 C.M.S. of 1984, modified in Article 5 of Chapter 1 of the Municipal Code, the City of Oakland has adopted the ninety (90) day statute of limitations period of Code of Civil Procedure, Section 1094.6.

YOU ARE HEREBY NOTIFIED THAT YOU HAVE NINETY (90) DAYS FROM THE DATE OF MAILING OF THIS DECISION WITHIN WHICH TO SEEK JUDICIAL REVIEW OF THE DECISION OF THIS BOARD IN YOUR CASE.



CHANEE FRANKLIN MINOR
BOARD DESIGNEE
CITY OF OAKLAND
HOUSING, RESIDENTIAL RENT AND
RELOCATION BOARD

10/26/18

DATE

PROOF OF SERVICE
Case Number L17-0061

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 documents listed below 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:

Documents Included
Appeal Decision

Owner
Michael Feiner & Jennifer Shy
P.O. Box 86
Berkeley, CA 94701

Owner Representative
Greg McConnell
The McConnell Group
300 Frank H Ogawa Plaza
Oakland, CA 94612

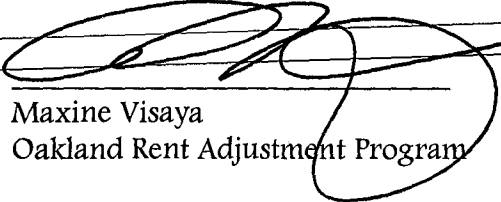
Tenants
Resident
1153 63rd St #C
Oakland, CA 94609

Resident
1153 63rd St #B
Oakland, CA 94609

Resident
1153 63rd St #A
Oakland, CA 94609

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I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on November 05, 2018 in Oakland, CA.



Maxine Visaya
Oakland Rent Adjustment Program

000219

Michael Feiner & Jennifer Shy
P.O.Box 86
Berkeley, CA 94701

May 5, 2019

HAND DELIVERED TO RENT ADJUSTMENT PROGRAM OFFICE

Stephen Kasdin, Hearing Officer
City of Oakland, Rent Adjustment Program
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612

RE: Case Number L17-0061, Feiner, et al. v. Tenants
Property Address: 1153 63rd Street, Oakland, CA 94608

Dear Mr. Kasdin,

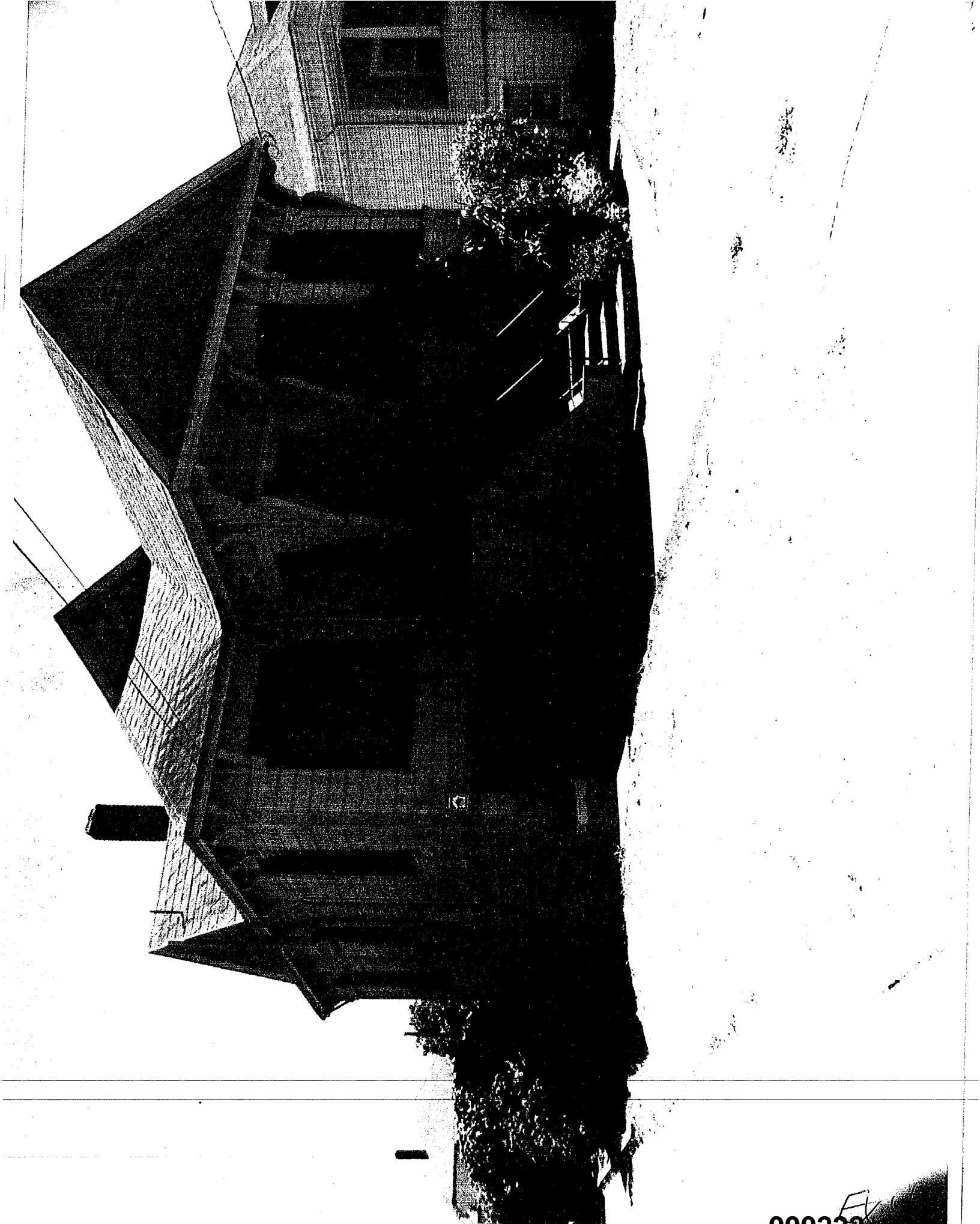
Please find attached the following evidence and documents in support of our petition:

- Owner's Statement for Appeal Hearing from Rudder Law Group.
- Financial statement itemizing and documenting construction improvement expenses.
 - o Expenses are itemized in two categories: Costs Common to Building and Costs Exclusive to Unit A. The scope of this project includes lifting and remodeling an existing single family house and building two apartments on the new ground floor level. The new ground floor level consists of 1309 square feet of living space (Unit B = 655 square feet, Unit C = 654 square feet). The existing second level has 1290 square feet of living space. For purposes of Substantial Rehabilitation compliance 50% of Costs Common to Building has been used as each floor is approximately the same size. 100% of Costs Exclusive to Unit A has been used. Expenses total \$138,405. These expenses represent only those necessary to meet Substantial Rehabilitation compliance.
- Financial statement itemizing all construction expenses for entire project with date of expense and source of payment (check numbers and credit card receipts).
- IRS Form 4562 (Depreciation and Amortization) filed under penalty of perjury with 2013 Federal Income Tax Return. This form corresponds to the financial statement itemizing all construction expenses (\$450,322) for entire project.
- City of Oakland Construction Valuation for Building Permits chart in effect during construction of this project. Per Substantial Rehabilitation compliance the minimum valuation requirement is 50% of construction costs for new Single Family ($\$144.46 \times 50\% = \72.23 per square foot $\times 1290$ square feet = $\$93,177$).
- City of Oakland Building Permit Card with all inspections approved. Final Building Inspection approved 6-20-2013.
- As-built approved construction plans .
- Build It Green GreenPointRated Certificate of Evaluation as required by City of Oakland showing a 49 of 50 point compliance.
- Before and after construction photos of property.
- Receipts for Costs Common to Building. ~~This includes payment method (check number and credit card receipts). This can be cross referenced to financial statement itemizing all construction expenses as well as bank~~

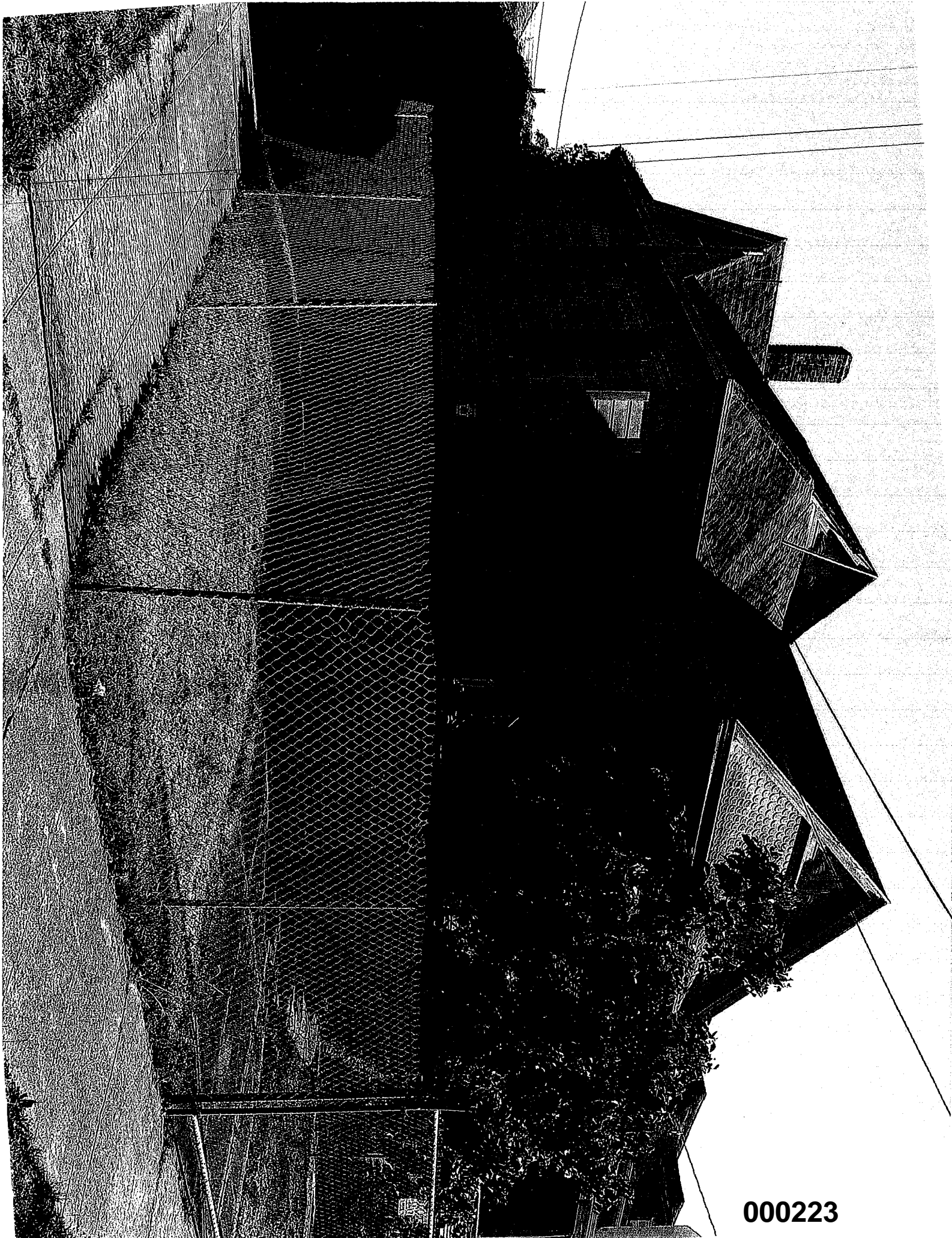
- statements (for check numbers). In some cases the check represents receipt as a receipt from vendor or supplier was not provided at time of payment. No receipts with costs exclusive to Units B & C are included.
- Receipts for Costs Exclusive to Unit A. This includes payment method (check number or credit card receipt). This can be cross references to financial statement itemizing all construction expenses as well as bank statements (for check numbers). In some cases the check represents receipt as a receipt from vendor or supplier was not provided at time of payment.
 - All Bank Statements and check registers for time of construction.

Thank you,

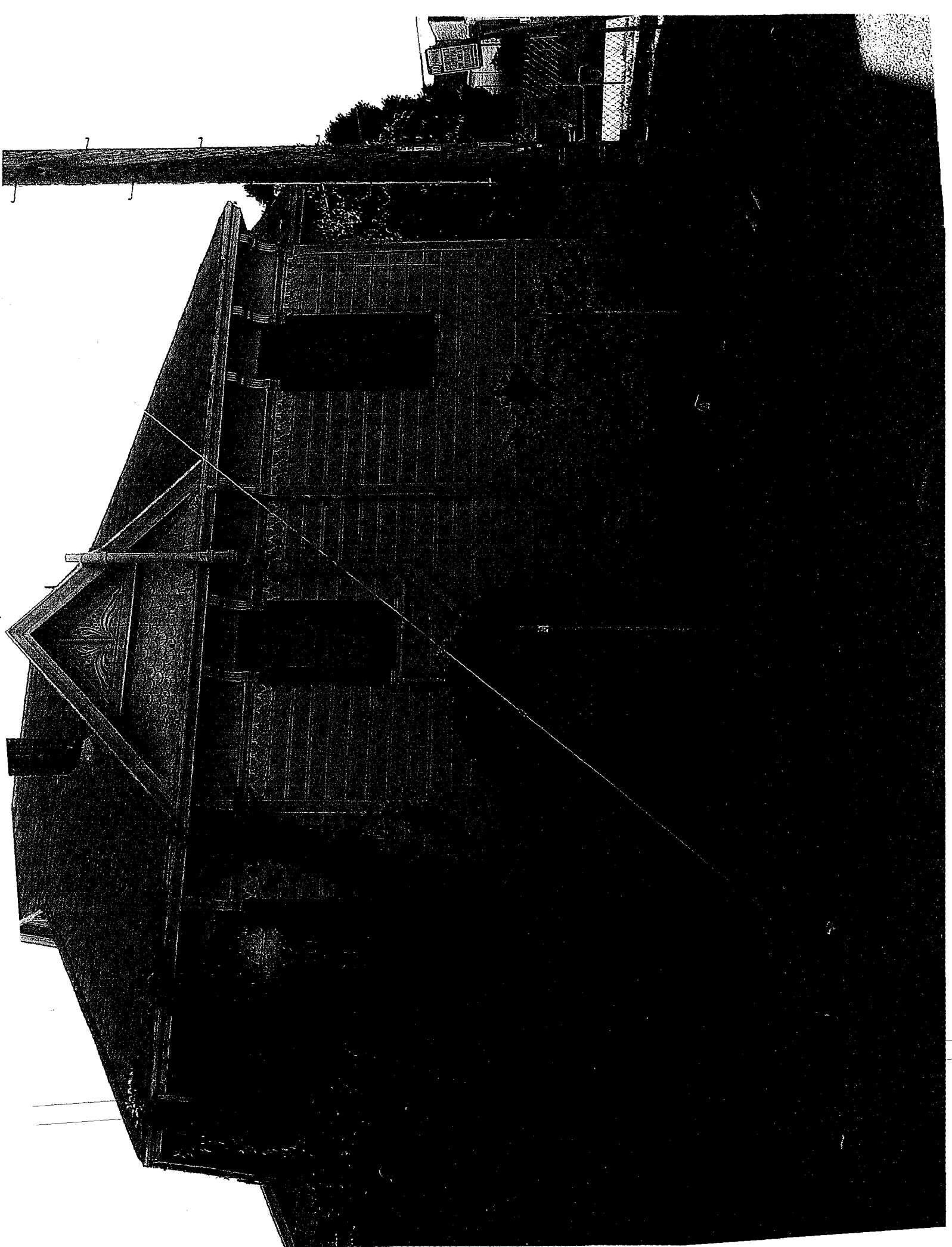
Michael Feiner



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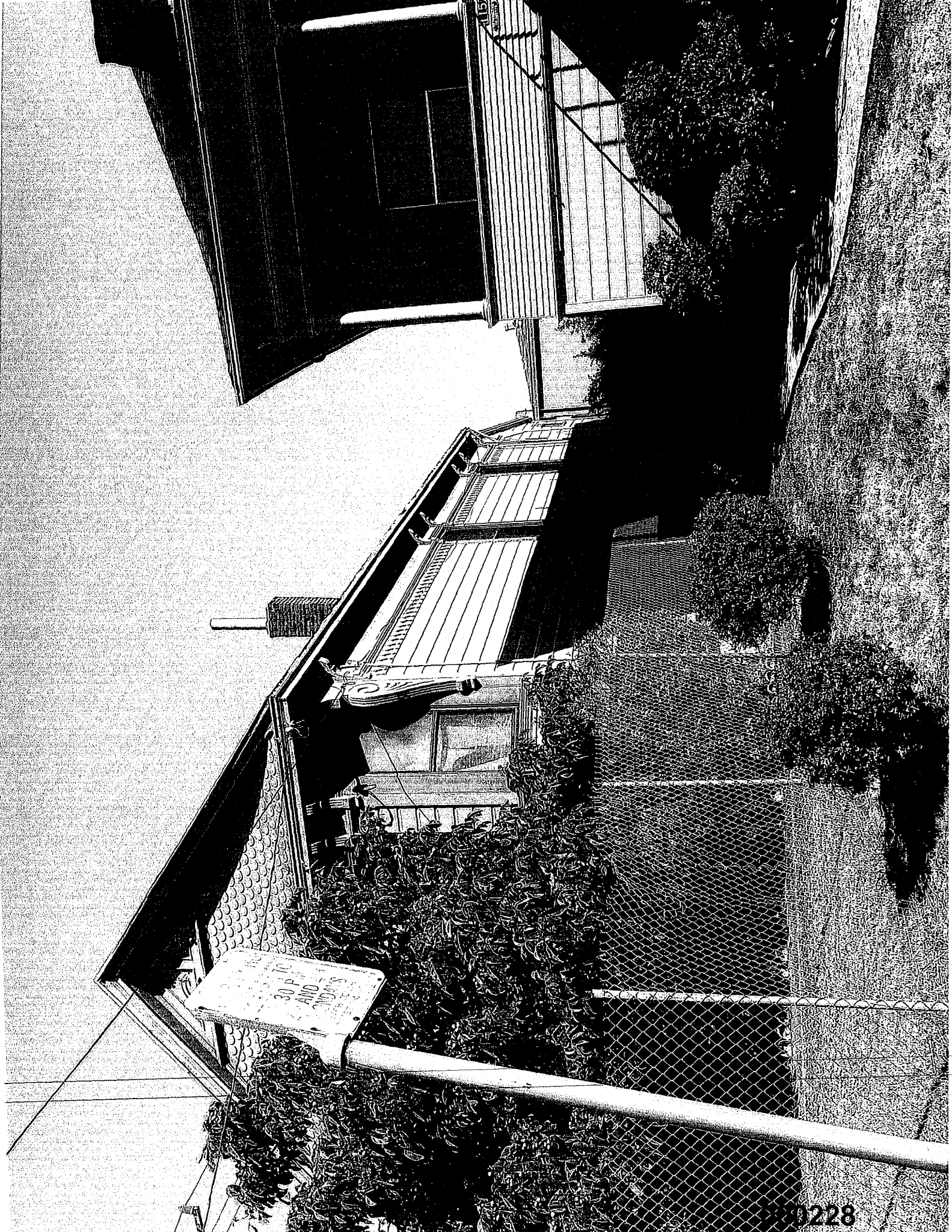


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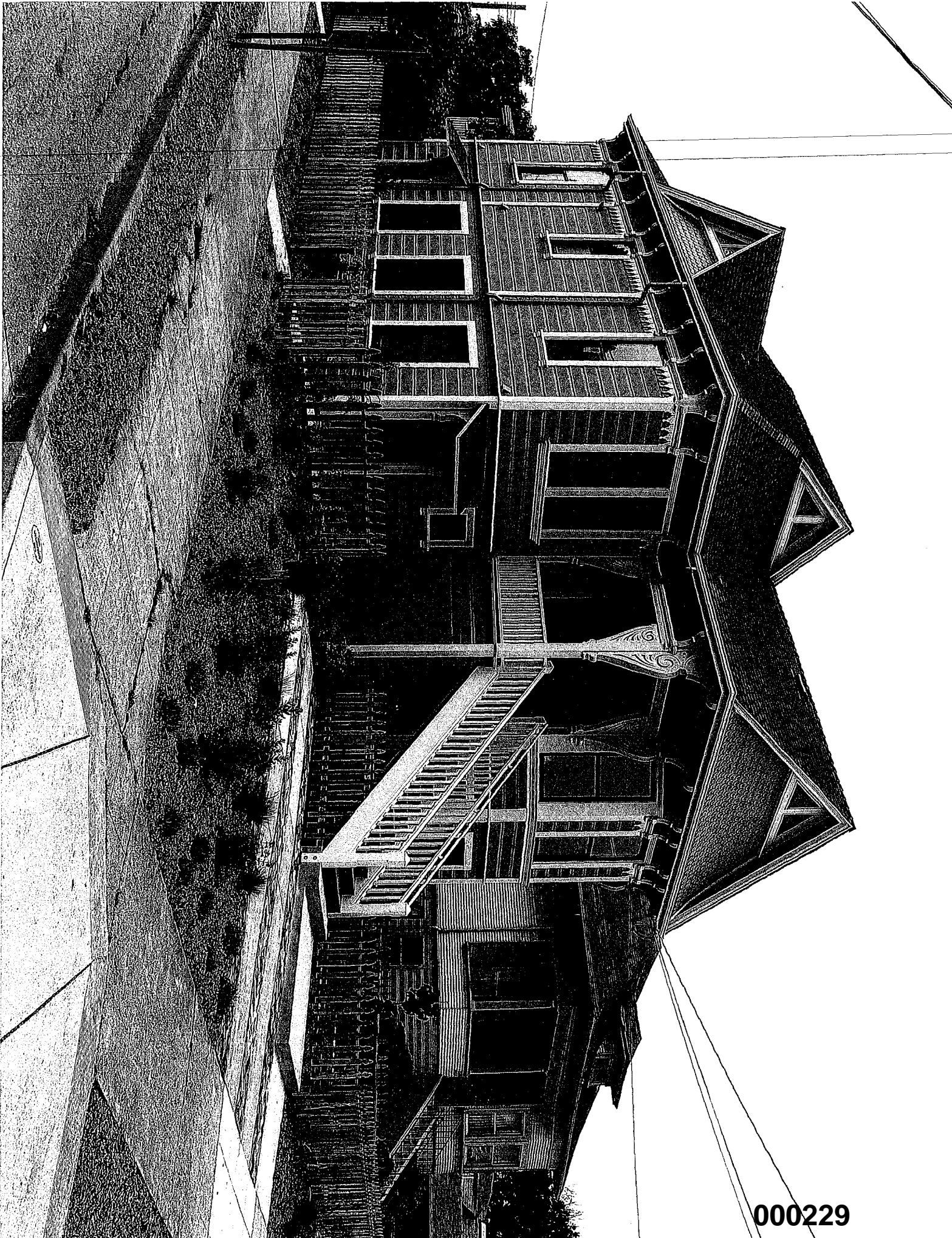


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30 P.M.
AND
5 A.M.
CLOSURE

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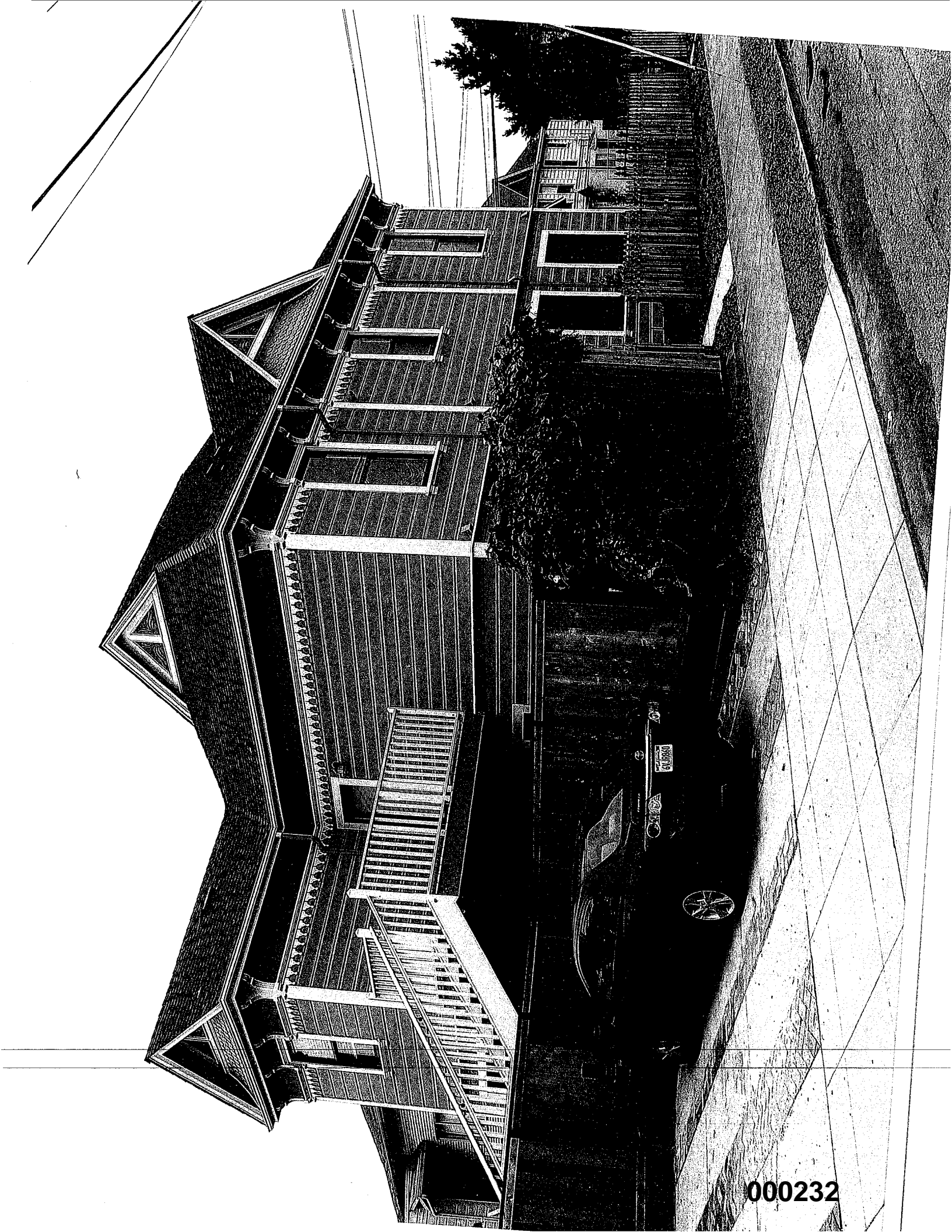


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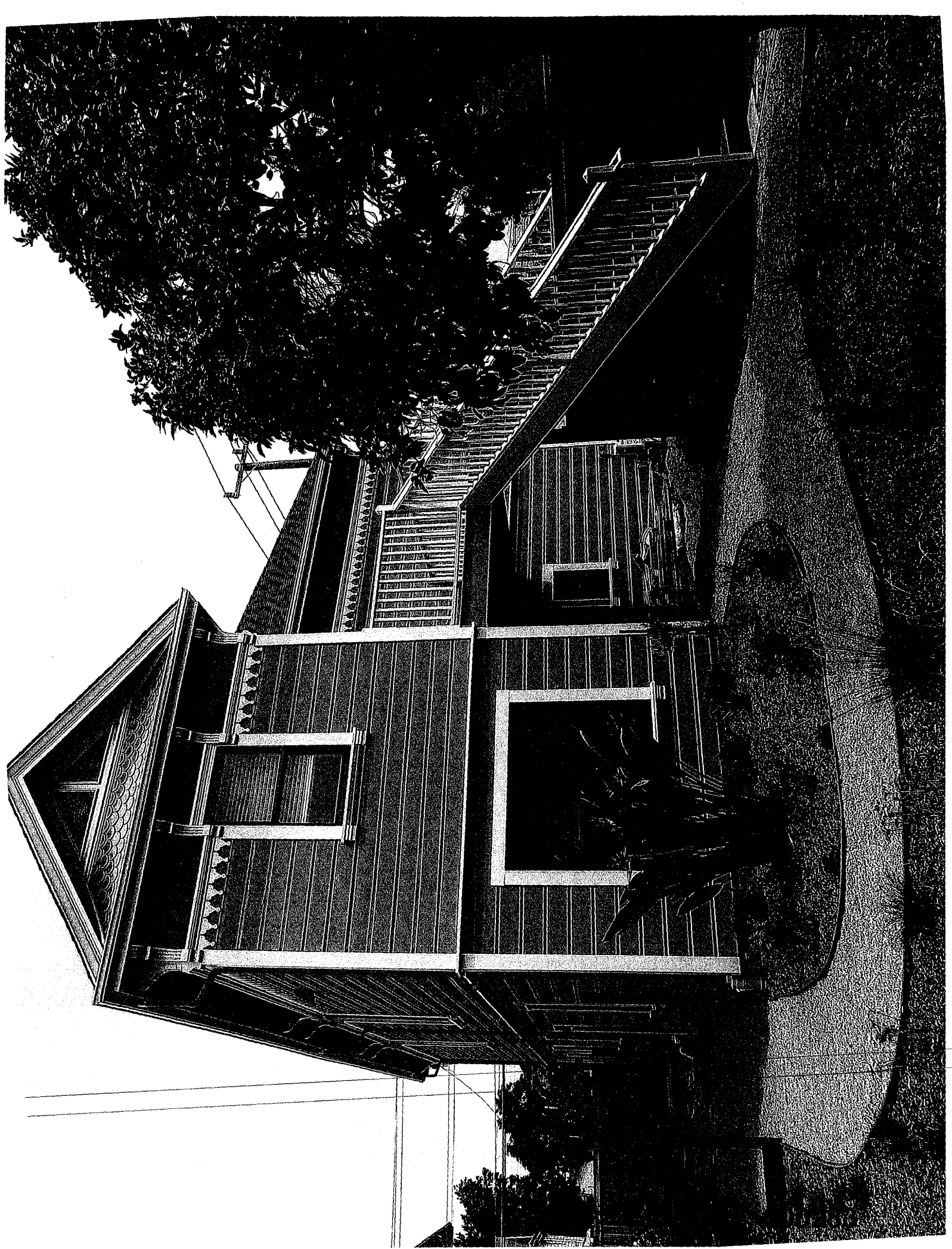


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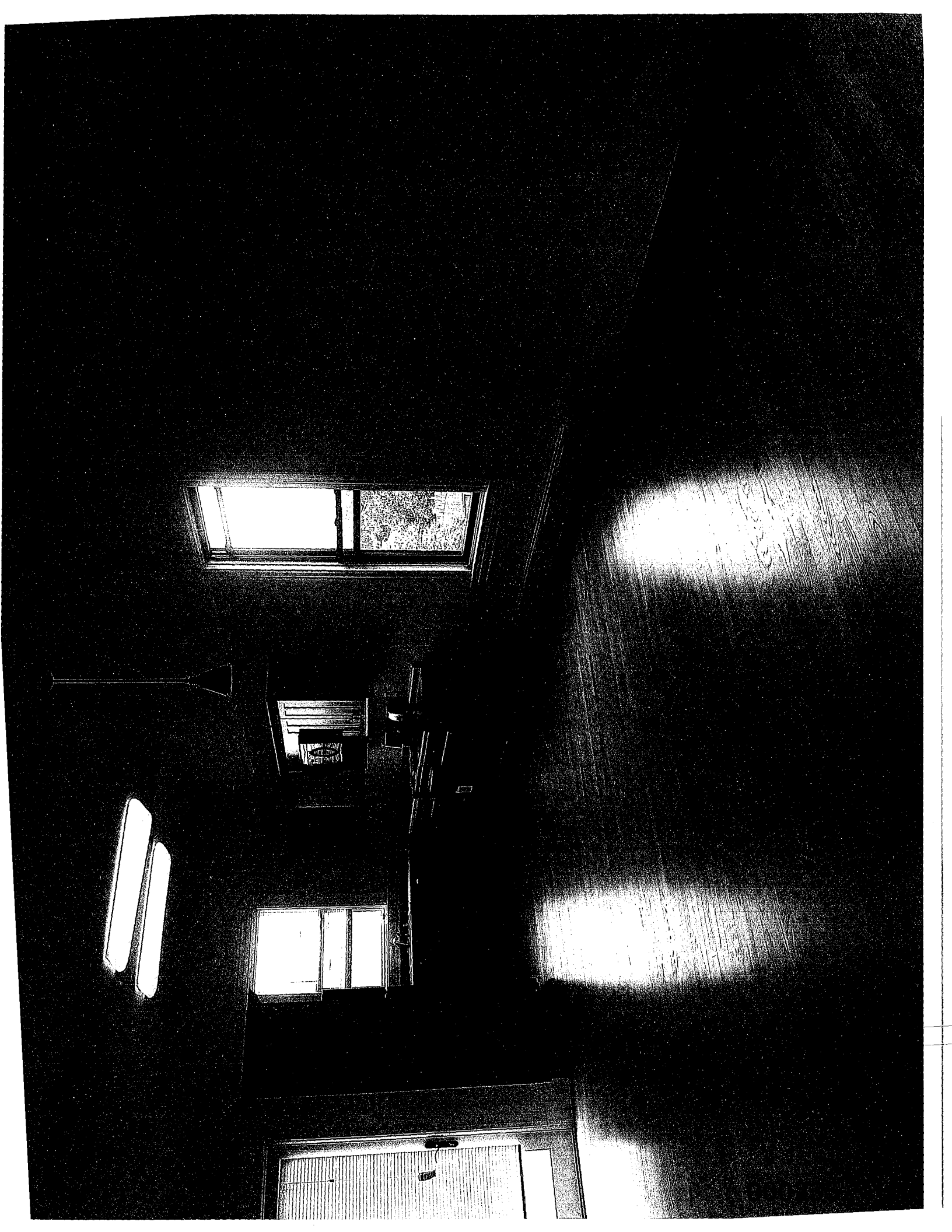


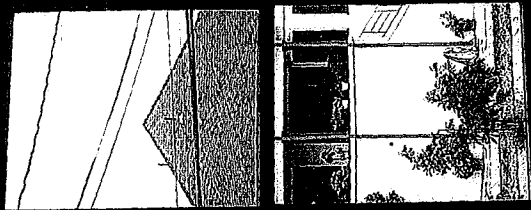


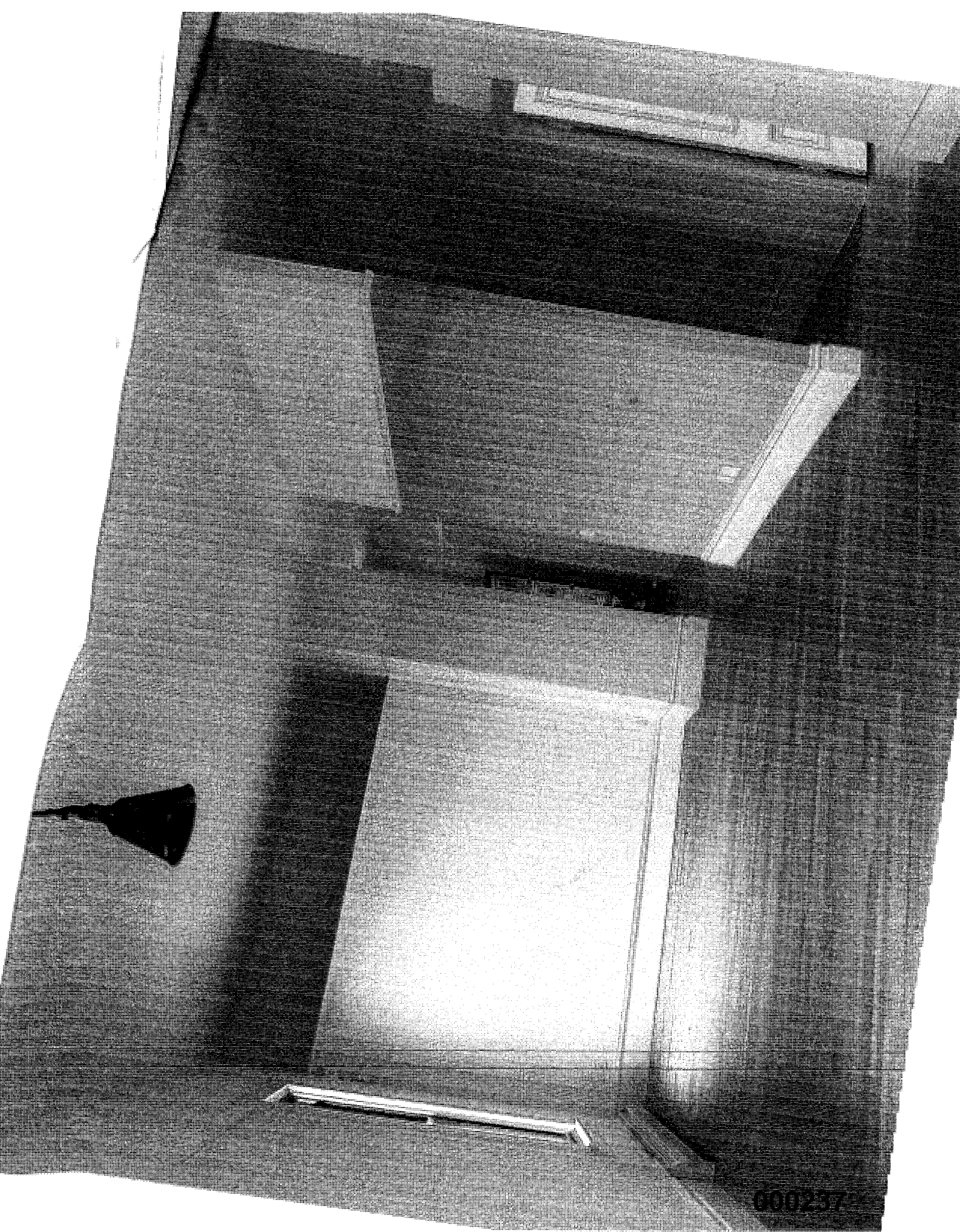
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**Depreciation and Amortization
(Including Information on Listed Property)**

2013

Department of the Treasury
Internal Revenue Service (99)

▶ See separate instructions. ▶ Attach to your tax return.

Attachment
Sequence No. **179**

Name(s) shown on return

Identifying number

MICHAEL FEINER AND JENNIFER SHY

Business or activity to which this form relates

Schedule E (rental) - RESIDENTIAL RENTAL

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	500,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,000,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2012 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instrs) ..	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2014. Add lines 9 and 10, less line 12	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Do not include listed property.) (See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2013	17	2,508.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		<input type="checkbox"/>

Section B - Assets Placed in Service During 2013 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19 a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs		S/L	
h Residential rental property	7/01/13	450,322.	27.5 yrs	MM	S/L	7,507.
i Nonresidential real property			39 yrs	MM	S/L	

Section C - Assets Placed in Service During 2013 Tax Year Using the Alternative Depreciation System

20 a Class life					S/L	
b 12-year			12 yrs		S/L	
c 40-year			40 yrs	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	10,015.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Sales Order



PJ's Rebar Inc.
 Office (510) 743-5300
 Fax (510) 360-5354
 Lien Releases - prelien@pjsrebar.com
 45055 Fremont Blvd.
 Fremont, CA 94538 USA

CUSTOMER

Order Number: 0000284161
 Order Date: 4/23/2012
 Change Order: 0
 Confirm No:
 Job: 0717
 Salesperson: Nathan King
 Customer: CASH
 Customer PO:

Sold To	Ship To
CASH CUSTOMER USA	FEINER CONST 1153 63RD ST MICHAEL 510-367-1778 OAKLAND, CA USA

Handwritten: \$4,072.10

DEL 2 4/24/12 SO#284161 ADDON

Acknowledged	Requested	Ship Via	F.O.B	Terms
	4/24/2012	PJ's Truck	Delivery to Jobsite	Cash

Item	Ordered	Quantity Shipped	UOM	Unit Price	Amount
1 AB5812HDG 5/8 X 12 ANCHOR BOLTS HDG (F53)	1.000	0.000	Sack	51.9900 /Sack	51.99
2 NUT58HDG NUT 5/8" HDG	20.000	0.000	Pcs	0.1500 /Pcs	3.00
3 WPW58HDG 5/8 WASHER PLATE HDG	95.000	0.000	Pcs	1.9900 /Pcs	189.05
4 SSTB16HDG STAB 16 HDG (F31)	4.000	0.000	Pcs	4.9900 /Pcs	19.96
5 SSTB24HDG STAB 24 HDG (F39)	2.000	0.000	Pcs	13.9900 /Pcs	27.98

Total Weight: 0 Lbs

C.O.D.

- Accounts will be charged 1 1/2% per month (Annual Percentage Rate 18%) on past due balance.
- No returns for credit will be made without prior authorization and goods returned will be subject to handling charge.
- All claims for shortages or allowances must be made on date of delivery.
- Articles furnished for use in the improvement of real property may be subject to the mechanics lien laws of the California civil code.
- Title to the above merchandise to remain with PJ Lumber Inc. until all sums due under this contract have been paid in full.
- In case of collection by suit or otherwise, buyer agrees to pay all attorneys fees and court costs incurred.

Net Order: 291.98
 Discount: 0.00
 Freight: 0.00
 Sales Tax: 25.55

Balance: USD 317.53



0000284161

Signature X _____

T2-C

000239

Sales Order



PJ's Rebar Inc.
 Office (510) 743-5300
 Fax (510) 360-5354
 Lien Releases - prelien@pjsrebar.com
 45055 Fremont Blvd.
 Fremont, CA 94538 USA

CUSTOMER

Order Number: 0000284344
 Order Date: 4/26/2012
 Change Order: 0
 Confirm No:
 Job: 0717
 Salesperson: John Feil
 Customer: CASH
 Customer PO:

Sold To	Ship To
CASH CUSTOMER USA	MICHAEL FEINER 510-367-1778 CA USA

W/C 6AM 4/27/12 SO#284344

Acknowledged	Requested	Ship Via	F.O.B	Terms
	4/27/2012	Pick-Up	Pick-Up from PJ's	Cash

Item	Ordered	Quantity Shipped	UOM	Unit Price	Amount
Reinforcing Steel Per Release 4EJM, Release 8176-0, Drawing, W/C 6AM 4/27/12 SO#284344 1 FABDEF FABRICATED REBAR	31.000	0.000	lbs	0.7000 /lbs	21.70

C.O.D.

Total Weight: 31 Lbs

- Accounts will be charged 1 1/2% per month (Annual Percentage Rate 18%) on past due balance.
- No returns for credit will be made without prior authorization and goods returned will be subject to handling charge.
- All claims for shortages or allowances must be made on date of delivery.
- Articles furnished for use in the improvement of real property may be subject to the mechanics lien laws of the California civil code.
- Title to the above merchandise to remain with PJ Lumber Inc. until all sums due under this contract have been paid in full.
- In case of collection by suit or otherwise, buyer agrees to pay all attorneys fees and court costs incurred.

Net Order: 21.70
 Discount: 0.00
 Freight: 0.00
 Sales Tax: 1.90

Balance: USD 23.60



0000284344

Signature X _____

T2-C

000240

4313 0155 4527 0524
 April 14 - May 14, 2012
 Page 3 of 6

Transactions continued

Transaction Date	Posting Date	Description	Reference Number	Account Number	Amount	Total
Purchases and Adjustments						
04/20	04/23	ACAPULCO ROCK & SOIL RICHMOND CA	0527	4458	189.23	ST → ST
04/23	04/26	PJ'S REBAR 510-7435300 CA	0021	4458	4,072.10	ST → ST
04/25	04/28	THE LUMBER BARON 510-526-7224 CA	7170	4458	89.10	ST → ST
04/27	05/01	PJ'S REBAR 510-7435300 CA	1812	4458	23.60	ST → ST
04/27	05/01	THE LUMBER BARON 510-526-7224 CA	8183	4458	15.67	> → ST
05/01	05/04	THE LUMBER BARON 510-526-7224 CA	1910	4458	101.82	
05/08	05/10	NV MORAN OAKLAND CA	5669	0524	11.48	600
05/09	05/10	BB HAZON 866-992-3374 CA 13649593701	8106	0524	180.00	745
05/10	05/11	ONE STOP AUTO PARTS EMERYVILLE CA	0046	0524	16.64	732
05/11	05/14	ROYAL GROUND COFFEE ALBANY CA	2505	0524	12.75	835
05/12	05/14	CHILDRENS HOSPITAL AND OAKLAND CA	0170	0524	7.50	840
						\$5,133.70
Interest Charged						
05/14	05/14	Interest Charged on Purchases			0.00	
05/14	05/14	Interest Charged on Balance Transfers			0.00	
05/14	05/14	Interest Charged on Dir Dep&Chk CashAdv			0.00	
05/14	05/14	Interest Charged on Bank Cash Advances			0.00	
						\$0.00

2012 Totals Year-to-Date	
Total fees charged in 2012	\$0.00
Total interest charged in 2012	-\$13.36

Handwritten: 4085/77
 ST
 # 4,491.52

Important Messages

OVERDRAFT PROTECTION

What You Should Know:

If your Bank of America® checking account was opened in Washington or Idaho and is linked to this credit card account for Overdraft Protection, we'll transfer money in increments of \$100 - previously set at \$25. For example, if the overdraft amount was \$15, starting on August 18, 2012, we will now transfer \$100 from this account to your Bank of America checking account to cover the overdrawn amount.

We're not changing the amount of the fee for Overdraft Protection Cash Advances.

Remember, Overdraft Protection is an optional service that you can cancel at any time through online banking, or by calling us or visiting a banking center.

Amendment to Your Credit Card Agreement:

Effective August 18, 2012, the Overdraft Protection section of your agreement is amended by deleting the phrase "\$25 if you opened your checking account in Washington or Idaho;"



Sales Order



PJ's Rebar Inc.
 Office (510) 743-5300
 Fax (510) 360-5354
 Lien Releases - prelien@pjsrebar.com
 45055 Fremont Blvd.
 Fremont, CA 94538 USA

Order Number: 0000286801
 Order Date: 6/12/2012
 Change Order: 0
 Confirm No:
 Job: 0717
 Salesperson: John Feil
 Customer: CASH
 Customer PO:

Sold To	Ship To
CASH CUSTOMER USA	FEINER CONST 1153 63RD STREET MIKE [REDACTED] OAKLAND, CA USA

DEL 1 6/13/12 SO#286801

Acknowledged	Requested	Ship Via	F.O.B	Terms
	6/13/2012	PJ's Truck	Delivery to Jobsite	Cash

Item	Ordered	Quantity Shipped	UOM	Unit Price	Amount
Reinforcing Steel Per Release 4GEN, Release 8304-0, Drawing , DEL 1 6/13/12 SO#286801 1 FABDEF FABRICATED REBAR	1,062.000	0.000	lbs	0.7000 /lbs	743.40

C.O.D.

Total Weight: 1,062 Lbs

Net Order: 743.40
 Discount: 0.00
 Freight: 0.00
 Sales Tax: 65.05

1. Accounts will be charges 1 1/2% per month (Annual Percentage Rate 18%) on past due balance.
2. No returns for credit will be made without prior authorization and goods returned will be subject to handling charge.
3. All claims for shortages or allowances must be made on date of delivery.
4. Articles furnished for use in the improvement of real property may be subject to the mechanics lien laws of the California civil code.
5. Title to the above merchandise to remain with PJ Lumber Inc. until all sums due under this contract have been paid in full.
6. In case of collection by suit or otherwise, buyer agrees to pay all attorneys fees and court costs incurred.

Balance: USD 808.45



0000286801

Signature X _____

T2-C



June Statement for activity from May 19, 2012 through Jun. 20, 2012
MICHAEL A FEINER

Inquiries: 1-877-734-6060
Page 2 of 4

REI Visa Rebates

REI Member Number **011 804 76**

Rebate information earned from your REI Visa card:

Description of Purchase Activity	This Statement	Year to Date
Earned Rebates on non-REI Purchases	\$23.97	\$318.45
Earned Rebates on REI Purchases	\$0.45	\$0.45
Total	\$24.42	\$318.90

Transactions

Post Date	Trans Date	Ref. Nbr	Description of Transaction	Amount
Payments and Other Credits				
06/15	06/15	ET	PAYMENT THANK YOU.....	\$1,233.35CR
06/15	06/15	ET	PAYMENT THANK YOU.....	\$10,779.55CR
06/15	06/15	ET	PAYMENT THANK YOU.....	\$1,304.69CR
Purchases and Other Debits				
05/22	05/20	4347	BARNEY'S SOLANO BERKELEY CA.....	\$28.82
05/24	05/23	1489	TRADER JOE'S #072 QPS EMERYVILLE CA.....	\$11.83
05/25	05/24	6685	BERKELEY BOWL MARKE BERKELEY CA.....	\$40.89
05/29	05/25	3802	LUCKY #709 EL CERRI EL CERRITO CA.....	\$27.35
05/29	05/25	1046	SAFEWAY STORE00006767 ALBANY CA.....	\$42.67
05/29	05/25	9490	OAKLAND KOSHER FOODS I OAKLAND CA.....	\$14.47
05/29	05/25	8212	ROYAL GROUND COFFEE ALBANY CA.....	\$15.00
05/29	05/24	2897	SAFEWAY STORE00006767 ALBANY CA.....	\$14.38
05/29	05/25	9423	TRADER JOE'S #108 QPS EL CERRITO CA.....	\$17.24
05/29	05/25	5747	BERKELEY BOWL MARKE BERKELEY CA.....	\$15.92
05/31	05/30	1738	BETTE'S DINER BERKELEY CA.....	\$5.00
05/31	05/30	0153	KYOTO BERKELEY CA.....	\$23.96
06/01	05/31	0038	IMPORT TILE BERKELEY CA.....	\$751.44
06/04	06/01	3505	SAFEWAY STORE00006767 ALBANY CA.....	\$21.02
06/04	06/01	4837	THE CHEESE BOARD CO BERKELEY CA.....	\$43.50
06/04	06/01	6408	BERKELEY BOWL MARKE BERKELEY CA.....	\$70.56
06/08	06/06	0609	SAFEWAY STORE00006767 ALBANY CA.....	\$9.98
06/12	06/11	4584	TRADER JOE'S #108 QPS EL CERRITO CA.....	\$22.32
06/12	06/11	0443	SUPERCUTS #001 CA ALBANY CA.....	\$17.00
06/12	0546		REV PROV CRDT GRC*PROACTIV SO.....	\$33.88 ✓
			DEBIT ADJUSTMENT	
06/13	06/11	3808	SAFEWAY STORE00006767 ALBANY CA.....	\$20.93
06/14	06/12	4499	Pj's Rebar 510-7435300 CA.....	\$496.01
06/14	06/12	4762	Pj's Rebar 510-7435300 CA.....	\$312.44
06/15	06/14	3083	CI OF BERKELEY SHATTUC BERKELEY CA.....	\$1.50
06/15	06/14	1391	BERKELEY BOWL MARKE BERKELEY CA.....	\$63.05
06/15	06/14	6410	ROYAL GROUND COFFEE ALBANY CA.....	\$14.75
06/18	06/15	4220	FOODMAXX #462 NEWAR NEWARK CA.....	\$2.68
06/18	06/15	1939	CVS PHARMACY #1283 OAKLAND CA.....	\$6.24
06/18	06/15	2370	SAFEWAY STORE00006767 ALBANY CA.....	\$50.67
06/18	06/16	5673	TSP*Travel 877-283-5585 WA.....	\$191.12
06/19	06/15	7598	BERKELEY BAGELS BERKELEY CA.....	\$11.57
06/19	06/17	9778	IN-N-OUT BURGER 000000 OAKLAND CA.....	\$7.67
Interest Charged				
05/21			INTEREST REVERSAL.....	\$0.01CR
			TOTAL INTEREST FOR THIS PERIOD.....	\$0.01CR

808.45

Gabe
Freeman
TO YOU,

2012 Totals Year-to-Date	
Total Fees Charged in 2012	\$0.00
Total Interest Charged in 2012	\$0.02CR

Trost Jacking & Heavy Moving, Inc.

3552 Concord Blvd.
Concord, CA 94519

Invoice

Date	Invoice #
3/26/2012	386

Bill To
Michael Feiner
1153 63 rd St Oak

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Raise	Raise existing structure 3 feet and lower 6"	4,500.00			0.75	4,500.00	75.00%	75.00%	3,375.00
	EXCLUDES:								
	Permits and fees								
	Cosmetic damage								
	Engineering								
	All utility disconnect and reconnect								
	Leveling								
	Parches								
	Payment: 75% is due when the house is raised, the balance when lowered and equipment is removed								
	Rent: Rent is due on equipment 90 days after installation at a rate of \$25.00 a day.								
This estimate expires in 60 days.						Total			
						Payments/Credits			
						Balance Due			

CK #1121
4/2/12

Phone #	Fax #	E-mail	Web Site
925-686-6216	925-686-6221	tjdrayage@sbcglobal.net	www.TrostHeavyMovers.com

Trost Jacking & Heavy Moving, Inc.

3552 Concord Blvd.
Concord, CA 94519

Invoice

Date	Invoice #
6/12/2012	401

Bill To
Michael Feiner 1153 63rd Ct Oak

		P.O. No.	Terms	Project					
Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Raise	Raise existing structure 3 feet and lower 6"	4,500.00	3,375.00	75.00%	0.25	4,500.00	25.00%	100.00%	1,125.00
	EXCLUDES: Permits and fees Cosmetic damage Engineering All utility disconnect and reconnect Leveling Porches								
	Payment: 75% is due when the house is raised, the balance when lowered and equipment is removed								
	Rent: Rent is due on equipment 90 days after installation at a rate of \$25.00 a day.								
This estimate expires in 60 days						Total			
						Payments/Credits			
						Balance Due			

CK#
1159

Phone #	Fax #	E-mail	Web Site
925-686-6216	925-686-6221	tjdrayage@sbcglobal.net	www.TrostHeavyMovers.com

EAST BAY PAINT & DECORATING CENTER **STATEMENT**

990 San Pablo Avenue • Albany, CA 94706
 PHONE: (510) 524-6582 • FAX: (510) 524-3499

THE BEST SERVICE WITH THE BEST PRODUCTS!
STORE HOURS: M-F 7-5:30 PM & SAT 8-5 PM

CLOSING DATE: 1/31/13
 DUE DATE : 2/15/13
 ACCT: 6261

↑↑↑ DETACH THIS ENTIRE STUB ↑↑↑

MICHAEL FEINER CONSTRUCTION
 P.O. BOX 86
 BERKELEY CA 94707



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				PREV BALANCE	70.35	
1/ 3/13	228935	1	I	PO # 63RD	236.29	
1/ 7/13	229003	1	I	PO # 63RD	208.39	
1/ 7/13	229008	1	I	PO # 63RD	396.30	
1/ 8/13	229063	1	I	INVOICE	208.39	
1/ 9/13	229108	1	I	INVOICE	104.19	
1/14/13	229255	1	I	INVOICE	396.30	
1/16/13	229398	1	I	PO # 63RD	252.11	
1/18/13	229470	1	I	PO # 63RD STREET	251.36	
1/18/13	229486	1	I	PO # 63RD	729.36	
1/18/13	229498	1	I	PO # 63RD	47.03	
1/21/13	229541	1	I	PO # 63RD	202.50	
1/23/13	C68472	1	P	PAYMENT - THANK YOU		70.35
1/23/13	229664	1	I	PO # 63RD	109.47	
1/25/13	229745	1	I	PO # 63RD	25.97	
1/25/13	229759	1	I	PO # 63RD STREET	51.94	
1/28/13	229785	1	I	PO # 63RD	32.06	
1/28/13	229807	1	I	PO # 63RD	141.66	
1/30/13	229892	1	I	PO # 63RD	100.29	
				NEW BALANCE	3493.61	
				<i>CK # 1261</i>		
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
3493.61		0.00	0.00	0.00	0.00	

TERMS: DUE 15TH

Call Epicor Business Products @ 800-837-4273

6261

Transaction Codes

- A - Adjustment
- C - Credit
- I - Invoice
- B - Balance Forward
- F - Finance Charge
- P - Payment

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on the next statement.

000246

EAST BAY PAINT & DECORATING CENTER STATEMENT

990 San Pablo Avenue • Albany, CA 94706
 PHONE: (510) 524-6582 • FAX: (510) 524-3499

THE BEST SERVICE WITH THE BEST PRODUCTS!
STORE HOURS: M-F 7-5:30 PM & SAT 8-5 PM

CLOSING DATE: 5/31/13
 DUE DATE : 6/15/13
 ACCT: 6261

DETACH THIS ENTIRE STUB !!!

MICHAEL FEINER CONSTRUCTION
 P.O. BOX 86
 BERKELEY CA 94707



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				PREV BALANCE	18.65	
5/ 6/13	233733	1	I	PO # 603RD	39.18	
5/20/13	234297	1	I	PO # 63RD	31.27	
5/29/13	234660	1	I	PO # 63RD	134.48	
5/29/13	234662	1	C	CREDIT MEMO		103.21
				NEW BALANCE	120.37	
<i>ck# 1323</i>						
CURRENT		1-30 DAYS		31-60 DAYS		61-90 DAYS
120.37		0.00		0.00		0.00
						OVER 90 DAYS
						0.00

TERMS: DUE 15TH

Call Epicor Business Products @ 800-837-4273

6261

Transaction Codes

A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

000247

BAY PAINT & DECORATING CENTER
 990 San Pablo Avenue • Albany, CA 94708
 PHONE: (510) 524-6582 • FAX: (510) 524-3499

STATEMENT

THE BEST SERVICE WITH THE BEST PRODUCTS!
STORE HOURS: M-F 7-5:30 PM & SAT 8-5 PM

CLOSING DATE: 6/30/13
 DUE DATE : 7/15/13
 ACCT: 6261

↑↑↑ DETACH THIS ENTIRE STUB ↑↑↑

MICHAEL FEINER CONSTRUCTION
 P.O. BOX 86
 BERKELEY CA 94707



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				PREV BALANCE	120.37	
6/14/13	235483	1	I	PO # CASA	31.27	
6/19/13	235643	1	I	PO # 63RD	56.40	
6/24/13	C92369	1	P	PAYMENT - THANK YOU		120.37
6/26/13	235958	1	I	PO # 63RD	40.12	
				NEW BALANCE	127.79	
					ck# 1335	
CURRENT		1-30 DAYS		31-60 DAYS	61-90 DAYS	OVER 90 DAYS
127.79		0.00		0.00	0.00	0.00

TERMS: DUE 15TH

TO ORDER CALL EPICOR BUSINESS PRODUCTS 1-800-837-4273

6261

Transaction Codes

- A - Adjustment
- B - Balance Forward
- C - Credit
- F - Finance Charge
- I - Invoice
- P - Payment

000248

EAST BAY PAINT & DECORATING CENTER

990 San Pablo Avenue • Albany, CA 94706
 PHONE: (510) 524-6582 • FAX: (510) 524-3499

STATEMENT

PAGE: 1

THE BEST SERVICE WITH THE BEST PRODUCTS!

STORE HOURS: M-F 7-5:30 PM & SAT 8-5 PM

CLOSING DATE: 8/31/13

DUE DATE : 9/15/13

ACCT: 6261

↑↑↑ DETACH THIS ENTIRE STUB ↑↑↑

MICHAEL FEINER CONSTRUCTION
 P.O. BOX 86
 BERKELEY CA 94707



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				PREV BALANCE	24.72	
8/ 3/13	C99767	1	I	PRE-PAID INVOICE	30.30	30.30
8/31/13	440226	1	F	FINANCE CHARGE	0.50	
				NEW BALANCE	25.22	
<i>CR # 1348</i> <i>630</i>						
YOUR ACCOUNT IS CURRENT, THANK YOU FOR YOUR BUSINESS						
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
0.50		24.72	0.00	0.00	0.00	

FINANCE CHARGE-- TERMS: DUE 15TH FINANCE CHRG: 0.50
 MONTHLY % : 1.50 F/C BALANCE : 24.72
 ANNUAL % : 18.00 F/C MIN AMT : 0.50
 F/C METHOD : A

6261

Transaction Codes

- A - Adjustment
- B - Balance Forward
- C - Credit
- F - Finance Charge
- I - Invoice
- P - Payment

000249

TO ORDER CALL EPICOR BUSINESS PRODUCTS 1-800-837-4273

REQUEST FOR PAYMENT

INVOICE #: 1153-003



RCR, Inc.

Residential and Commercial Roofing, Inc.
3993 Star Ridge Road
Hayward, CA 94542
510-538-1143 FAX 510-538-1161
Lic#799990

Date: January 15, 2013

Michael Finer Construction
P.O. Box 86
Berkeley, CA 94701

Project Address:
1153 63rd Street
Oakland, CA

Labor and material to perform roof work per contract dated 8/28/12.

Contract Amount **\$14,727.00**

Earned: 100% completion **\$14,727.00**

Payments received to date **\$12,000.00**

*\$10,000 ck# 1195
\$2,000 ck# 1239*

Amount due THIS invoice **\$2,727.00**

Balance to finish this project **\$0.00**

**Make check payable to: RCR, Inc.
And remit to address shown above.
Due Upon Receipt of Invoice.**

*\$2,000 ck# 1293
\$727 ck# 1300*

**Past due amounts will incur a monthly charge of 1.5% or a minimum of \$15.00.
Lost or misdirected payments are the responsibility of the owner/requester of the
report and may incur past due finance charge.**

Thank you for your business.

WireNut Electric

California State Contractors License 816418

456 25th Avenue #2
San Francisco, CA 94121
Phone 925.719.7032

Client:
Michael Feiner
1153 63rd Street
Oakland, CA 94608

INVOICE

INVOICE: 06022013-115363rdstreet
CUSTOMER P.O./REF:
DATE: 06.02.2013

Request(s):
Electrical service(s) completed as listed below
Due upon receipt

DESCRIPTION	AMOUNT
Request(s): <ul style="list-style-type: none">➤ Replace all receptacles with tamper resistant type➤ Replace all GFCIs for kitchens and bathrooms with tamper resistant type➤ Replace all exterior GFCIs receptacles with water/tamper resistant type➤ Install 3 spring wound timers in each of the 3 bathrooms	
Material(s): (46) Receptacles TR, (16) GFCIs TR, (6) GFCIs WTR, (3) spring wound timers	\$575.32
Labor: 05.17.2013 10:00-5:00 05.18.2013 3:30-5:00	\$255.00
SUBTOTAL	830.32
CREDITS/PAYMENTS	-0-
TOTAL DUE	<u>\$830.32</u>

* When required, client is responsible for verifying with local city, county and/or state's electrical permit(s) regulations and arranging for rough-in and final inspections if needed.

If you have any questions concerning this invoice, please call (925) 719-7032

ck # 1320

THANK YOU FOR YOUR BUSINESS!
(Referrals are always welcomed)

Final Invoice for 1153 63rd Street Oakland, CA 94608

From: **Donald Fong** (wirenutelectric@mac.com) This sender is in your contact list.

Sent: Sat 4/27/13 10:47 PM

To: Michael Feiner (maf100@hotmail.com)

Cc: Donald Fong (donaldfong@icloud.com)

1 attachment

Michael_Feiner_1153_63rdStreet_Oakland_04102013.pdf(78.4 KB),

Michael,

Your final balance due as of 4/27/2013 is **\$4,334.26**.

If at all possible, can you make payment before May 12, 2013? Let me know if this might be a problem.

Invoice for the hot water heater connections and all of the under-cabinet lights attached.

Thanks,
-Donald
925-719-7032

Payment Summary:

=====			
invoice #12182012	\$9,966.08	✓	
payment 01/17/2013	\$5,000.00		ck # 1240
=====			
balance	\$4,966.08		} 13,834.26 TOTAL
invoice #02082013	\$1,714.67	✓	
=====			} 9,500.00 payments
balance	\$6,680.75		} 3,000 ck # 1292
payment 02/10/2013	\$2,500.00		
=====			} 1,334 ck # 1301
balance	\$4,180.75		
invoice #03032013	\$ 225.00	✓	
=====			
balance	\$4,405.75		
payment 03/08/3013	\$2,000.00		
=====			
balance	\$2,405.75		
invoice #04272013	\$1,928.51	✓	
=====			
balance due	\$4,334.26		



RUBENSTEIN SUPPLY COMPANY
2800 San Pablo Ave
Oakland, CA 94608
510-444-6614 Fax 510-444-2518

Statement

CUSTOMER NUMBER	STATEMENT DATE
685	08/25/12
Remit To: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94602	PAGE NO.
	1 of 1

CUSTOMER:
MIKE FEINER
P.O. BOX 86
BERKELEY, CA 94701

DATE	INVOICE NUMBER	PURCHASE ORDER NUMBER	INVOICE AMOUNT	PAYMENTS/CREDITS	NET DUE
08/02/12	S1252127.002	63rd	349.69		349.69
08/03/12	S1252381.001	63RD	3.37		3.37
08/07/12	S1253215.001	63RD ST.	558.34		558.34
08/08/12	S1253424.001	63RD	54.86		54.86
08/13/12	S1254377.001	63RD	77.60		77.60
08/14/12	S1254938.001	63RD	230.22		230.22
08/17/12	S1255944.001	63rd	53.66		53.66
08/21/12	S1256495.001	63RD	177.94		177.94
08/24/12	S1257610.001	63rd	466.71		466.71

PREV BALANCE	PAYMENTS	CREDITS	PURCHASES	SERVICE CHARGE	NEW BALANCE
86.35	86.35	0.00	1972.39	0.00	1972.39

FUTURE	CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
0.00	1972.39	0.00	0.00	0.00

000253



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-8614
 Fax 510-444-2518

1,972.3P
 CK# 1197



Invoice


INVOICE DATE	INVOICE NUMBER
08/02/2012	S1252127.002
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 3 of 3

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63rd	525-6261			
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN CAMACHO		PICK UP	NET 10TH PROX	08/02/2012	08/02/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
2ea	2ea	LSP P-0003 IPO-2 INSET PLUG ON 1000 PER CASE	0.204/ea	0.41	
2ea	2ea	LSP P-0005 TEST CAP 4" INSET PLUG ON	0.390/ea	0.78	
<p>2012/08/02 11:04:46 AM S1252127.2</p> 					

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 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	321.56
S&H Charges	0.00
Tax	28.13
Payments	0.00
Amount Due	000254 49.69



RUBENSTEIN SUPPLY COMPANY
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Invoice

INVOICE DATE	INVOICE NUMBER
08/02/2012	S1252127.002
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 3

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63rd	525-6261			
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN CAMACHO		PICK UP	NET 10TH PROX	08/02/2012	08/02/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
3ea	3ea	2 ABS HxH COUPLING 100 100 PER CASE	0.893/ea	2.68	
2ea	2ea	1-1/2 ABS HxH COUPLING 100 100 PER CASE	0.664/ea	1.33	
5ea	5ea	2 ABS HxHxFPT FLUSH CLEANOUT TEE - LESS PLUG 445 20 PER BOX	5.366/ea	26.83	
1ea	1ea	3 ABS HxHxFPT FLUSH CLEANOUT TEE - LESS PLUG 445 10 PER BOX	10.071/ea	10.07	
1ea	1ea	3 X 1-1/2 ABS SPGxH FLUSH BUSHING 107 30 PER CASE	4.623/ea	4.62	
2ea	2ea	1-1/2 ABS HUB SANITARY TEE 400 100 PER CASE	2.036/ea	4.07	
3ea	3ea	1-1/2 ABS HxH 45 - 1/8 BEND 321 100 PER CASE	1.261/ea	3.78	
2ea	2ea	4 ABS HUB ADJUSTABLE CLOSET FLANGE WITH METAL RING 811 25 PER BOX	11.602/ea	23.20	
1ea	1ea	2 ABS HUB DOUBLE 90 - 1/4 BEND 327	7.996/ea	8.00	
3ea	3ea	2 X 1-1/2 ABS SPGxH FLUSH BUSHING 107 50 PER CASE	1.096/ea	3.29	

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000255



RUBENSTEIN SUPPLY COMPANY
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Invoice

INVOICE DATE	INVOICE NUMBER
08/02/2012	S1252127.002
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	
PAGE NO.	
2 of 3	

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63rd	525-6261			
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN CAMACHO		PICK UP	NET 10TH PROX	08/02/2012	08/02/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
9ea	9ea	1-1/2 ABS HxH 90 - 1/4 BEND 300 100 PER CASE	1.336/ea	12.03	
2ea	2ea	1-1/2 ABS SPGxH 45 - 1/8 STREET BEND 323 100 PER CASE	1.573/ea	3.15	
3ea	3ea	2 ABS SPGxH 45 - 1/8 STREET BEND 323 50 PER CASE	2.084/ea	6.25	
1ea	1ea	2 ABS HxH 45 - 1/8 BEND 321 50 PER CASE	1.952/EA	1.95	
2ea	2ea	2 ABS HxH GLUE P-TRAP 706-X 20 PER CASE	5.784/ea	11.57	
1ea	1ea	2 X 1-1/2 X 2 X 2 ABS HUB DOUBLE FIXTURE FITTING 500	10.977/ea	10.98	
3ea	3ea	LSP OB-210-T WASHING MACH OUTLET	39.600/ea	118.80	
1ea	1ea	OATEY 30892 1PT LO-VOC ABS CEMENT BLACK *OLD SKU 31802*	6.409/EA	6.41	
40FT	40FT	PIPE 1-1/2-IN-ABS/DWV-PLS-PIPE (5180' PER SLING)	63.846/C	25.54	
40FT	40FT	PIPE 2-IN-ABS/DWV-PLS-PIPE (3340' PER SLING)	87.231/C	34.89	
5ea	5ea	LSP P-0002 TEST CAP 1-1/2" INSET PLUG ON 1000 PER CASE	0.186/ea	0.93	

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000256



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518

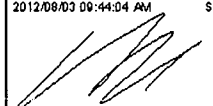


Invoice

INVOICE DATE	INVOICE NUMBER
08/03/2012	S1252381.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN CAMACHO	PICK UP	NET 10TH PROX	08/03/2012	08/03/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
2ea	2ea	2 X 1-1/2 ABS SPGxH FLUSH BUSHING 107 50 PER CASE	1.096/ea	2.19
-1ea	-1ea	2 X 1-1/2 X 2 X 2 ABS HUB DOUBLE FIXTURE FITTING 500 ** Original Sale : S1252127.002 ** ** Cus PO: 63rd **	10.977/ea	-10.98
1ea	1ea	2 ABS HUB DOUBLE FIXTURE FITTING 500 20 PER CASE	11.875/ea	11.88
2012/08/03 09:44:04 AM S1252381.1 				

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 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	3.09
S&H Charges	0.00
Tax	0.28
Payments	0.00
Amount Due	000257 3.37



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Invoice

INVOICE DATE	INVOICE NUMBER
08/07/2012	S1253215.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 2

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON			
685		63RD ST.							
WRITER		SHIP VIA		TERMS		SHIP DATE		ORDER DATE	
ERIK CLEAVER		PICK UP		NET 10TH PROX		08/07/2012		08/07/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE		EXT PRICE	
40ft	40ft	4 NH PIPE NH2 (270' PER LIFT)				5.487/ea		219.48	
9ea	9ea	MISSION RUBBER C400HW 4" HEAVY WEIGHT COUPLING 24 PER CASE				9.394/EA		84.55	
2ea	2ea	4 NH 45 NH12				7.128/ea		14.26	
1ea	1ea	4 NH 22-1/2 NH14				6.383/ea		6.38	
1ea	1ea	4 ABS HUB WYE 600 5 PER CASE				19.541/ea		19.54	
1ea	1ea	4 ABS HxH 45 - 1/8 BEND 321 10 PER CASE				8.905/EA		8.90	
1ea	1ea	4 ABS HxHxFPT FLUSH CLEANOUT TEE - LESS PLUG 445 10 PER CASE				21.627/ea		21.63	
1ea	1ea	4 ABS MPT CLEANOUT PLUG 106 30 PER CASE				3.141/ea		3.14	
1ea	1ea	4 X 3 ABS SPGxH FLUSH BUSHING 107 30 PER CASE				4.727/ea		4.73	
1ea	1ea	6 ABS HxFPT FEMALE ADAPTER 101 10 PER CASE				22.682/ea		22.68	
1ea	1ea	6 ABS MPT CLEANOUT PLUG 106 10 PER CASE				10.627/ea		10.63	
1ea	1ea	CLEAN CHECK 3" ABS EXT BACKWATER VALVE 96903				97.500/ea		97.50	

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000258



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Invoice

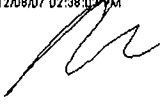
INVOICE DATE	INVOICE NUMBER
08/07/2012	S1253215.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 2

BILL TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD ST.			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER	PICK UP	NET 10TH PROX	08/07/2012	08/07/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
		2012/08/07 02:38:02 PM S1253215.1  MIKE FEINER		

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Subtotal	513.42
S&H Charges	0.00
Tax	44.92
Payments	0.00
Amount Due	000259 58.34



RUBENSTEIN SUPPLY COMPANY
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Invoice

INVOICE DATE	INVOICE NUMBER
08/08/2012	S1253424.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63RD				
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER		PICK UP	NET 10TH PROX	08/08/2012	08/08/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
-1ea	-1ea	4 NH 45 NH12 ** Original Sale : S1253215.001 ** ** Cus PO: 63RD ST. **	7.128/ea	-7.13	
1ea	1ea	CHERNE 274-208 20' EXTENSION TEST	40.084/ea	40.08	
1ea	1ea	4 ABS MPTxH MALE ADAPTER 109 25 PER CASE	8.672/ea	8.67	
1ea	1ea	2 X 4 ABS HxH INCREASER REDUCER 102	7.860/ea	7.86	
1ea	1ea	2 X 1-1/2 ABS SPGxH FLUSH BUSHING 107 50 PER CASE	0.964/ea	0.96	
2012/08/08 10:15:45 AM S1253424.1					

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 ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL
 PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER
 WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE
 AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE
 VALID AFTER 30 DAYS.

Subtotal	50.44
S&H Charges	0.00
Tax	4.42
Payments	0.00
Amount Due	000260 54.86



RUBENSTEIN SUPPLY COMPANY
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Invoice

INVOICE DATE	INVOICE NUMBER
08/13/2012	S1254377.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
LEO MACKEY	WILL CALL	NET 10TH PROX	08/13/2012	08/13/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
1ea	1ea	RED-WHITE 5049AB 1 CXC LEAD FREE BALL VALVE	23.088/EA	23.09
1ea	1ea	RED-WHITE 5049AB 3/4 CXC LEAD FREE BALL VALVE	15.260/EA	15.26
1ea	1ea	1 X 3/4 CxF FEMALE ADAPTER	6.224/EA	6.22
1ea	1ea	3/4 X 1/2 FTGxM MALE STREET ADAPTER	8.991/ea	8.99
1ea	1ea	ARROWHEAD 253 1/2FIP R-ANGLE HS FCT	8.408/EA	8.41
1ea	1ea	PASCO 2139 HOSE BIBB VACUUM BREAKER	3.716/EA	3.72
1ea	1ea	1 X 1 X 3/4 CxCxC TEE 10 PER BOX	5.670/EA	5.67
		2012/08/13 09:40:22 AM S1254377.1		

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Subtotal	71.36
S&H Charges	0.00
Tax	6.24
Payments	0.00
Amount Due	000261 7.60



RUBENSTEIN SUPPLY COMPANY
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Invoice

INVOICE DATE	INVOICE NUMBER
08/14/2012	S1254938.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 3

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
LEO MACKEY	PICK UP	NET 10TH PROX	08/14/2012	08/14/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-1ea	-1ea	PASCO 2139 HOSE BIBB VACUUM BREAKER ** Original Sale : S1254377.001 ** ** Cus PO: 63RD **	3.716/EA	-3.72
1ea	1ea	3 ABS HxHxFPT FLUSH CLEANOUT TEE - LESS PLUG 445 10 PER BOX	10.071/ea	10.07
1ea	1ea	3 ABS MPT CLEANOUT PLUG 106 25 PER CASE	1.798/ea	1.80
1ea	1ea	3 X 3 X 2 ABS HUB WYE 601 25 PER CASE	6.918/ea	6.92
1ea	1ea	2 ABS SPGxH 45 - 1/8 STREET BEND 323 50 PER CASE	2.084/ea	2.08
2ea	2ea	2 ABS HxH 45 - 1/8 BEND 321 50 PER CASE	1.952/EA	3.90
2ea	2ea	2 ABS HxH 90 - 1/4 BEND 300 50 PER CASE	2.125/ea	4.25
1ea	1ea	2 ABS HUB DOUBLE WYE 611	11.200/ea	11.20
2ea	2ea	2 X 1-1/2 ABS SPGxH FLUSH BUSHING 107 50 PER CASE	1.096/ea	2.19
2ea	2ea	1-1/2 ABS HxH 90 - 1/4 LONG SWEEP BEND 304 50 PER CASE	2.252/EA	4.50

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000262



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
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Invoice

INVOICE DATE	INVOICE NUMBER
08/14/2012	S1254938.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 3

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON			
685		63RD							
WRITER		SHIP VIA		TERMS		SHIP DATE		ORDER DATE	
LEO MACKEY		PICK UP		NET 10TH PROX		08/14/2012		08/14/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE		
1ea	1ea	2 X 1-1/2 X 1-1/2 ABS HUB COMBINATION WYE AND 45 - 1/8 BEND 502 5 PER CASE				8.016/ea	8.02		
1ea	1ea	2 ABS HxH 90 - 1/4 LONG SWEEP BEND 304 25 PER CASE				2.973/ea	2.97		
2ea	2ea	2 ABS HxH COUPLING 100 100 PER CASE				0.893/ea	1.79		
2ea	2ea	1-1/2 ABS HxH COUPLING 100 100 PER CASE				0.664/ea	1.33		
1ea	1ea	1-1/2 ABS HUB SANITARY TEE 400 100 PER CASE				2.036/ea	2.04		
1ea	1ea	2 ABS HxH GLUE P-TRAP 706-X 20 PER CASE				5.784/ea	5.78		
1ea	1ea	2 ABS HUB COMBINATION WYE AND 45 - 1/8 BEND 501 20 PER CASE				5.461/ea	5.46		
1ea	1ea	4 X 3 ABS HxSPG REDUCING CLOSET BEND WITH TEST CAP 330-X 10 PER CASE				15.075/ea	15.08		
1ea	1ea	4 ABS HUB ADJUSTABLE CLOSET FLANGE WITH METAL RING 811 25 PER BOX				11.602/ea	11.60		

Subtotal
 S&H Charges
 Tax

Payments
 Amount Due **000263**



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518

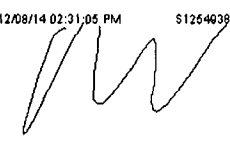


Invoice

INVOICE DATE	INVOICE NUMBER
08/14/2012	S1254938.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO.
	3 of 3

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
LEO MACKEY	PICK UP	NET 10TH PROX	08/14/2012	08/14/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
1ea	1ea	LSP P-1011 PT PLASTIC PLUMBERS TAPE 24 PER CASE	13.146/ea	13.15
20FT	20FT	PIPE 3-IN-ABS/DWV-PLS-PIPE (1500' PER SLING)	152.656/C	30.53
40FT	40FT	PIPE 2-IN-ABS/DWV-PLS-PIPE (3340' PER SLING)	74.617/C	29.85
20FT	20FT	PIPE 1-1/2-IN-ABS/DWV-PLS-PIPE (5180' PER SLING)	54.614/C	10.92
3ea	3ea	OATEY 11840 1-1/4 & 1-1/2 NO CALK GALV ROOF FLASHING	4.285/EA	12.86
2ea	2ea	OATEY 11853 2" NO CALK GALV ROOF FLASHING	4.725/EA	9.45
1ea	1ea	REED 03660 "O" CUTTER WHEEL	7.665/ea	7.67
2012/08/14 02:31:05 PM S1254938.1 				

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Subtotal	211.69
S&H Charges	0.00
Tax	18.53
Payments	0.00
Amount Due	000264 230.22



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Invoice

INVOICE DATE	INVOICE NUMBER
08/17/2012	S1255944.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P. O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63rd			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
SAM MACKEY	PICK UP	NET 10TH PROX	08/17/2012	08/17/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
20FT	20FT	PIPE 3-IN-ABS/DWV-PLS-PIPE (1500' PER SLING)	152.656/C	30.53
1ea	1ea	3 ABS HxHxFPT FLUSH CLEANOUT TEE - LESS PLUG 445	10.071/ea	10.07
		10 PER BOX		
1ea	1ea	3 ABS MPT CLEANOUT PLUG 106	1.798/ea	1.80
		25 PER CASE		
1ea	1ea	LSP P-0005 TEST CAP 4" INSET PLUG ON	0.390/ea	0.39
2ea	2ea	LSP P-0002 TEST CAP 1-1/2" INSET PLUG ON	0.186/ea	0.37
		1000 PER CASE		
1ea	1ea	3 ABS SOCKET CAP 116	6.193/ea	6.19
		10 PER CASE		
		2012/08/17 02:19:28 PM S1255944.1		

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Subtotal	49.35
S&H Charges	0.00
Tax	4.31
Payments	0.00
Amount Due	000265 53.66



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Invoice

INVOICE DATE	INVOICE NUMBER
08/21/2012	S1256495.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
SAM MACKEY	PICK UP	NET 10TH PROX	08/21/2012	08/21/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-20FT	-20FT	PIPE 3-IN-ABS/DWV-PLS-PIPE (1500' PER SLING) ** Original Sale : S1255944.001 ** ** Cus PO: 63rd **	152.656/C	-30.53
7ea	7ea	4 GALV SIDEWALL CAP W/ DAMPER	13.700/ea	95.90
3ea	3ea	6 SIDE WALL CAP W/SCREEN	14.980/ea	44.94
3ea	3ea	4" X 10' N-FLEX COMPRESSED	10.105/ea	30.31
2ea	2ea	4" TEE TOP	6.721/ea	13.44
4ea	4ea	4 ADJUSTABLE 90 ELLS 26GA	2.391/ea	9.56
		2012/08/21 10:13:31 AM S1256495.1 MIKE FEINER		

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Subtotal	163.62
S&H Charges	0.00
Tax	14.32
Payments	0.00
Amount Due	000266 177.94



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Invoice

INVOICE DATE	INVOICE NUMBER
08/24/2012	S1257610.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 2

BILL TO:
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 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63rd			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
SAM MACKEY	PICK UP	NET 10TH PROX	08/24/2012	08/24/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
40ft	40ft	COPPER TUBE M 3/4 HARD TUBE PER FOOT	1.630/ft	65.21
160ft	160ft	COPPER TUBE M 1/2 HARD TUBE PER FOOT	1.008/ft	161.33
11lb	11lb	EAGLE QUIK-FLO 3 LEAD FREE SOLDER	20.923/EA	20.92
50ea	50ea	1/2 CxC 90 100 PER BOX	0.516/EA	25.82
6ea	6ea	1/2 CxCxC TEE 50 PER BOX	0.881/EA	5.29
12ea	12ea	1/2 FTGxC STREET 90 100 PER BOX	0.791/EA	9.49
12ea	12ea	1/2 CxC COUPLING 100 PER BOX	0.391/EA	4.69
12ea	12ea	1/2 COPPER CAP 100 PER BOX	0.377/ea	4.52
6ea	6ea	3/4 CxC 45 50 PER BOX	1.658/EA	9.95
12ea	12ea	3/4 CxC 90 50 PER BOX	1.158/EA	13.90
10ea	10ea	HOLDRITE 101-18 18IN SUPPORT BRACKET 50 PER BOX	2.160/EA	21.60
25ea	25ea	NOMACO 6L048058 58CT 6FT 5/8 X 1/2 SELF-SEAL PIPE INSULATION 50PCS/BOX=300FT/BOX	3.458/ea	86.44

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000267



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Invoice

INVOICE DATE	INVOICE NUMBER
08/24/2012	S1257610.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 2

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON	
685		63rd					
WRITER		SHIP VIA		TERMS		SHIP DATE	ORDER DATE
SAM MACKEY		PICK UP		NET 10TH PROX		08/24/2012	08/24/2012
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE
		2012/08/24 03:33:06 PM S1267610.1 					

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Subtotal	429.16
S&H Charges	0.00
Tax	37.55
Payments	0.00
Amount Due	466.71



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Statement

CUSTOMER NUMBER	STATEMENT DATE
685	04/25/12
Remit To: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO.
	1 of 1

CUSTOMER:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

DATE	INVOICE NUMBER	PURCHASE ORDER NUMBER	INVOICE AMOUNT	PAYMENTS/CREDITS	NET DUE
04/11/12	S1226764.001	63RD	474.53		474.53
04/11/12	S1226849.001	63RD	0.00	-2.18	-2.18
04/12/12	S1227023.001	63RD	37.80		37.80
04/12/12	S1227228.001	63rd	66.39		66.39
04/20/12	S1228943.001	63rd ST.	306.02		306.02

PREV BALANCE	PAYMENTS	CREDITS	PURCHASES	SERVICE CHARGE	NEW BALANCE
0.00	0.00	-2.18	884.74	0.00	882.56

FUTURE	CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
0.00	882.56	0.00	0.00	0.00

ck # 1142

000269



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Invoice

INVOICE DATE	INVOICE NUMBER
04/11/2012	S1226764.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 3

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER	PICK UP	NET 10TH PROX	04/11/2012	04/11/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
20FT	20FT	PIPE 4-IN-ABS/DWV-PLS-PIPE (960' PER SLING)	263.810/C	52.76
40FT	40FT	PIPE 3-IN-ABS/DWV-PLS-PIPE (1500' PER SLING)	178.268/C	71.31
80FT	80FT	PIPE 2-IN-ABS/DWV-PLS-PIPE (3340' PER SLING)	86.825/C	69.46
20FT	20FT	PIPE 1-1/2-IN-ABS/DWV-PLS-PIPE (5180' PER SLING)	63.484/C	12.70
2ea	2ea	4 X 4 X 3 X 3 ABS HUB DOUBLE WYE 612	33.484/ea	66.97
1ea	1ea	4 X 4 X 3 ABS HUB COMBINATION WYE AND 45 - 1/8 BEND 502 5 PER CASE	16.226/ea	16.23
1ea	1ea	4 X 4 X 2 ABS HUB COMBINATION WYE AND 45 - 1/8 BEND 502 5 PER CASE	12.650/ea	12.65
2ea	2ea	3 X 4 ABS HxH REDUCING CLOSET BEND 329 10 PER CASE	6.668/ea	13.34
1ea	1ea	3 ABS HxH 90 - 1/4 LONG SWEEP BEND 304 10 PER CASE	6.080/ea	6.08
2ea	2ea	3 ABS HUB WYE 600 25 PER CASE	8.010/ea	16.02

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000270



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Invoice

INVOICE DATE	INVOICE NUMBER
04/11/2012	S1226764.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 3

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63RD				
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER		PICK UP	NET 10TH PROX	04/11/2012	04/11/2012
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
2ea	2ea	3 ABS SPGxH 45 - 1/8 STREET BEND 323 20 PER CASE		3.968/ea	7.94
3ea	3ea	3 X 3 X 2 ABS HUB WYE 601 25 PER CASE		5.770/ea	17.31
4ea	4ea	3 X 2 ABS SPGxH FLUSH BUSHING 107 30 PER CASE		2.494/ea	9.98
10ea	10ea	2 ABS HxH 90 - 1/4 LONG SWEEP BEND 304 25 PER CASE		2.478/ea	24.78
3ea	3ea	2 ABS HxH 45 - 1/8 BEND 321 50 PER CASE		1.630/EA	4.89
4ea	4ea	2 ABS SPGxH 45 - 1/8 STREET BEND 323 50 PER CASE		1.736/ea	6.94
1ea	1ea	2 ABS HUB WYE 600 25 PER CASE		3.396/ea	3.40
1ea	1ea	2 X 1-1/2 X 1-1/2 ABS HUB WYE 601 25 PER CASE		4.956/ea	4.96
2ea	2ea	1-1/2 ABS HxH 45 - 1/8 BEND 321 100 PER CASE		1.052/ea	2.10
2ea	2ea	1-1/2 ABS SPGxH 45 - 1/8 STREET BEND 323 100 PER CASE		1.312/ea	2.62

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000271



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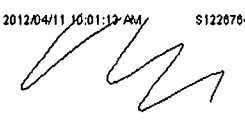
INVOICE DATE	INVOICE NUMBER
04/11/2012	S1226764.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 3 of 3

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON			
685		63RD							
WRITER		SHIP VIA		TERMS		SHIP DATE		ORDER DATE	
ERIK CLEAVER		PICK UP		NET 10TH PROX		04/11/2012		04/11/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE		
2ea	2ea	1-1/2 ABS HxH 90 - 1/4 LONG SWEEP BEND 304 50 PER CASE				1.878/EA	3.76		
2ea	2ea	LSP P-0005 TEST CAP 4" INSET PLUG ON				0.390/ea	0.78		
3ea	3ea	LSP P-0004 TEST CAP 3" INSET PLUG ON				0.306/ea	0.92		
10ea	10ea	LSP P-0003 IPO-2 INSET PLUG ON				0.204/ea	2.04		
1ea	1ea	OATEY 30892 1PT LO-VOC ABS CEMENT BLACK *OLD SKU 31802*				6.409/EA	6.41		
		2012/04/11 10:01:13 AM S1226764.1  MIKE FEINER							

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Subtotal	436.35
S&H Charges	0.00
Tax	38.18
Payments	0.00
Amount Due	000272 44.53



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Invoice


INVOICE DATE	INVOICE NUMBER
04/11/2012	S1226849.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER	PICK UP	NET 10TH PROX	04/11/2012	04/11/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-1ea	-1ea	4 X 4 X 3 X 3 ABS HUB DOUBLE WYE 612 ** Original Sale : S1226764.001 ** ** Cus PO: 63RD **	33.484/ea	-33.48
1ea	1ea	3 ABS HxH 90 - 1/4 LONG SWEEP BEND 304 10 PER CASE	6.080/ea	6.08
1ea	1ea	4 X 4 X 2 ABS HUB COMBINATION WYE AND 45 - 1/8 BEND 502 5 PER CASE	12.650/ea	12.65
1ea	1ea	3 X 3 X 2 ABS HUB WYE 601 25 PER CASE	5.770/ea	5.77
1ea	1ea	3 X 3 X 2 ABS HUB COMBINATION WYE AND 45 - 1/8 BEND 502 10 PER CASE	6.978/ea	6.98
2012/04/11 12:33:14 PM S1226849.1 				

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Subtotal	-2.00
S&H Charges	0.00
Tax	-0.18
Payments	0.00
Amount Due	000273.18



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INVOICE DATE	INVOICE NUMBER
04/12/2012	S1227023.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

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 BERKELEY, CA 94701

SHIP TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN BAIRD	PICK UP NO PICK	NET 10TH PROX	04/12/2012	04/12/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
40FT	40FT	PIPE 2-IN-ABS/DWV-PLS-PIPE (3340' PER SLING)	86.873/C	34.75
<p>2012/04/12 08:50:36 AM S1227023.1</p>  <p>MIKE</p>				

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Subtotal	34.75
S&H Charges	0.00
Tax	3.05
Payments	0.00
Amount Due	000274 37.80



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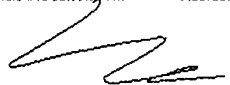


Invoice

INVOICE DATE	INVOICE NUMBER
04/12/2012	S1227228.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON	
685		63rd					
WRITER		SHIP VIA		TERMS		SHIP DATE	
LEO MACKEY		PICK UP		NET 10TH PROX		04/12/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE
1ea	1ea	3 ABS HUB WYE 600 25 PER CASE				8.010/ea	8.01
20FT	20FT	PIPE 3-IN-ABS/DWV-PLS-PIPE (1500' PER SLING)				178.364/C	35.67
20FT	20FT	PIPE 2-IN-ABS/DWV-PLS-PIPE (3340' PER SLING)				86.873/C	17.37
2012/04/12 02:53:30 PM S1227228.1 							

Past Due invoices may be subject to 1.50% late charge.
*****COME VISIT OUR BOOTH AT THE PHCC TRADE SHOW IN PLEASANTON APRIL 17TH 4PM-8:30PM...PLEASANTON**

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL ORDER ITEMS ARE NOT RETURNABLE. CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	61.05
S&H Charges	0.00
Tax	5.34
Payments	0.00
Amount Due	000275 66.39



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518




Invoice

INVOICE DATE	INVOICE NUMBER
04/20/2012	S1228943.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

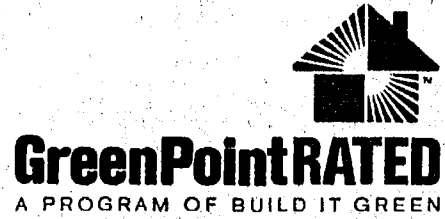
BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON	
685		63rd ST.					
WRITER		SHIP VIA		TERMS		SHIP DATE	
JOHNNY WONG		PICK UP NO PICK		NET 10TH PROX		04/20/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE
60FT	60FT	COPPER L 3/4 SOFT TUBE 60FT COIL				2.886/ea	173.18
60ft	60ft	COPPER L 1/2 SOFT TUBE 60FT COIL				1.804/ea	108.23
2012/04/20 08:20:55 AM S1228943.1 							

Past Due invoices may be subject to 1.50% late charge.
******WE ARE ONLINE!!!!CALL US FOR YOUR LOGIN & PASSWORD..CHECK STOCK, PLACE ORDERS, ETC******
 ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	281.41
S&H Charges	0.00
Tax	24.61
Payments	0.00
Amount Due	000276 306.02



1330 Broadway, Suite 1702 | Oakland, CA 94612 | 510.590.3360 | www.BuildItGreen.org

February 4, 2016

Michael Feiner
PO Box 86 2000 Allston Way
Berkeley, CA 94701

Dear Michael:

This letter is to recognize that your project located at 1153 63rd Street has received the distinction of being GreenPoint Rated. In addition to this email you will be receiving a printed certificate by mail in the near future which contains your final score. Build It Green hopes this rating adds value to your project that you can pass along to your clients, and commends your effort to incorporate environmental elements into your work.

As part of your Rating we encourage you to use the attached GreenPoint Rated logos in your marketing strategy. We have included multiple styles and formats of the logo to suit various web and print applications along with a style guide that outlines proper logo use. The use of the GreenPoint Rated logo allows you to leverage the credibility of our program to give added value to your project. The GreenPoint Rated logo can only be applied to the Rated Homes.

In addition to the logo, consumer oriented brochures are available for purchase through Build It Green to aid in your marketing efforts. A sample copy will be included with your home certificate and a PDF of this brochure can be viewed on our [website](#).

If you have any additional questions about your project, or about future projects please feel free to contact us by email at GreenPointRated@BuildItGreen.org or by phone at 510-590-3360 ext 604.

Sincerely,

GreenPoint Rated Staff

9/17/2011 Robert Harold

* 300 ch 1102

8/10/2012 * 500 ch 1176

6/30/2013 * 250 ch 1360

6/30/2013 * 750 ch 1346

Build It Green

Application

* 200 8/6/2012
ch 1175

MICHAEL A FEINER
 Account [REDACTED]
 November 27 - December 27, 2013

Account Information:
 www.bankofamerica.com

Mail billing inquiries to:
 Bank of America
 P.O. Box 982235
 El Paso, TX 79098-2235

Mail payments to:
 Bank of America
 P.O. Box 15019
 Wilmington, DE 19886-5019

Customer Service:
 1.800.789.6701

(1.800.346.3178 TTY)

Payment Information

New Balance Total\$42,640.00
 Current Payment Due.....\$426.00

Total Minimum Payment Due.....\$426.00
 Payment Due Date.....1/23/14

Late Payment Warning: If we do not receive your Total Minimum Payment by the date listed above, you may have to pay a late fee of up to \$35.00 and your APRs may be increased up to the Penalty APR of 29.99%.

Total Minimum Payment Warning: If you make only the Total Minimum Payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay	You will payoff the balance shown on this statement in about	And you will end up paying an estimated total of
Only the Total Minimum Payment	36 years	\$88,145.79
\$1,351.92	36 months	\$48,669.12 (Savings = \$39,476.67)

If you would like information about credit counseling services, call 1-866-300-5238.

Account Summary

Previous Balance\$36,680.00
 Payments and Other Credits.....-36,680.00
 Purchases and Adjustments.....0.00
 Direct Deposit and Check Cash Advances.....41,000.00
 Fees Charged.....1,640.00
 Interest Charged.....0.00

New Balance Total.....\$42,640.00

Total Credit Line.....\$43,700.00
 Total Credit Available.....\$1,060.00
 Cash Credit Line.....\$13,200.00
 Portion of Credit Available for Cash.....\$1,060.00
 Statement Closing Date.....12/27/13
 Days in Billing Cycle.....31

11/19/14

Ronald

Transactions

Transaction Date	Posting Date	Description	Reference Number	Account Number	Amount
12/15	12/16	Payments and Other Credits ONLINE BANKING PAYMENT FR	3349		-36,680.00

22 [REDACTED]

BANK OF AMERICA
 P.O. BOX 15019
 WILMINGTON, DE 19886-5019



Account Number: [REDACTED]

New Balance Total.....\$42,640.00
 Total Minimum Payment Due.....426.00
 Payment Due Date.....01/23/14

88-1231 N-225-582-134 08655 #001 AT 0.384

MICHAEL A FEINER
 PO BOX 86
 BERKELEY CA 94701-0086

Enter payment amount \$

Check here for a change of mailing address or phone numbers. Please provide all connections on the reverse side.
 Mail this coupon along with your check payable to: Bank of America



Transactions continued

Transaction	Posting Date	Description	Reference Number	Account Number	Amount	Total
12/19	12/19	Direct Deposit and Check Cash Advances DIRECT DEPOSIT			41,000.00	\$41,000.00
12/19	12/19	Fees DIRECT DEPOSIT TRANSACTION FEE TOTAL FEES FOR THIS PERIOD			1,640.00	\$1,640.00
12/27	12/27	Interest Charged Interest Charged on Purchases			0.00	
12/27	12/27	Interest Charged on Balance Transfers			0.00	
12/27	12/27	Interest Charged on Dir Dep&Chk Cash Adv			0.00	
12/27	12/27	Interest Charged on Bank Cash Advances			0.00	
		TOTAL INTEREST FOR THIS PERIOD				\$0.00

2013 Totals Year-to-Date	
Total fees charged in 2013	\$1,640.00
Total interest charged in 2013	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Promotional Transaction Type	Promotional Offer ID	Promotional Rate Until	Balance Subject to Interest Rate	Interest Charges by Transaction Type
Purchases	7.74%V				\$ 0.00	\$0.00
Balance Transfers	7.74%V				\$ 0.00	\$0.00
Direct Deposit and Check Cash Advances	14.99%V				\$ 0.00	\$0.00
Promotional APR	0.00%	CHK, DD	CMHW-8663B	Jan 2014	\$21,298.06	\$0.00
Promotional APR	0.00%	CHK, DD	CMHW-8664P	Apr 2015	\$12,379.35	\$0.00
Bank Cash Advances	19.24%V				\$ 0.00	\$0.00

APR Type Definitions: Promotional Transaction Types: CHK = Check Cash Advance, DD = Direct Deposit; Daily Interest Rate Type: V= Variable Rate (rate may vary)

Of Special Interest

BetterMoneyHabits.com - Knowing how to manage your money better has never been more important. Now you can take advantage of free, unbiased, financial education and tools by visiting our new website BetterMoneyHabits.com (currently available in English only).

With BankAmeriDeals®, a few clicks can get you up to 15% cash back Click the Cash Back Deals tab in Online or Mobile Banking to get cash back deals worth up to 15%. Just pay with your card and the cash back is put into your account. It's free for Online and Mobile Banking customers. To learn more, visit bankofamerica.com/deals

Go Paperless! You can find, view, and download printable PDFs of your statements and eligible documents-all in one place. To go paperless, enroll in Online Banking at www.bankofamerica.com/onlinebanking. Find the green leaf icon and click "Go Paperless".





8585 online

8585
KKA

MICHAEL A FEINER
Account Number: [REDACTED]
July 27 - August 27, 2012

Account Information:
www.bankofamerica.com
Mail billing inquiries to:
Bank of America
P.O. Box 982235
El Paso, TX 79998-2235
Mail payments to:
Bank of America
P.O. Box 15019
Wilmington, DE 19886-5019
Customer Service:
1.800.789.6701
(1.800.346.3178 TTY)

Payment Information	
New Balance Total	\$42,640.00
Current Payment Due	\$426.00
Total Minimum Payment Due	\$426.00
Payment Due Date	9/23/12

Late Payment Warning: If we do not receive your Total Minimum Payment by the date listed above, you may have to pay a late fee of up to \$35.00 and your APRs may be increased up to the Penalty APR of 29.99%.
Total Minimum Payment Warning: If you make only the Total Minimum Payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay	You will payoff the balance shown on this statement in about	And you will end up paying an estimated total of
Only the Total Minimum Payment	41 years	\$88,014.03
\$1,343.64	36 months	\$48,371.04 (Savings = \$39,642.99)

If you would like information about credit counseling services, call 1-866-300-5238.

Account Summary	
Previous Balance	\$0.00
Payments and Other Credits	0.00
Purchases and Adjustments	0.00
Direct Deposit and Check Cash Advances	41,000.00
Fees Charged	1,640.00
Interest Charged	0.00
New Balance Total	\$42,640.00
Total Credit Line	\$43,700.00
Total Credit Available	\$1,060.00
Cash Credit Line	\$13,200.00
Portion of Credit Available for Cash	\$1,060.00
Statement Closing Date	8/27/12
Days in Billing Cycle	32

Transactions

Transaction Date	Posting Date	Description	Reference Number	Account Number	Amount	Total
08/24	08/24	Direct Deposit and Check Cash Advances DIRECT DEPOSIT			41,000.00	\$41,000.00
08/24	08/24	Fees DIRECT DEPOSIT - TRANSACTION FEE TOTAL FEES FOR THIS PERIOD			1,640.00	\$1,640.00

22 0426400000042600000080490004888930329139205

BANK OF AMERICA
P.O. BOX 15019
WILMINGTON, DE 19886-5019
MICHAEL A FEINER
PO BOX 88
BERKELEY CA 94701-0086

Account Number: [REDACTED]
New Balance Total.....\$42,640.00
Total Minimum Payment Due.....426.00
Payment Due Date.....09/23/12

Enter payment amount \$
 Check here for a change of mailing address or phone numbers.
Please provide all corrections on the reverse side.
Mail this coupon along with your check payable to: Bank of America



000280

Visa Signature®

MICHAEL A FEINER / JENNIFER A SHY
Account [Redacted]
October 18 - November 15, 2012

Account Information:
www.bankofamerica.com

Mail billing inquiries to:
Bank of America
P.O. Box 982235
El Paso, TX 79998-2235

Mail payments to:
Bank of America
P.O. Box 15019
Wilmington, DE 19886-5019

Customer Service:
1.800.421.2110

(1.800.346.3178 TTY)

Payment Information

New Balance Total\$24,960.00
Current Payment Due\$249.00

Total Minimum Payment Due.....\$249.00
Payment Due Date12/14/12

Late Payment Warning: If we do not receive your Total Minimum Payment by the date listed above, you may have to pay a late fee of up to \$35.00 and your APRs may be increased up to the Penalty APR of 29.99%.

Total Minimum Payment Warning: If you make only the Total Minimum Payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay	You will payoff the balance shown on this statement in about	And you will end up paying an estimated total of
Only the Total Minimum Payment	31 years	\$45,431.87
\$769.33	36 months	\$27,695.88 (Savings = \$17,735.99)

If you would like information about credit counseling services, call 1-866-300-5238.

Account Summary

Previous Balance\$0.00
Payments and Other Credits.....0.00
Purchases and Adjustments.....0.00
Direct Deposit and Check Cash Advances24,000.00
Fees Charged960.00
Interest Charged.....0.00

New Balance Total\$24,960.00

Total Credit Line.....\$25,000.00
Total Credit Available.....\$40.00
Cash Credit Line\$12,500.00
Portion of Credit Available for Cash.....\$40.00
Statement Closing Date11/15/12
Days in Billing Cycle2

Transactions

Transaction Date	Posting Date	Description	Reference Number	Account Number	Amount
10/25	10/25	Direct Deposit and Check Cash Advances DIRECT DEPOSIT			24,000.00 \$24,000.00
10/25	10/25	Fees DIRECT DEPOSIT - TRANSACTION FEE TOTAL FEES FOR THIS PERIOD			960.00 \$960.00

14

BANK OF AMERICA
P.O. BOX 15019
WILMINGTON, DE 19886-5019



Account Number: [Redacted]

New Balance Total.....\$24,960.00
Total Minimum Payment Due249.00
Payment Due Date12/14/12

88 1119 VN 050 926 14 07726 #001 AT 0.374

MICHAEL A FEINER
JENNIFER A SHY
PO BOX 86
BERKELEY CA 94701-0086

Enter payment amount \$

Check here for a change of mailing address or phone numbers.
Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to: Bank of America





November 2012 Statement 10/19/2012 - 11/19/2012

Page 2 of 3

MICHAEL A FEINER

Cardmember Service 1-877-734-6060

REI Visa Rebate

REI Member Number 011 804 76

Rebate Earned	This Statement	Year to Date
Purchase Activity		
Earned Rebates on non-REI Purchases	\$0.00	\$511.90
Earned Rebates on REI Purchases	\$0.00	\$0.45
Total Earned	\$0.00	\$512.35

Increase your annual dividend with every purchase on your REI Visa card.

To shop online or to find a store near you, visit REI.com

Important Messages

You asked; we listened. Your New Statement Design is Here! Simply Stated, we want to keep you informed about your account with clear and useful information. The new design is easier to read with important information available at a glance. Please see the enclosed insert for more details. Thank you for your business and your feedback.

Get 1% back* on all your monthly bills when you pay them with your REI Visa Card. Use your REI Visa Card to automatically pay bills like telephone, cable, utilities, insurance, and subscriptions. It's a convenient, no-hassle way to make payments! It's simple to sign up for Automatic Bill Pay. Visit reivisa.com/paymybills for details.

*1% back applies to net non-REI purchases only. Advances, convenience checks, balance transfers, interest or finance charges and fees, credit insurance charges, or transactions to fund certain prepaid card products such as Visa Buxx are not eligible.

Save time and money by consolidating your debt into one monthly payment. Check your mail for a great offer or call Cardmember Service today for information on a great rate.

Each time you or a third party on your behalf, pays your bill by personal check, you authorize us to convert that payment into an electronic debit. If the check is processed electronically, the checking account will be debited for the amount on the check and the debit will appear on your account statement. If you have any questions, please contact us at the Inquiries phone number located on this statement.

Transactions

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount
10/30	10/29	3474	BANK CARD CHECK # 41410	\$24,000.00
TOTAL THIS PERIOD				\$24,000.00

Fees

Post Date	Trans Date	Ref #	Transaction Description	Amount
10/30	10/29		PROMO TRANSACTION FEE	\$960.00
TOTAL FEES THIS PERIOD				\$960.00

2012 Totals Year-to-Date

Total Fees Charged in 2012	\$960.00
Total Interest Charged in 2012	\$0.02CR



AT&T Universal Platinum Card



JENNIFER A SHY
Member Since 1991 Account number ending in [redacted]
Billing Period: 02/02/13-03/01/13

How to reach us
www.universacard.com
1-800-423-4343

PO BOX 6500 SIOUX FALLS, SD 57117-6500

Minimum payment due: \$355.00
New balance: \$23,690.00
Payment due date: 03/27/13

Late Payment Warning: If we do not receive your minimum payment by the date listed above, you may have to pay a late fee of up to \$35 and your APRs may be increased up to the variable Penalty APR of 29.95%.

For information about credit counseling services, call 1-877-337-8187.

Account Summary

Previous balance \$0.00
Payments -\$0.00
Credits -\$0.00
Purchases +\$23,000.00
Cash advances +\$0.00
Fees +\$690.00
Interest +\$0.00

New balance \$23,690.00

Credit Limit

Credit limit \$23,900
Includes \$3,700 cash advance limit
Available credit \$210
Includes \$210 available for cash advances

Citi EasyDeals™

Point Balance As of 03/01/2013

8,243

» See page 3 for more information about your rewards.

*PAID O/C 3/25/13
JAS CKG
\$355
to be pd. 3/27
#111020703095128*

*online
5/28/13*

707501

AT&T Universal Card

P.O. Box 6284
Sioux Falls, SD 57117-6284

Your Statement Is Inside

Pay online www.universacard.com

Pay by phone 1-800-423-4343

Pay by mail Use this coupon
• Enclose a valid check or money order payable to AT&T UNIVERSAL CARD. No cash or foreign currency.
• Write the last four digits of your account number on your check.

Minimum payment due \$355.00
New balance \$23,690.00
Payment due date 03/27/13
Amount enclosed: \$

Account number ending in 7075

00013890 C 20401060 WA 00013890



JENNIFER A SHY
1095 NEILSON ST
ALBANY CA 94706-2448

AT&T UNIVERSAL CARD
Processing Center
Des Moines, IA 50363-0005



000283

15008 0035500 2369000 0128500 05491139331487075 0112

Account Summary

Trans. date	Post date	Description	Amount
Balance Transfer-Offer 5 (0.000%)			
02/11	02/11	BAL XFR: SHY,JENNIFER A	\$23,000.00

Fees charged

Date	Description	Amount
03/01	PURCHASES BAL TRANS FEE	\$690.00
Total fees charged in this billing period		\$690.00

Interest charged

Total interest charged in this billing period	\$0.00
------------------------------------------------------	---------------

2013 totals year-to-date

Total fees charged in 2013	\$690.00
Total interest charged in 2013	\$0.00

Interest charge calculation

Days in billing cycle: 28

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance type	Annual percentage rate (APR)	Balance subject to interest rate	Interest charge
PURCHASES			
Standard Purch	23.99%	\$0.00 (D)	\$0.00
Offer 5 (Rate Expires 10/01/13)	0.00%	\$15,607.14 (D)	\$0.00
ADVANCES			
Standard Adv	25.20% (V)	\$0.00 (D)	\$0.00

Your Annual Percentage Rate (APR) is the annual interest rate on your account. APRs followed by (V) vary with the market based on the Prime Rate. Balances followed by (D) are determined by the daily balance method (including current transactions).

Account messages

For customers who qualify for benefits for the same transaction under Citi Price Rewind, Internet Price Protection and Price Protection coverages, or any combination of those coverages, the Company will only pay under the coverage providing the highest benefit and no benefits will be due under the other coverages.

You may pay all or part of your account balance at any time. However, you must pay, by the payment due date, at least the minimum payment due.

Each Balance Transfer is subject to a one-time transaction fee.



Citi EasyDeals™

Points transferred to your Citi Easy Deals™ Account:

0

Citi Easy Deals Member ID:

8649-4758519

Earned this period 0

Adjusted this period 0

Total Earned this period 0

Total Earned year to date 0

» Visit citleasydeals.universalcards.com to redeem points or for complete program details.

No Citi Easy Deals Points were transferred this month to your Citi Easy Deals account. This may be because you made no eligible purchases or because a credit/adjustment/dispute exceeded the amount of eligible purchases.

707502

A concrete (Foundation construction)

4/20/2012	\$ 2850	ck 1128
4/26	\$ 2850	ck 1129
4/26	\$ 640	ck 1130
5/1	\$ 2350	ck 1135
5/11	\$ 262	ck 1138
	<hr/>	
	\$ 8952	

Jose Ramirez (finish concrete)
6/1/2012 \$ 600 ck 1158

Invoice

4/2/12

Maoz Enterprises
Lic#888293
1439 Elm St.
El Cerrito CA, 94530

Michael Feiner Construction

3 loads of concrete
7 loads of Dirt

1153 63rd. St.
Oakland, CA 94608

FOUNDATION
EXCAVATION

ck# 1122

Total
\$4000

000286



Oakland Drywall Supply Inc.

Invoice

5215 E. 12th Street
Oakland, CA 94601
510-532-3300

Date: 11/6/2012
Invoice #: 15276

Bill To
Carlos Viveros
827 Lassen
Richmond, CA 94805

Ship To
634rd St. & Marshall
Emeryville, CA

5,133

ck # 1211

S.O. No.	P.O. No.	Terms	Account #	Ship Date	Ship Via	Project
			CV827	11/6/2012		
Item	Description	Invoiced	Rate	Amount		
5/8FC12'	5/8" GYPSUM BOARD TYPE X 4'X12'	200	10.56	2,112.00T		
5/8XP8'	5/8" XP MOLD/MILDEW/MOISTURE RESISTANCE BOARD 4' X 8'	22	11.05	243.10T		
RCI	RESILIENT CHANNEL 12' X 1-1/4"	120	2.40	288.00T		
OC-1315UNF	OWENS CORNING R-13 UNF 3-1/2" 15"X93" 106.56 SQ/FT 11PC	20	33.00	660.00T		
OC-3016UNF	OWENS CORNING R-30 UNF 9-1/2" 16"X48" 53.33 SQ/FT 10PC	16	35.00	560.00T		
OC-3024UF	OWENS CORNING R-30 UNF 9-1/2" 24"X48" 80 SQ/FT 10PC	10	49.00	490.00T		
STOCKING	STOCKING FEE	1	570.00	570.00		

Subtotal \$4,923.10

Sales Tax (8.75%) \$380.90

Total \$5,304.00

Payments/Credits \$0.00

Balance Due \$5,304.00

Signature _____

Phone # 510-532-3300
Fax # 510-536-5369

Carlos Viveros - install sheetrock & insulation

<i>11/11/2012</i>	<i># 5000</i>	<i>ck 1216</i>
<i>12/13/2012</i>	<i># 2200</i>	<i>ck 1225</i>
<i>1/11/2013</i>	<i># 1400</i>	<i>ck 123B</i>
	<i># 8600</i>	

000287

Jimmy's Concrete Pumping

(510) 500
cajesparza@yahoo.com

CUSTOMER ORDER NO.	DATE 6-19-12
NAME Mike MYER	
ADDRESS 1153 63 RD St	
CITY, STATE, ZIP EMERYVILLE	

SALES PERSON	CASH	C.O.D.	CHARGE	ON ACCT	PD. OUT
--------------	------	--------	--------	---------	---------

CHECK # 1156

QUAN- TITY	DESCRIPTION	PRICE	AMOUNT
	3 HAS	280.00	
5.5	x 4	22.11	
<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> <p>\$302 CK # 1156</p> </div>			
		1502.00	

000288

Jimmy's Concrete Pumping

10720 Acalanes Drive
Oakland, CA 94603
(510) 566-1086
cajesparza@yahoo.com

CUSTOMER ORDER NO.	DATE 4-30-12
NAME RICK MEYER	
ADDRESS 1153 63 ST	
CITY, STATE, ZIP EMERYVILLE	

SALES PERSON	CASH	C.O.D.	CHARGE	ON ACCT	PD. OUT

QUAN-TITY	DESCRIPTION	PRICE	AMOUNT
3		200.00	
40	x 4	160.00	
<div style="border: 1px solid black; border-radius: 50%; padding: 10px; width: fit-content; margin: 0 auto;"> <p>\$ 440 ck# 1133 4/30/12</p> </div>			
		\$440.00	

PCP

Concrete Pumping

Peter Oupaxay • (510) 734-9023

544
ck# 1134
4/30/12

TICKET NO. 0183

SOLD TO:

Rick Meyers

DELIVERY TO:

1153 63rd St
DAK

DATE	P.O. NO.	TERMS		
QTY.	DESCRIPTION	PRICE	AMOUNT	
	Pump Set-up 3hr			
4/1	Yardage Charge	280	280	-
	Hourly Rate After 5hr	41	164	-
1hr		100	100	-
	TOTAL		544	-

PUMP NO.

PUMP OPERATOR

TRAVEL START	ARRIVE JOB	BEGIN JOB	END JOB
6:45	6:15	7:30	11:30
TOTAL CHARGEABLE TIME: 4hr			

By accepting service, renter agrees to the following terms:

A wash-out area will be provided for clean-up. All orders pay in CASH ONLY. PCP concrete pumping is not responsible for any damage on the street or on the property.

Received by

[Signature]

000290

ALLIED READY MIX

510 7496704
5621343 dispated

282-7846

CAUTION

CAUSES SKIN IRRITATION - INJURIOUS TO EYES
FRESHLY MIXED CEMENT, MORTAR, CONCRETE OR GROUT MAY CAUSE SKIN IRRITATION. AVOID CONTACT WITH SKIN WHERE POSSIBLE AND WASH EXPOSED SKIN AREAS PROMPTLY WITH WATER. IF ANY CEMENT OR CEMENT MIXTURES GET INTO THE EYE, RINSE IMMEDIATELY AND REPEATEDLY WITH WATER FOR 15 MINUTES AND GET PROMPT MEDICAL ATTENTION.
KEEP OUT OF REACH OF CHILDREN

NOTICE:
FEDERAL STATE AND LOCAL LAWS PROHIBIT WASHOUT INTO STREET AND SEWERS, ALLIED READY MIX IS NOT RESPONSIBLE FOR PUMP WASHOUT.

LOAD RECEIVED BY:

NOTICE: MY SIGNATURE BELOW INDICATES THAT I HAVE READ THE HEALTH WARNING NOTICE ON THE REVERSE SIDE.
DECLARACION: MI FIRMA MAS ABAJO INDICA QUE HE LEIDO EL AVISO DE ADVERTENCIA DE SALUD QUE APARECE AL REVERSO.
RECEIVED, SUBJECT TO THE TERMS & CONDITIONS HEREON, AND THE HEALTH WARNING NOTICE ON THE REVERSE SIDE.
RECIBIDO, SUJETO A LOS CORRESPONDIENTES TERMINOS Y CONDICIONES, YA LA ADVERTENCIA DE SALUD QUE APARECE AL REVERSO.

WEIGHMASTER CERTIFICATE
THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

BATCH TIME		ALLIED READY MIX - WEIGHMASTER		
		Randy Burgo		
Leave Plant	Arrive Site	Start Pour	End Pour	Arrive Plant
10:40	10:50	10:55	11:20	

The undersigned acknowledges receipt of material in good condition and authorized water to be added to the load at jobsite as indicated (see warning). Customer assumes responsibility for a suitable roadway for our trucks from public highway to place of delivery of material. We assume no responsibility for a suitable roadway for our trucks from public highway to place of delivery of material. We assume no responsibility for damage incurred by our trucks when asked to drive off public highway. Customer is required to provide legal and permitted job site parking for all Allied vehicles. We assume no responsibility for parking citations and any other jobsite citations issued.

WARNING: This concrete is designed to give required strength when placed and tested in accordance with A.C.I. and A.S.T.M. standards. Adding water to concrete at job site will reduce concrete's strength. Adding water will only be done at the customer's request and risk. Allied Ready Mix assumes no responsibility for concrete when additional water or material has been added at the job.

by X *[Signature]* PRINT NAME *MICHAEL LEINER*

PLANT	YARD TICKET #	ORDER #	TRK #	LOAD SIZE	MIX	SLUMP	DATE
	14215		31		501F25	3.5	4/30/2010
CUSTOMER #	SOLD TO			PO.#	PROJECT #		
	Feiner Construction						
DELIVERY ADDRESS				CITY	USE	DRIVER	
1151 63rd St				Oakland		Eddie	
CREDIT CARD #			EXP. DATE				TIME DUE
4719268568068750			9/11/11	COD			
PUMP		CORRECT ADDRESS		DRIVER'S LIC.#	WATER ADDED		
<i>86 Valley 94701</i>		<i>249 W 565258</i>					

LOAD QUANTITY	CUMULATIVE QUANTITY	ORDERED QUANTITY	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
3.3	82.5 yds	3.3	501F25	3sk 3/4" 3000psi 25%Fly		116.50	291.25
1		1	913	Fuel Surcharge		15.00	15.00
<p><i>Paul Credit Card</i> <i>Grad Total #1077 94 719 2685 6806 8750</i> <i>OTV 4/30</i></p>							

TERMS: NET 10th PROX. INTEREST AT 1 1/2% PER MONTH CHARGED ON PAST DUE ACCOUNTS

<input type="checkbox"/> PUMP WASHOUT \$ 30.00 PER HOPPER X <u>1</u> X 3 4 5 + TAX <u>65.75</u>	ADDITIONAL CHARGES	SALES TAX	
<input type="checkbox"/> CONCRETE RETURNED OVER 1 YARD X \$25/yd.		SUB TOTAL	826.00
TOTAL MINUTES	ALLOWED	CHARGED	
20	15	10 MIN. @ 2.00/min. <u>70.00</u>	
Five (5) minutes per yd./meter free unloading time allowed. Additional unloading time charged at current hourly truck rate.		ADD TO GRAND TOTAL	<u>852.50</u>
		GRAND TOTAL	<u>332.00</u>
		ADDITIONAL CHARGES	
		PAY	<u>418.30</u>

14215

418.30

000291

ALLIED READY MIX

282-7846

CAUTION

CAUSES SKIN IRRITATION - INJURIOUS TO EYES
 FRESHLY MIXED CEMENT, MORTAR, CONCRETE OR GROUT MAY CAUSE SKIN IRRITATION. AVOID CONTACT WITH SKIN WHERE POSSIBLE AND WASH EXPOSED SKIN AREAS PROMPTLY WITH WATER. IF ANY CEMENT OR CEMENT MIXTURES GET INTO THE EYE, RINSE IMMEDIATELY AND REPEATEDLY WITH WATER FOR 15 MINUTES AND GET PROMPT MEDICAL ATTENTION.
 KEEP OUT OF REACH OF CHILDREN

LOAD RECEIVED BY:

- NOTICE: MY SIGNATURE BELOW INDICATES THAT I HAVE READ THE HEALTH WARNING NOTICE ON THE REVERSE SIDE.
- DECLARACION: MI FIRMA MAS ABAJO INDICA QUE HE LEIDO EL AVISO DE ADVERTENCIA DE SALUD QUE APARECE AL REVERSO.
- RECEIVED SUBJECT TO THE TERMS & CONDITIONS HEREON, AND THE HEALTH WARNING NOTICE ON THE REVERSE SIDE.
- RECIBIDO, SUJETO A LOS CORRESPONDIENTES TERMINOS Y CONDICIONES, YA LA ADVERTENCIA DE SALUD QUE APARECE AL REVERSO.

NOTICE:

FEDERAL STATE AND LOCAL LAWS PROHIBIT WASHOUT INTO STREET AND SEWERS, ALLIED READY MIX IS NOT RESPONSIBLE FOR PUMP WASHOUT.

WEIGHMASTER CERTIFICATE

THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

BATCH TIME		ALLIED READY MIX - WEIGHMASTER Randy Burgo			
Leave Plant	Arrive Site	Start Pour	End Pour	Arrive Plant	
	9:19	9:20			

The undersigned acknowledges receipt of material in good condition and authorized water to be added to the load at jobsite as indicated (see warning). Customer assumes responsibility for a suitable roadway for our trucks from public highway to place of delivery of material. We assume no responsibility for a suitable roadway for our trucks from public highway to place of delivery of material. We assume no responsibility for damage incurred by our trucks when asked to drive off public highway. Customer is required to provide legal and permitted job site parking for all Allied vehicles. We assume no responsibility for parking citations and any other jobsite citations issued.

WARNING: This concrete is designed to give required strength when placed and tested in accordance with A.C.I. and A.S.T.M. standards. Adding water to concrete at job site will reduce concrete's strength. Adding water will only be done at the customer's request and risk. Allied Ready Mix assumes no responsibility for concrete when additional water or material has been added at the job.

by X PRINT NAME JEINER

PLANT	YARD TICKET # 14211	ORDER #	TRK # 33	LOAD SIZE	MIX 501F25	SLUMP 3.5	DATE 4/30/11
CUSTOMER #	SOLD TO Heiner Construction		PO.#	PROJECT #			
DELIVERY ADDRESS 1153 63rd St			CITY Oakland	USE	DRIVER Adam		
CREDIT CARD #			EXP. DATE	COD		TIME DUE	
PUMP			CORRECT ADDRESS		DRIVER'S LIC. #	WEIGHTS CALIBRATED	

LOAD QUANTITY	CUMULATIVE QUANTITY	ORDERED QUANTITY	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
100	60 yds		501F25	S&K 3/4" 3000psi 2.5% fly		116.50	11,650.00
			913	Fuel Surcharge		15.00	1,500.00

TERMS: NET 10th PROX. INTEREST AT 1 1/2% PER MONTH CHARGED ON PAST DUE ACCOUNTS

PUMP WASHOUT \$ 30.00 PER HOPPER X 1 2 3 4 5 + TAX

CONCRETE RETURNED OVER 1 YARD 1 X \$25/yd.

TOTAL MINUTES	ALLOWED	CHARGED
	50	5

MIN. @ 2.00/min.

Five (5) minutes per yd./meter free unloading time allowed.
 Additional unloading time charged at current hourly truck rate.

ADDITIONAL CHARGES	SALES TAX	
	SUB TOTAL	\$100.00
	GRAND TOTAL	\$100.00
ADDITIONAL CHARGES		
	PAY	

14211 # 10, 779.55 pd online

000292



May Statement for activity from Apr. 19, 2012 through May 18, 2012
 MICHAEL A FEINER

Inquiries: 1-877-734-6060
 Page 2 of 3

REI Visa Rebates

REI Member Number 011 804 76

Rebate information earned from your REI Visa card:

Description of Purchase Activity	This Statement	Year to Date
Earned Rebates on non-REI Purchases.....	\$132.83	\$294.48
Total.....	\$132.83	\$294.48

Transactions

Post Date	Trans Date	Ref. Nbr	Description of Transaction	Amount
Payments and Other Credits				
04/20	04/13	6789	CREDIT ADJ- CARDHOLDER DISPUTE 41	\$33.88CR ✓
05/15		4530	MERCHANDISE/SERVICE RETURN PROV CR GRC*PROACTI.....	\$19.95CR ✓
05/15	05/15	ET	CREDIT ADJUSTMENT PAYMENT THANK YOU.....	\$964.72CR
05/18	05/17	1517	GRC*PROACTIV SOLUTION 800-2420364 CA..... MERCHANDISE/SERVICE RETURN	\$45.84CR
Purchases and Other Debits				
04/19	04/17	1707	SAFEWAY STORE00006767 ALBANY CA	\$26.24
04/20	04/19	5433	TRADER JOE'S #108 QPS EL CERRITO CA	\$6.97
04/23	04/22	2435	CHIPOTLE 0697 BERKELEY CA	\$25.72
04/23	04/19	7223	ANDRONICOS MARKET 1 BERKELEY CA	\$5.99
04/23	04/20	5018	TRADER JOE'S #108 QPS EL CERRITO CA	\$10.32
04/23	04/21	9374	TARGET.COM * 877-848-4483 MN.....	\$24.14
04/24	04/23	1374	TRADER JOE'S #108 QPS EL CERRITO CA	\$22.53
04/26	04/24	3681	SAFEWAY STORE00006767 ALBANY CA	\$5.59
04/26	04/24	1322	SAFEWAY STORE00006767 ALBANY CA	\$31.91
04/26	04/25	4692	UCB HOUSING&DINING SVC 510-643-6955 CA.....	\$20.00
04/26	04/25	0308	UCB UNDERGRADUATE ADM 510-643-2445 CA.....	\$100.00
04/27	04/25	0504	SAFEWAY STORE00006767 ALBANY CA	\$10.48
04/30	04/27	4325	THE CHEESE BOARD CO BERKELEY CA	\$21.75
04/30	04/27	1596	SAFEWAY STORE00006767 ALBANY CA	\$36.21
04/30	04/27	8780	ROYAL GROUND COFFEE ALBANY CA.....	\$12.75
04/30	04/29	9393	GORDO TAQUERIA - S ALBANY CA	\$21.10
04/30	04/29	8375	TRADER JOE'S #108 QPS EL CERRITO CA	\$17.44
04/30	04/26	3294	THE LUMBER BARON ALBANY CA	\$634.49
04/30	04/26	6626	THE BERKELEY SCHOOL 503-5970395 CA.....	\$100.00
04/30	04/26	7649	SPORTS AUTHORI00007666 EMERYVILLE CA	\$71.78
04/30	04/27	2870	TRADER JOE'S #108 QPS EL CERRITO CA	\$58.39
04/30	04/27	9846	CHEFS CHINESE FOOD EL CERRITO CA.....	\$13.40
05/02	04/30	5395	ROTTEN CITY PIZZA EMERYVILLE CA.....	\$80.00
05/02	05/01	0010	ALLIED CONCRETE REDY M 415-282-8117 CA.....	\$10,779.55? 632
05/04	05/02	6569	THE LUMBER BARON ALBANY CA.....	\$542.14
05/04	05/03	0611	BARNEY'S SOLANO BERKELEY CA	\$49.59
05/04	05/03	1752	BETTE'S DINER BERKELEY CA	\$7.25
05/07	05/04	1351	SAFEWAY STORE00006767 ALBANY CA	\$48.10
05/07	05/04	3815	THE CHEESE BOARD CO BERKELEY CA.....	\$32.63
05/07	05/04	1772	THE LUMBER BARON ALBANY CA	\$28.06
05/07	05/06	0765	MANHATTAN BAGEL BERKELEY CA.....	\$6.28
05/07	05/04	9829	TRADER JOE'S #108 QPS EL CERRITO CA	\$13.55
05/07	05/04	9155	CHEFS CHINESE FOOD EL CERRITO CA.....	\$21.05
05/07	05/04	5232	BERKELEY BOWL MARKE BERKELEY CA	\$73.80
05/08	05/07	6113	TRADER JOE'S #108 QPS EL CERRITO CA	\$16.84
05/09	05/07	1063	SAFEWAY STORE00006767 ALBANY CA	\$17.23
05/10	05/08	1779	SAFEWAY STORE00006767 ALBANY CA	\$15.04
05/10	05/08	5127	SPORTS AUTHORI00007666 EMERYVILLE CA	\$59.81
05/10	05/08	5135	SPORTS AUTHORI00007666 EMERYVILLE CA	\$102.31
05/11	05/10	0337	SUPERCUTS #001 CA ALBANY CA	\$34.00
05/11	05/10	0386	SUPERCUTS #001 CA ALBANY CA	\$17.00
05/14	05/11	6063	THE CHEESE BOARD CO BERKELEY CA	\$23.53

000293

2-7846

ALLIED READY MIX

CAUTION

CAUSES SKIN IRRITATION - INJURIOUS TO EYES
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 of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the
 California Business and Professions Code, administered by the Division of Measurement
 Standards of the California Department of Food and Agriculture.

BATCH TIME		ALLIED READY MIX - WEIGHMASTER		
		Randy Burgo		
Leave Plant	Arrive Site	Start Pour	End Pour	Arrive Plant
7:30	8:10			

LOAD RECEIVED BY:

- NOTICE: MY SIGNATURE BELOW INDICATES THAT I HAVE READ THE HEALTH WARNING NOTICE ON THE REVERSE SIDE.
- DECLARACION: MI FIRMA MAS ABAJO INDICA QUE HE LEIDO EL AVISO DE ADVERTENCIA DE SALUD QUE APARECE AL REVERSO.
- RECEIVED, SUBJECT TO THE TERMS & CONDITIONS HEREON, AND THE HEALTH WARNING NOTICE ON THE REVERSE SIDE.
- RECIBIDO SUJELO A LOS CORRESPONDIENTES TERMINOS Y CONDICIONES, YA LA ADVERTENCIA DE SALUD QUE APARECE AL REVERSO.

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by X PRINT NAME _____

PLANT	YARD TICKET # 14703	ORDER #	TRK # 26	LOAD SIZE	MIX 5012B	SLUMP 3.5	DATE 6-13-01
-------	------------------------	---------	-------------	-----------	--------------	--------------	-----------------

CUSTOMER #	SOLD TO Finer Construction	PO. #	PROJECT #
------------	-------------------------------	-------	-----------

DELIVERY ADDRESS 1153 53rd St	CITY Oakland	USE	DRIVER Jason
----------------------------------	-----------------	-----	-----------------

CREDIT CARD #	EXP. DATE	COD	TIME DUE
---------------	-----------	-----	----------

PUMP	CORRECT ADDRESS	DRIVER'S LIC. # N156525	WEIGHMASTER
------	-----------------	----------------------------	-------------

LOAD QUANTITY	CUMULATIVE QUANTITY	ORDERED QUANTITY	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
5.5			5012B	5sk 3/4" 2500psi Blend		125.50	690.25
1			950	Short Load Charge		53.00	637.25
1			913	Fuel Surcharge		15.00	652.25

TERMS: NET 10th PROX. INTEREST AT 1 1/2% PER MONTH CHARGED ON PAST DUE ACCOUNTS

PUMP WASHOUT \$30.00 PER HOPPER X 1 2 3 4 5 + TAX _____ ADDITIONAL CHARGES

CONCRETE RETURNED OVER 1 YARD _____ X \$25/yd.

TOTAL MINUTES	ALLOWED	CHARGED
	20	1

MIN. @ 2.00/min.

Five (5) minutes per yd./meter free unloading time allowed.
 Additional unloading time charged at current hourly truck rate.

65.25
washout

ADD TO GRAND TOTAL

SALES TAX	
SUB TOTAL	652.25
GRAND TOTAL	652.25
ADDITIONAL CHARGES	
PAY	

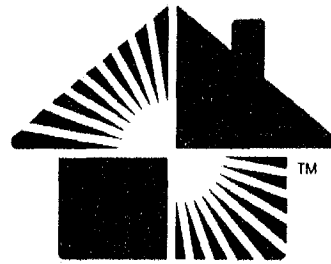
14703 \$902.90 ck# 1155

000294

BUILD IT GREEN

CERTIFICATE of EVALUATION

Congratulations,
your home has been



GreenPoint RATED

EXISTING HOME

Elements

ADDRESS: 1153 63rd Street
Oakland, CA 94608

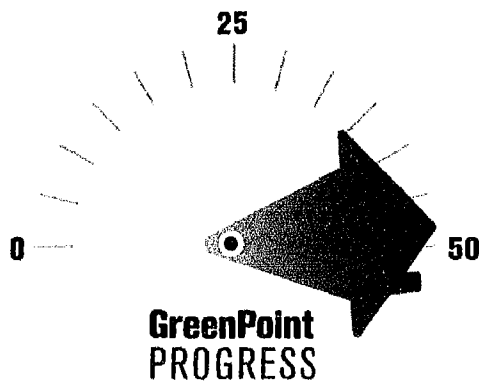
BUILT BY: MICHAEL FEINER

RATED BY: ROB HAROLD

RATED ON: 2/4/2016

49

GREENPOINT RATED EDITION: «EDITION»



Community



Energy



IAQ/Health



Resources



Water

This home has been evaluated across five categories:
Community, Energy, IAQ/Health, Resources, & Water.
Homes that receive more than 50 points are eligible for
our Whole House label.

CATHERINE A. MERSHEL, EXECUTIVE DIRECTOR

THIS IS A PROGRAM OF BUILD IT GREEN

www.GreenPointRated.com

000295



Statement

RUBENSTEIN SUPPLY COMPANY
2800 San Pablo Ave
Oakland, CA 94608
510-444-6614 Fax 510-444-2518

CUSTOMER NUMBER	STATEMENT DATE
685	10/25/12
Remit To: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO.
	1 of 1

CUSTOMER:

MIKE FEINER
P.O. BOX 86
BERKELEY, CA 94701

DATE	INVOICE NUMBER	PURCHASE ORDER NUMBER	INVOICE AMOUNT	PAYMENTS/CREDITS	NET DUE
10/19/12	S1271148.001	63RD	667.16		667.16
10/23/12	S1271853.001	63RD ST.	21.43		21.43
10/25/12	S1272607.001	63RD	82.21		82.21

PREV BALANCE	PAYMENTS	CREDITS	PURCHASES	SERVICE CHARGE	NEW BALANCE
990.39	990.39	0.00	770.80	0.00	770.80

FUTURE	CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
0.00	770.80	0.00	0.00	0.00

CE#
1021

000296



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518

W. J. #7p-1890



Invoice

INVOICE DATE	INVOICE NUMBER
10/19/2012	S1271148.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 2

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63RD				
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
MATT NADIG		PICK UP NO PICK	NET 10TH PROX	10/19/2012	10/19/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
3ea	3ea	1 GALV CAP 25 PER BOX	1.556/ea	4.67	
1ea	1ea	3/4 SxS 90 PVC-40 2300 #406-007 50 PER BOX	0.216/EA	0.22	
40ea	40ea	NOMACO 6L048078 78CT 6FT 7/8 X 1/2 SELF-SEAL PIPE INSULATION 40PCS/BOX=240FT/BOX	2.842/ea	113.68	
3EA	3EA	ZURN PEX Q4PC100XRED 3/4"X100' RED PEX TUBING	59.693/EA	179.08	
16EA	16EA	ZURN PEX QQMCEA33S COPPER ELBOW 1-5/8"-1/2" BARB X 1/2"MALE	2.863/EA	45.81	
1EA	1EA	ZURN PEX QCRTQCM CRIMP TOOL-MEDIUM	133.688/EA	133.69	
40EA	40EA	ZURN PEX QCLP4X 3/4" CRIMP RINGS 100 PER BAG	0.668/EA	26.73	
16EA	16EA	ZURN PEX QCLP3X 1/2" CRIMP RINGS 100 PER BAG	0.477/EA	7.63	
12EA	12EA	ZURN PEX QXP4XP 3/4" BARB TEST PLUG PLASTIC LEGEND# 461404	0.292/EA	3.50	
4ea	4ea	ZURN PEX QQ650CX 1/2" MALE X 1/2" BARB SWEAT ADPT LEGEND# 460613 50 PER BAG	1.342/EA	5.37	

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000297



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518



Invoice

INVOICE DATE	INVOICE NUMBER
10/19/2012	S1271148.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 2

BILL TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
MATT NADIG	PICK UP NO PICK	NET 10TH PROX	10/19/2012	10/19/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
12ea	12ea	ZURN PEX QQ675CX 3/4" MALE SWEAT X 3/4" BARB SWEAT ADAPTER XLC44M LEGEND# 460614 50 PER BAG	1.860/EA	22.32
10EA	10EA	ZURN PEX QQPT444X 3/4" TEE LEGEND# 461145 50 PER BAG	1.147/EA	11.47
2ea	2ea	ZURN PEX QQPC44X 3/4" COUPLING LEGEND# 461504	0.597/ea	1.19
4EA	4EA	ZURN PEX QQPE44X POLY ELBOW 3/4" BARB LEGEND# 461004 50 PER BAG	0.882/EA	3.53
12ea	12ea	ZURN PEX QHPBS5 BEND SUPPORT 3/4"	4.550/ea	54.60
		2012/10/19 12:11:12 PM S1271148.1 MIKE		

Past Due invoices may be subject to 1.50% late charge.
******WE ARE NOW OPEN SATURDAYS IN SAN RAFAEL FROM 7:30-11:30AM******
 ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	613.49
S&H Charges	0.00
Tax	53.67
Payments	0.00
Amount Due	000298 67.16



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518



Invoice

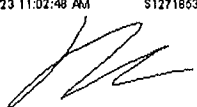
INVOICE DATE	INVOICE NUMBER
10/23/2012	S1271853.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD ST.			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN CAMACHO	PICK UP	NET 10TH PROX	10/23/2012	10/23/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
2ea	2ea	3/4 FTGxF FEMALE STREET ADAPTER 25 PER BOX	4.798/EA	9.60
6EA	6EA	ZURN PEX QCLP4X 3/4" CRIMP RINGS 100 PER BAG	0.940/EA	5.64
18ea	18ea	F&A PRODUCTS PS112L 1-1/2" GALVANIZED 2-HOLE PIPE STRAP	0.248/ea	4.46
2012/10/23 11:02:48 AM S1271853.1 				

Past Due invoices may be subject to 1.50% late charge.
 ****WE ARE NOW OPEN SATURDAYS IN SAN RAFAEL FROM
 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL
 ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL
 PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER
 WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE
 AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE
 VALID AFTER 30 DAYS.

Subtotal	19.70
S&H Charges	0.00
Tax	1.73
Payments	0.00
Amount Due	000299 21.43



RUBENSTEIN SUPPLY COMPANY
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 Oakland, CA 94608
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Invoice

INVOICE DATE	INVOICE NUMBER
10/25/2012	S1272607.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 3

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63RD				
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
MATT NADIG		PICK UP	NET 10TH PROX	10/25/2012	10/25/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
-11ea	-11ea	ZURN PEX QQ675CX 3/4" MALE SWEAT X 3/4" BARB SWEAT ADAPTER XLC44M LEGEND# 460614 50 PER BAG ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	1.860/EA	-20.46	
-3ea	-3ea	ZURN PEX QQ650CX 1/2" MALE X 1/2" BARB SWEAT ADPT LEGEND# 460613 50 PER BAG ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	1.342/EA	-4.03	
-3EA	-3EA	ZURN PEX QCLP4X 3/4" CRIMP RINGS 100 PER BAG ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	0.668/EA	-2.00	
-2ea	-2ea	ZURN PEX QQPC44X 3/4" COUPLING LEGEND# 461504 ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	0.597/ea	-1.19	

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000300



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
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Invoice

INVOICE DATE	INVOICE NUMBER
10/25/2012	S1272607.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 3

BILL TO:

MIKE FEINER
 P.O. BOX 186
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON		
685	63RD				
WRITER		SHIP VIA	TERMS	SHIP DATE	ORDER DATE
MATT NADIG		PICK UP	NET 10TH PROX	10/25/2012	10/25/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE	
-3EA	-3EA	ZURN PEX QQPE44X POLY ELBOW 3/4" BARB LEGEND# 461004 50 PER BAG ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	0.882/EA	-2.65	
-2EA	-2EA	ZURN PEX QXP4XP 3/4" BARB TEST PLUG PLASTIC LEGEND# 461404 ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	0.292/EA	-0.58	
-8ea	-8ea	ZURN PEX QHPBS5 BEND SUPPORT 3/4" ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	4.550/ea	-36.40	
-1EA	-1EA	ZURN PEX QQMCEA33S COPPER ELBOW 1-5/8"-1/2" BARB X 1/2"MALE ** Original Sale : S1271148.001 ** ** Cus PO: 63RD **	2.863/EA	-2.86	
6ea	6ea	F&A PRODUCTS PS034M 3/4" GALVANIZED 2-HOLE PIPE STRAP	0.090/ea	0.54	
42ea	42ea	NOMACO 6L048058 58CT 6FT 5/8 X 1/2 SELF-SEAL PIPE INSULATION 50PCS/BOX=300FT/BOX	3.458/ea	145.22	

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000301



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
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 510-444-6614
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Invoice

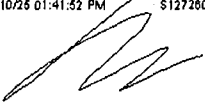
INVOICE DATE	INVOICE NUMBER
10/25/2012	S1272607.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94682	PAGE NO. 3 of 3

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON			
685		63RD							
WRITER		SHIP VIA		TERMS		SHIP DATE		ORDER DATE	
MATT NADIG		PICK UP		NET 10TH PROX		10/25/2012		10/25/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE		
		2012/10/25 01:41:52 PM S1272607.1 							

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 ****WE ARE NOW OPEN SATURDAYS IN SAN RAFAEL FROM
 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL
 ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL
 PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER
 WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE
 AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE
 VALID AFTER 30 DAYS.

Subtotal	75.59
S&H Charges	0.00
Tax	6.62
Payments	0.00
Amount Due	000302 82.21



RUBENSTEIN SUPPLY COMPANY
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Invoice

INVOICE DATE	INVOICE NUMBER
08/24/2012	S1257610.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 2 of 2

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63rd			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
SAM MACKEY	PICK UP	NET 10TH PROX	08/24/2012	08/24/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
		2012/08/24 03:33:06 PM S1257610.1 <i>[Handwritten signature]</i>		

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******ORDER ON LINE AT WWW.RUBENSTEINSUPPLY.COM...CALL FOR YOUR LOG IN & PASSWORD TODAY!!!!******

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE. SPECIAL ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	429.16
S&H Charges	0.00
Tax	37.55
Payments	0.00
Amount Due	466.71

000303



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 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
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* 496.88
 ck # 1206



Invoice

INVOICE DATE	INVOICE NUMBER
09/04/2012	S1259510.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD ST			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER	PICK UP	NET 10TH PROX	09/04/2012	09/04/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
40ft	40ft	COPPER TUBE M 1/2 HARD TUBE PER FOOT	1.008/ft	40.33
20ft	20ft	COPPER TUBE M 3/4 HARD TUBE PER FOOT	1.630/ft	32.60
30ea	30ea	1/2 CxC 90 100 PER BOX	0.516/EA	15.49
12ea	12ea	1/2 CxC 45 100 PER BOX	0.949/EA	11.39
12ea	12ea	1/2 CxCxC TEE 50 PER BOX	0.881/EA	10.58
6ea	6ea	3/4 X 1/2 X 3/4 CxCxC TEE 25 PER BOX	2.507/ea	15.04
1lb	1lb	EAGLE QUIK-FLO 3 LEAD FREE SOLDER	20.923/EA	20.92
12ea	12ea	F&A PRODUCTS PS114L 1-1/4" GALVANIZED 2-HOLE PIPE STRAP	0.565/ea	6.78
2ea	2ea	NOMACO 6L048078 78CT 6FT 7/8 X 1/2 SELF-SEAL PIPE INSULATION 40PCS/BOX=240FT/BOX	3.903/ea	7.81
		2012/09/04 00:12:02 AM S1259510.1		
		MIKE FEINER		

Past Due invoices may be subject to 1.50% late charge.
 ****BEGINNING SEPT. 8TH WE WILL BE OPEN SATURDAYS IN SAN RAFAEL FROM 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL ORDER ITEMS ARE NOT RETURNABLE
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	160.94
S&H Charges	0.00
Tax	14.08
Payments	0.00
Amount Due	000304 5.02



RUBENSTEIN SUPPLY COMPANY
 1000 San Pablo Ave
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Invoice

INVOICE DATE	INVOICE NUMBER
09/06/2012	S1260329.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 2

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
MATT NADIG	PICK UP	NET 10TH PROX	09/06/2012	09/06/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
-2ea	-2ea	4 ADJUSTABLE 90 ELLS 26GA ** Original Sale : S1256495.001 ** ** Cus PO: 63RD ** EXTRA	2.391/ea	-4.78
-1ea	-1ea	OATEY 11840 1-1/4 & 1-1/2 NO CALK GALV ROOF FLASHING ** Original Sale : S1254938.001 ** ** Cus PO: 63RD ** EXTRA	4.285/EA	-4.29
-17ea	-17ea	NOMACO 6L068058 58DT 6FT 5/8 X 3/4 SELF-SEAL PIPE INSULATION 30PCS/BOX=180FT/BOX ** Original Sale : S1230531.001 ** ** Cus PO: 63RD ** EXTRA	7.383/ea	-125.52
2ea	2ea	4" X 10' N-FLEX COMPRESSED	10.105/ea	20.21
30ea	30ea	1/2 CxC 90 100 PER BOX	0.516/EA	15.49
18ea	18ea	3/4 CxC 90 50 PER BOX	1.158/EA	20.85
18ea	18ea	1/2 COPPER CAP 100.PER BOX	0.377/ea	6.78
6ea	6ea	3/4 X 1/2 X 1/2 CxCxC TEE 25 PER BOX	2.507/ea	15.04
20FT	20FT	PIPE 3/4-SCHEDULE-40-PVC-PIPE	27.277/c	5.46

Subtotal	
S&H Charges	
Tax	
Payments	
Amount Due	000305



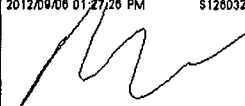
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INVOICE DATE	INVOICE NUMBER
09/06/2012	S1260329.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO.
	2 of 2

RUBENSTEIN SUPPLY COMPANY
 800 San Pablo Ave
 Oakland, CA 94608
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 Fax 510-444-2518

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
MATT NADIG	PICK UP	NET 10TH PROX	09/06/2012	09/06/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
		2012/09/06 01:27:26 PM S1260329.1  MIKE		

Past Due invoices may be subject to 1.50% late charge.
******BEGINNING SEPT. 8TH WE WILL BE OPEN SATURDAYS IN SAN RAFAEL FROM 7:30-11:30AM******

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE. SPECIAL ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	-50.76
S&H Charges	0.00
Tax	-4.45
Payments	0.00
Amount Due	000306 55.21



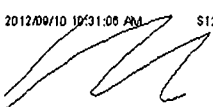
Invoice

RUBENSTEIN SUPPLY COMPANY
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INVOICE DATE	INVOICE NUMBER
09/10/2012	S1260954.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
ERIK CLEAVER	PICK UP NO PICK	NET 10TH PROX	09/10/2012	09/10/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
20ft	20ft	COPPER TUBE M 3/4 HARD TUBE PER FOOT	1.630/ft	32.60
2012/09/10 10:31:06 AM S1260954.1  MIKE FEINER				

Past Due invoices may be subject to 1.50% late charge.
 ****BEGINNING SEPT. 8TH WE WILL BE OPEN SATURDAYS IN SAN RAFAEL FROM 7:30-11:30AM****
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Subtotal	32.60
S&H Charges	0.00
Tax	2.86
Payments	0.00
Amount Due	000307 5.46



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518



Invoice

INVOICE DATE	INVOICE NUMBER
09/24/2012	S1264409.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX.86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
JOHN CAMACHO	PICK UP	NET 10TH PROX	09/24/2012	09/24/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
1ea	1ea	RECTORSEAL 94392 1QT DARK OIL	9.620/EA	9.62
21FT	21FT	PIPE 1-IN-GLV-C/W-T&C-IMP-STL-PIPE (1260'/SLING)	168.000/c	35.28
105FT	105FT	3/4IN-GLV-C/W-T&C-IMP-STL-PIPE (1764'/SLING)	112.500/c	118.13
12ea	12ea	F&A PRODUCTS PS034M 3/4" GALVANIZED 2-HOLE PIPE STRAP	0.106/ea	1.27
10ea	10ea	3/4 GALV 90 35 PER BOX	1.131/ea	11.31
5ea	5ea	1 GALV 90 20 PER BOX	2.111/ea	10.56
2ea	2ea	3/4 X 1/2 X 3/4 GALV TEE	3.027/ea	6.05
2ea	2ea	1 X 3/4 X 1 GALV TEE	4.476/ea	8.95
2ea	2ea	1 GALV COUPLING 25 PER BOX	2.527/ea	5.05
2ea	2ea	3/4 GALV COUPLING 50 PER BOX	1.533/ea	3.07
		2012/09/24 12:09:10 PM S1264409.1 		

Past Due invoices may be subject to 1.50% late charge.
 ****WE ARE NOW OPEN SATURDAYS IN SAN RAFAEL FROM
 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL
 ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL
 PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER
 WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE
 AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE
 VALID AFTER 30 DAYS.

Subtotal	209.29
S&H Charges	0.00
Tax	18.31
Payments	0.00
Amount Due	000308 227.60



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
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Invoice

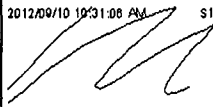
INVOICE DATE	INVOICE NUMBER
09/10/2012	S1260954.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:

MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON	
685		63RD					
WRITER		SHIP VIA		TERMS		SHIP DATE	ORDER DATE
ERIK CLEAVER		PICK UP NO PICK		NET 10TH PROX		09/10/2012	09/10/2012
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE
20ft	20ft	COPPER TUBE M 3/4 HARD TUBE PER FOOT				1.630/ft	32.60
		2012/09/10 10:31:06 AM S1260954.1  MIKE FEINER					

Past Due invoices may be subject to 1.50% late charge.
 ****BEGINNING SEPT. 8TH WE WILL BE OPEN SATURDAYS IN SAN RAFAEL FROM 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL ORDER ITEMS ARE NOT RETURNABLE. CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE VALID AFTER 30 DAYS.

Subtotal	32.60
S&H Charges	0.00
Tax	2.86
Payments	0.00
Amount Due	35.46

000309



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
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 Fax 510-444-2518



Invoice

INVOICE DATE	INVOICE NUMBER
09/24/2012	S1264409.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER		CUSTOMER PO NUMBER		JOB NAME / RELEASE NUMBER		SALESPERSON			
685		63RD							
WRITER		SHIP VIA		TERMS		SHIP DATE		ORDER DATE	
JOHN CAMACHO		PICK UP		NET 10TH PROX		09/24/2012		09/24/2012	
ORDER QTY	SHIP QTY	DESCRIPTION				UNIT PRICE	EXT PRICE		
1ea	1ea	RECTORSEAL 94392 1QT DARK OIL				9.620/EA	9.62		
21FT	21FT	PIPE 1-IN-GLV-C/W-T&C-IMP-STL-PIPE (1260'/SLING)				168.000/c	35.28		
105FT	105FT	3/4IN-GLV-C/W-T&C-IMP-STL-PIPE (1764'/SLING)				112.500/c	118.13		
12ea	12ea	F&A PRODUCTS PS034M 3/4" GALVANIZED 2-HOLE PIPE STRAP				0.106/ea	1.27		
10ea	10ea	3/4 GALV 90 35 PER BOX				1.131/ea	11.31		
5ea	5ea	1 GALV 90 20 PER BOX				2.111/ea	10.56		
2ea	2ea	3/4 X 1/2 X 3/4 GALV TEE				3.027/ea	6.05		
2ea	2ea	1 X 3/4 X 1 GALV TEE				4.476/ea	8.95		
2ea	2ea	1 GALV COUPLING 25 PER BOX				2.527/ea	5.05		
2ea	2ea	3/4 GALV COUPLING 50 PER BOX				1.533/ea	3.07		
		2012/09/24 12:09:10 PM S1264409.1 							

Past Due invoices may be subject to 1.50% late charge.
 ****WE ARE NOW OPEN SATURDAYS IN SAN RAFAEL FROM
 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL
 ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL
 PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER
 WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE
 AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE
 VALID AFTER 30 DAYS.

Subtotal	209.29
S&H Charges	0.00
Tax	18.31
Payments	0.00
Amount Due	000310 27.60



RUBENSTEIN SUPPLY COMPANY
 2800 San Pablo Ave
 Oakland, CA 94608
 510-444-6614
 Fax 510-444-2518

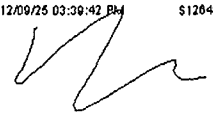


Invoice

INVOICE DATE	INVOICE NUMBER
09/25/2012	S1264882.001
REMIT TO: RUBENSTEIN SUPPLY COMPANY P.O. BOX 8370 Oakland, CA 94662	PAGE NO. 1 of 1

BILL TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

SHIP TO:
 MIKE FEINER
 P.O. BOX 86
 BERKELEY, CA 94701

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
685	63RD			
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
GREG CABIG	PICK UP	NET 10TH PROX	09/25/2012	09/25/2012
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
12ea	12ea	1 GALV 90 20 PER BOX	2.111/ea	25.33
1ea	1ea	PASCO 9062-R 2" 20MIL 100' PIPE WRAP TAPE ROLL	13.920/EA	13.92
21FT	21FT	PIPE 1-IN-BLK-TC-IMP-PIPE-W/X-TRU	287.250/c	60.32
3ea	3ea	1 X 3 GALV NIPPLE	1.756/ea	5.27
		2012/09/25 03:39:42 PM S1264882.1  MIKE		

Past Due invoices may be subject to 1.50% late charge.
 ****WE ARE NOW OPEN SATURDAYS IN SAN RAFAEL FROM
 7:30-11:30AM****

ALL RETURNED MERCHANDISE IS SUBJECT TO 20% RESTOCKING CHARGE, SPECIAL
 ORDER ITEMS ARE NOT RETURNABLE.
 CUSTOMER AGREES THAT IF IT BECOMES NECESSARY TO INSTITUTE LEGAL
 PROCEEDINGS TO ENFORCE COLLECTION OF THIS ACCOUNT, THAT THE CUSTOMER
 WILL PAY A REASONABLE ATTORNEY'S FEE IN ADDITION TO PRINCIPAL BALANCE
 AND COST OF COLLECTION. ALL CREDITS FOR CASH CUSTOMERS WILL NOT BE
 VALID AFTER 30 DAYS.

Subtotal	104.84
S&H Charges	0.00
Tax	9.17
Payments	0.00
Amount Due	000311 114.01



ASHBY PLUMBING & HEATING SUPPLY

1000 ASHBY AVENUE • BERKELEY, CA 94710 • (510) 843-6652 FAX (510) 843-6424
WHOLESALE DISTRIBUTORS—PLUMBING & HEATING SUPPLIES

INVOICE NO.
149966

419.81
pc ck# 6131

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FEINER CONSTRUCTION INC 16015
PO BOX 86
BERKELEY CA 94701

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P.O. NUMBER _____ DATE ENTERED 8/13/12 JOB _____ VIA _____

QTY ORD	DESCRIPTION	QTY SHPD	PRICE	UNIT	DISC	NET AMOUNT
60	SOFT (L) PIPE	60	8.52	FT	5.2	245.38
1	3x2 ABS Wye					
2	2x1 1/2 x 2 ABS Santee	2	12.20		7.8	5.37
2	1 1/2 ABS 1/8	2	4.84			2.13
1	2 — Coupling	1	3.43			0.75
1	1 1/2 —	1	2.11			0.56
2	1 1/2 — 1/4	2	5.13			2.26
1	2x1 1/2 — Santee	1	10.52			2.31
1	ABS Cement (#30892) 1603	1	8.24		20.	6.59
40	1 1/2 ABS pipe	40	1.10	FT	4.3	25.08
10	3" —	10	3.06	L	L	17.44

RECEIVED BY	307.87	OTHER	26.94	PAY THIS AMOUNT	334.81
	SUB-TOTAL		SALES TAX		

WARNING: Items purchased on this invoice may not be AB1953 compliant. For more info about AB1953: visit www.dtsc.ca.gov and/or www.nsf.org

WARNING: Certain of the galvanized, bronze, plastic and other products sold by Ashby Plumbing & Heating Supply contain lead, lead compounds or other chemicals known to the state of California to cause cancer, birth defects or other reproductive harm.

Returned merchandise subject to handling charge. Warranties are by product manufacturer. We assume no responsibility. 1 1/2% per month will be charged on delinquent accounts. Claims for shortage or damage must be made within 3 days of receipt of goods. All deliveries

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ASHBY PLUMBING & HEATING SUPPLY

1000 ASHBY AVENUE • BERKELEY, CA 94710 • (510) 843-6652 FAX (510) 843-6424
WHOLESALE DISTRIBUTORS—PLUMBING & HEATING SUPPLIES

INVOICE NO.
149950

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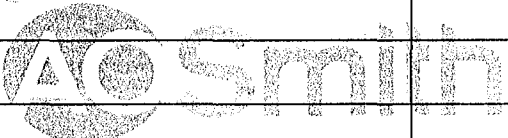
FEINER CONSTRUCTION INC 16015
PO BOX 86
BERKELEY CA 94701

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P.O. NUMBER _____ DATE ENTERED **8-10-12** JOB # _____ VIA _____

QTY ORD	DESCRIPTION	QTY SHPD	PRICE	UNIT	DISC	NET AMOUNT
1	3x2 ABS Wye	1	26 55	EA	78	5.84
1	1 1/2 - 90	1	6 33	V	V	1.39



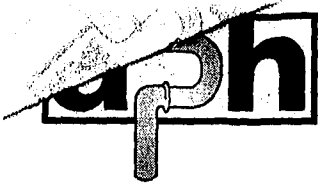
RECEIVED BY _____	7.23		0.63	PAY THIS AMOUNT →	7.86
	SUB-TOTAL	OTHER	SALES TAX		

WARNING: Items purchased on this invoice may not be AB1953 compliant. For more info about AB1953: visit www.dtsc.ca.gov and/or www.nsf.org

WARNING: Certain of the galvanized, bronze, plastic and other products sold by Ashby Plumbing & Heating Supply contain lead, lead compounds or other chemicals known to the state of California to cause cancer, birth defects or other reproductive harm.

Returned merchandise subject to handling charge. Warranties are by product manufacture. We assume no responsibility. 1 1/2% per month will be charged on delinquent accounts. Claims for shortage or damage must be made within 3 days of receipt of goods. All deliveries

000313 ACCT
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CC



ASHBY PLUMBING & HEATING SUPPLY

1000 ASHBY AVENUE • BERKELEY, CA 94710 • (510) 843-6652 FAX (510) 843-6424
WHOLESALE DISTRIBUTORS—PLUMBING & HEATING SUPPLIES

INVOICE NO.
149807

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FEINER CONSTRUCTION INC 16015
PO BOX 86
BERKELEY CA 94701

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63rd

P.O. NUMBER: _____ DATE ENTERED: **8-2-12** JOB: _____ VIA: _____

QTY ORD	DESCRIPTION	QTY SHPD	PRICE	UNIT	DISC	NET AMOUNT
7	2x1 1/2 x 2 ABS Santee	7	12.20	EA	78	18.79
1	3 ABS c/s plug	1	2.87	EA	22	2.87
4	2 — c/s —	4	2.50	EA	20	7.80
5ft	6 ABS pipe	5ft	12.24	FT	43	34.88
oz	16 oz ABS glue	1	8.24	EA	20	6.59

RECEIVED BY	70.93	OTHER	6.21	PAY THIS AMOUNT	77.14
	SUB-TOTAL		SALES TAX		

WARNING: Items purchased on this invoice may not be AB1953 compliant. For more info about AB1953: visit www.dtsc.ca.gov and/or www.nsf.org

WARNING: Certain of the galvanized, bronze, plastic and other products sold by Ashby Plumbing & Heating Supply contain lead, lead compounds or other chemicals known to the state of California to cause cancer, birth defects or other reproductive harm.

Returned merchandise subject to handling charge. Warranties are by product manufacturer. We assume no responsibility. 1 1/2% per month will be charged on delinquent accounts. Payment for shortage or damage must be made within 3 days of receipt of goods. All deliveries to Berkeley unless otherwise noted.

ACCT
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CC
000314

California

Site Services, Inc.

P.O. BOX 1229

Santa Clara, CA 95052

PH: 800-682-3449

FX: 800-850-3448

Invoice

Date	Invoice #
2/21/2012	33529

Remittance Address
P.O. Box 1229
Santa Clara, CA 95052-1229

Bill To	Ship To
FEINER CONSTRUCTION P.O. BOX 86 BERKELEY, CA 94701	1153 63rd STREET X CORNER MARSHALL OAKLAND MICHAEL 510-367-1778

Quantity	Description	Rate	Amount
1	Extension of Invoice #30860		
177	11' GATE DRIVEN (6) MONTHS RENTAL	125.00 2.25989	125 400
	RENTAL PERIOD: 3-1-11 to 9-1-12		
	1 GATE 177' DRIVEN		
	For questions please call Robin or Art at 408-998-8330		

P.O. No.	Terms
	Due on receipt
Total	\$525.00

*3/21/2012
Pd CC
BoFA*

CUSTOMER IS RESPONSIBLE FOR TEMPORARY FENCE & STANDS UPON DELIVERY OF JOB Rental Agreement & Conditions

TEMPORARY FENCE WILL BE REMOVED FROM JOB SITE IF BALANCE IS PAST DUE AFTER DUE DATE.

LESSEE ACKNOWLEDGED - Receipt of said equipment in good working condition and repair and upon expiration of Lessee's use thereof, Lessee shall return same to Lessor, in as good condition and repair as when delivered, subject to reasonable wear and tear. Customer is responsible for lost or stolen equipment. LESSEE AGREES - To pay the specified rent for use of said equipment - To not release this equipment from Lessee's control without prior authorization from Lessor - To not move said equipment to any other job without prior consent of Lessor - To assume sole responsibility for proper placing of said rented equipment on the job location - To indemnify Lessor against all loss, damage, expense and penalty arising from any action or claim on account of any injury to person or property of any character whatsoever occasioned by the operation, handling, transportation - To pay to Lessor reasonable attorney's fees and collection costs incurred by Lessor in enforcing the terms of this agreement, in the event Lessee breaches any of the terms of this agreement, or Lessee fails to pay rent or to pay for damages to said equipment while in Lessee's possession.

NOTE: One week's notice is required for the removal of the temporary fence panels. A \$25.00 Fee will be added to all NSF Checks. Finance Charge of 10% per Month Late Fee Penalty Applies (APR 18%).

Payments/Credits	\$0.00
Balance Due	\$525.00

000315

California

Site Services, Inc.

P.O. BOX 1229

Santa Clara, CA 95052

PH: 800-682-3449

FX: 800-850-3448

Invoice

Date	Invoice #
8/18/2012	36272

Remittance Address
P.O. Box 1229
Santa Clara, CA 95052-1229

Bill To	Ship To
FEINER CONSTRUCTION P.O. BOX 86 BERKELEY, CA 94701	1153 63rd STREET X CORNER MARSHALL OAKLAND MICHAEL 510-367-1778

Quantity	Description	P.O. No.	Terms
		Rate	Amount
1	Extension of Invoice #33529		
177	11' GATE DRIVEN (6) MONTHS RENTAL	125.00 2.25989	125.00 400.00
RENTAL PERIOD: 9-1-12 to 3-1-13			
1 GATE 177' DRIVEN			
<p style="text-align: center;">Michael,</p> <p style="text-align: center;">Credit card was declined, please send payment OR call with new CC</p> <p style="text-align: center;">Thank you</p> <p style="text-align: center;">For questions please call Robin or Art at 408-998-8330</p>			
Total			\$525.00

CUSTOMER IS RESPONSIBLE

FOR TEMPORARY FENCE & STANDS UPON DELIVERY OF JOB

1153 63rd St, Oak

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	CHECK NUMBER	NET AMOUNT
9/10/12	California Site Services	785	525

P.O. Box 1229
Santa Clara, CA 95052

000316



FINAL BILL ORIGINAL INVOICE



2/24/12

Invoice Number: 26102773-001

Res/Quote Number:

PAYMENT TERMS ARE NET 10 DAYS LATE CHARGES MAY APPLY Customer is responsible for FUEL, FLATS, DAMAGE and CLEANUP FEES.

FEINER CONSTRUCTION PO BOX 86 BERKELEY, CA 94701-0086

AMOUNT DUE: \$ 225.28

AMOUNT ENCLOSED: \$

CUSTOMER NUMBER: 2206654

MAIL PAYMENT TO: HERTZ EQUIPMENT RENTAL CORPORATION P.O. BOX 650280 DALLAS, TX 75265-0280

To insure accurate and timely posting, detach and send top portion with your payment

RENTED FROM: HERTZ EQUIPMENT RENTAL (747) 1475 EASTSHORE HIGHWAY BERKELEY, CA 94710 Ph: 510-559-4444 Fax: 510-527-1453 SHIPPING ADDRESS: 63RD ST 63RD ST EMERYVILLE, CA 94608

RENTAL DAYS/HOURS: 1/ 4.70 INVOICE FROM DATE: 2/23/12 11:49 INVOICE THRU DATE: 2/24/12 16:30

PO#: JOB NUMBER: 1 - 63RD ST RENTAL START DATE: 2/23/12 11:48 DELIVERED BY: CUSTOMER ORDERED BY: ALEX ROMERO SIGNED BY: ALEX ROMERO SALES REP: KATHLEEN FARIA CLOSED BY: ANTHONY KELLEY

Table with 3 columns: Original, Adjustments, Total. Rows include RENTAL CHARGES, SALES ITEMS, OTHER CHARGES, TAXABLE CHARGES, TAX, TOTAL CHARGES, and NET DUE.

QTY EQUIPMENT # HRS/ MIN HOUR DAY WEEK 4 WEEK AM

Table with columns: QTY, EQUIPMENT #, HRS, MIN, HOUR, DAY, WEEK, 4 WEEK, AM. Rows include CHAIN SAW/16"/GAS and HEDGE TRIMMER/30"/GAS.

ENVIRONMENTAL RECOVERY FEES 6686000001

Table with columns: QTY, ITEM NUMBER, UNIT, PRICE, AMOUNT. Row includes SCORPION SFTY GLASS, BLK/MOCHA.

Handwritten notes: DEMO (circled), exterior yard

Handwritten note: yard work



**CUSTOMER COPY
ORIGINAL INVOICE**



3/21/12

Invoice Number: 26142766-001

Res/Quote Number:

**PAYMENT TERMS ARE NET 10 DAYS
LATE CHARGES MAY APPLY
Customer is responsible for FUEL, FLATS,
DAMAGE and CLEANUP FEES.**

FENNER CONSTRUCTION
PO BOX 86
BERKELEY, CA 94701-0086

AMOUNT DUE: \$ 147.35

AMOUNT ENCLOSED:	\$ _____
------------------	----------

CUSTOMER NUMBER: 2206654

MAIL PAYMENT TO:
HERTZ EQUIPMENT RENTAL CORPORATION
P.O. BOX 650280
DALLAS, TX 75265-0280

----- To insure accurate and timely posting, detach and send top portion with your payment -----

RENTED FROM:
HERTZ EQUIPMENT RENTAL (.747)
1475 EASTSHORE HIGHWAY
BERKELEY, CA 94710
Ph: 510-559-4444
Fax: 510-527-1453

SHIPPING ADDRESS:
63RD ST
63RD ST
EMERYVILLE, CA 94608

RENTAL DAYS: 1
INVOICE FROM DATE: 3/20/12 12:44
INVOICE THRU DATE: 3/21/12 13:34

PO#:
JOB NUMBER: 1 - 63RD ST
RENTAL START DATE: 3/20/12 12:43
DELIVERED BY: CUSTOMER
ORDERED BY: ALEX
SIGNED BY: ALEX
SALES REP: KATHLEEN FARIA
CLOSED BY: TONI GIBBS

	Original	Adjustments	Total
RENTAL CHARGES	130.00		130.00
SALES ITEMS	3.49		3.49
OTHER CHARGES	2.00		2.00
TAXABLE CHARGES	135.49		135.49
TAX	11.86		11.86
TOTAL CHARGES	147.35		147.35
NET DUE			147.35

QTY	EQUIPMENT #	HRS/	MIN	HOOR	DAY	WEEK	4 WEEK	AMOUNT
1	POINT F/BREAKER W/1-1/4" SHANK 0032034	8/	15.00	2.50	15.00	27.00	41.00	15.00
1	CLAY SPADE F/BRKR W/1-1/4" SHANK 0030389	8/	20.00	3.33	20.00	41.00	76.00	20.00
1	BREAKER/60-69#/ELEC 511608059 Make: BOSCH Model: 11304K Ser #: 885000245	4/	63.00	15.83	95.00	380.00	720.00	95.00
	ENVIRONMENTAL RECOVERY FEES 6686000001							2.00
SALES ITEMS:								
QTY	ITEM NUMBER	UNIT	PRICE					AMOUNT
1	S03630	EA	3.490					3.49
INVERT SPRAY PNT, FL GRN, 200Z, WATER								

DEMO



CUSTOMER COPY ORIGINAL INVOICE



4/06/12

Invoice Number: 26173820-001

Res/Quote Number:

PAYMENT TERMS ARE NET 10 DAYS
LATE CHARGES MAY APPLY
Customer is responsible for FUEL, FLATS,
DAMAGE and CLEANUP FEES.

FEINER CONSTRUCTION
PO BOX 86
BERKELEY, CA 94701-0086

AMOUNT DUE: \$ 105.49

AMOUNT ENCLOSED: \$ _____

CUSTOMER NUMBER: 2206654

MAIL PAYMENT TO:
HERTZ EQUIPMENT RENTAL CORPORATION
P.O. BOX 650280
DALLAS, TX 75265-0280

To insure accurate and timely posting, detach and send top portion with your payment

RENTED FROM: HERTZ EQUIPMENT RENTAL (747) 1475 EASTSHORE HIGHWAY BERKELEY, CA 94710
SHIPPING ADDRESS: 63RD ST 63RD ST EMERYVILLE, CA 94608

RENTAL HOURS: 7.37
INVOICE FROM DATE: 4/06/12 7:50
INVOICE THRU DATE: 4/06/12 15:11

Ph: 510-559-4444
Fax: 510-527-1453
PO#:
JOB NUMBER: 1 - 63RD ST
RENTAL START DATE: 4/06/12 7:49
DELIVERED BY: CUSTOMER
ORDERED BY: ALEX ROMERO
SIGNED BY: ALEX ROMERO
SALES REP: KATHLEEN FARIA
CLOSED BY: RAQUEL RAMIREZ

Table with 3 columns: Original, Adjustments, Total. Rows include RENTAL CHARGES, OTHER CHARGES, TAXABLE CHARGES, TAX, TOTAL CHARGES, and NET DUE.

Table with 8 columns: QTY, EQUIPMENT #, HRS/, MIN, HOUR, DAY, WEEK, 4 WEEK, AMOUNT. Includes line items for PLATE COMPACTOR and ENVIRONMENTAL RECOVERY FEES.

FOUNDATION (handwritten in a circle)



Concrete Cutting, Inc.

Lic. #320029

3000 TARA COURT, UNION CITY, CA 94587 510-656-0253/FAX 510-656-8563

INVOICE

INVOICE NO: 052074
INVOICE DATE: 04/30/12 DUE:05/30/12

PAYMENT TERMS: Net 30 Days
CUSTOMER #: 000814

PURCH ORDER #:
JOB REQUEST #: VERBAL MICHAEL
ORDERED BY: MICHAEL FEINER

FEINER CONSTRUCTION
P.O. BOX 86
BERKELEY, CA 94701

JOB SITE

COMM. BLDG.
1153 63RD. ST.
SAN PABLO AVE.
OAKLAND, CA

DATE/TICK	QUANTITY	DESCRIPTION	PRICE	AMOUNT
04/24/12 186143	1.00	SLAB SAW - MINIMUM CHARGE 1 - 46' X 3" TO 4" PCC	250.000	250.00

We appreciate your business!

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENTS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
4/24/12	Cal West 3000 Tara Court Union City, CA 94587	ST	785 6083	250.00

Michael NON-NEGOTIABLE

SALE AMOUNT:	250.00
SALES TAX:	0.00
TOTAL AMOUNT:	\$250.00

*****RETENTION WILL NOT BE ACCEPTED*****

CAL-WEST PAYMENT TERMS:

- * 1-15 days 2% discount
- * 16-30 days NET
- * 31-60 days Delinquent
- * Over 61 days Lien/Stop Notice Filed + 2% p/mo. interest
- * No discount available on Credit Cards

CAL-WEST WORK POLICIES:

- * We accept no responsibility for layout.
- * We accept no liability for any damage to buried conduit, pipe, wood, beams or footings concealed in or under concrete or asphalt, surfaces, or within the cutting, drilling, demolition or excavation depths requested.
- * Any claims for damage must be reported to our office within 48 hours after the damage was done and CAL-WEST reserves the right to inspect this damage and repair it or subcontract the repairs prior to accepting any back charges.
- * Cal-West, as a bid provision, will not accept, or allow retention of funds for this or any other project.

NOTICE - Under the Mechanics Lien Law (California Code of Civil Procedure, Sec. 1181 et seq.), any contractor, subcontractor, laborer, supplier or any other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property can be sold by a court officer, and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the sub-contractor, laborer or supplier remains unpaid.

Our liability and responsibility shall be limited strictly and solely to acts or omissions of our direct employees, anything in any purchase order to contract notwithstanding. We are not responsible for delays due to equipment, weather, or other causes beyond our control. Rates and conditions quoted herein are subject to change without notice. Terms are net 30 days. Credit subject to prior approval.

• QUICK HAUL •
510-205-8868

Simon Truong
1228 61st Street
Oakland, CA 94608

Home/Fax: 510-652-8728
Cell: 510-290-7299
Cell: 510-219-8699

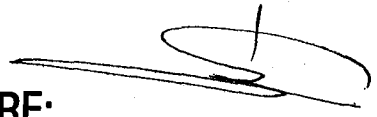
RECEIPT

NO: _____ DATE: 6-17-13

FROM: 1453 63RD ST OAK,

FOR: Amy

AMOUNT: 150 CBT
650 63RD
650 ck # 1313

SIGNATURE: 

MICHAEL FEINER
JENNIFER SHY
63RD ST

1177

8/6/12

Date

Pay to the
Order of

Express Haulers

\$ 930 -

Nine hundred thirty

Dollars



USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78299-0544
(210) 456-8000 1-800-532-3724

For

Attached 2

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
9/6/12	Express Haulers	ET 1500	880 6164	750 -

Attached NON-NEGOTIABLE

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
7/13/12	Express Haulers	ET	880 6131	500 -

Attached NON-NEGOTIABLE

000322

Beronio

L U M B E R

Phone (415) 824-4300 WEBSITE: www.beronio.com
 FAX (415) 824-3706

MARIN & KANSAS STREETS
 2525 MARIN STREET
 SAN FRANCISCO, CA 94124-1095

print date: 12/19/12 09:09:00

ORDER: 355.4500
 INVOICE: C170942

Check No. _____ Charge Cash

SOLD TO:

SHIP TO:

Michael Feiner
 510-367-1778
 Must Stop in Office/Visa

1153 63rd Street
 Oakland
 (call when we leave)
 510-367-1778

Date	Account	Purchase Order	Job I.D.	Sales	Clerk	Ship Time
12/19/12	CASH		1153 63rd Street	09	99	09:09
Quantity	Description	Footage	U/M	Price	Amount	
60	Corner BLK Pine 1" X 5-3/4 A21P	60	EA	4.50	270.00	
	A60J 5-1/2" FJ Poplar Vict CASING SPECIAL ORDER RUSH 31/16	496	LN	2.50	1240.00	
	-Delivery Charge Waived- Order as Addition				0.00	
		0		SUBTOTAL:	1510.00	
				TAX: 8.750 %	132.13	
				TOTAL:	1642.13	
	Visa					

A 10 percent charge will be made on all returned merchandise

RECEIVED: _____

CASH

000323

LOWPENSKY MOULDING

900 Palou Avenue ■ San Francisco, CA 94124
 (415) 822-7422 ■ Fax: (415) 822-7435

WORK ORDER / PRODUCT RECEIPT

DATE: 9/21/12

TAG 63504

63504

PURCHASE ORDER NO.

INVOICE NO.

ZMISC

\$1,066.29

JOB IDENTIFICATION

PHONE NOS.

510-367-1778

FEINER CONST.

ORDERED BY

S
O
L
D
T
O

ITEM	SIZE	PRODUCT / MILL WORK DESCRIPTION	PROD/ MILL	UNIT PRICE		CHARGES
				FOOTAGE	LN	
1.	1-5/8 X 5"	CEDAR TRIM (SAMPLE)	P	7.00	LN	112.00
ORDERED: 16 LN CUTS TO 6" PCS			METERED	16	SETUP	150.00
2.	7/8 X 5-3/4	CEDAR CROWN (SAMPLE)	P	6.75	LN	162.00
ORDERED: 2/12 (24LN)			METERED	24	SETUP	120.00
3.	13/16 X 3-3/8	CEDAR CROWN (SAMPLE)	P	2.06	LN	98.88
ORDERED: 3/16 2/12 1/14 (48LN)			METERED	39	SETUP	120.00
				1/14 1/13 1/12 1/13-Free		150.42
4.	3/4 X 2-1/4	CEDAR CROWN (SAMPLE)	P	1.78	LN	199.36
ORDERED: 7/16 6/12 1/14 (112LN)			METERED	89	SETUP	80.00
				TAX 8.50%		82.76
				SETUP		83.53
						1066.29
ORDERED:				METERED	TAX 8.50%	1042.24
				SETUP		88.59
						4130.83

REC'D BY _____

CUSTOMER COPY

Balance: 501.29

paid in full 000324

UPPER MERIT
SYNTHETIC
AFFORDABLE

interior trim

MOULDING

San Francisco, CA 94124
Fax: (415) 822-7435

WORK ORDER / PRODUCT RECEIPT

DATE:

12/7/12

TAG

64599

64599

PURCHASE ORDER NO.

INVOICE NO.

JOB IDENTIFICATION

PHONE NOS.

510-367-1778

ORDERED BY

17
= 5000 \$171.43
C
[Signature]
[Faint text]

PRODUCT / MILL WORK DESCRIPTION	PROD/ MILL	UNIT PRICE		CHARGES
		FOOTAGE	LN	
POPLAR TRIM (SAMPLE)	P	1.00	LN	88.00
(88LN)	METERED	88	SETUP	70.00
				158.00
			TAX 8.50%	13.43
	METERED		SETUP	171.43
	METERED		SETUP	
	METERED		SETUP	
	METERED		SETUP	

paid in full cc

ORDERED:

ORDERED:

ORDERED:

REC'D BY

[Signature]

000325

LOFENSKY HOLDING
900 PALOU AVE.
SAN FRANCISCO, CA 94124

TERMINAL I.D.: 10021800

MERCHANT #: 000490300046711

VISA

~~XXXXXXXXXXXX~~

SALE

BATCH: 000276

INVOICE: 003504

DATE: OCT 03, 12

TIME: 07:56

ENV: 227714660036

AUTH NO: 00355A

TOTAL \$501.29

NICHOL A FEINER

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)

THANK YOU!

LOFENSKY HOLDING
900 PALOU AVE.
SAN FRANCISCO, CA 94124

TERMINAL I.D.: 10021800

MERCHANT #: 000490300046711

VISA

~~XXXXXXXXXXXX~~

SALE

BATCH: 000257

INVOICE: 000127

DATE: SEP 28, 12

TIME: 13:47

ENV: 226420716775

AUTH NO: 005700

TOTAL \$565.80

NICHOL A FEINER

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)

THANK YOU!

000326

==== 4th St. ====

Woodworking Company, Inc.

Premium Grade Doors & Windows

1266 45th Street
 Emeryville, CA 94608
 (510) 655-6700

INVOICE 7919
DATE 10/29/12

CUSTOMER			
Name	MICHAEL FEINER CONSTRUCTION		
Address	PO BOX 86		
City	BERKELEY	State	CA
Fax		ZIP	94701

SHIP TO	
Name	WILL CALL
Address	
City	

Qty	Description	Non-Tax?	Unit Price	TOTAL
1	MILL WORK 8 PIECES - 4 1/2" WIDE 7 PIECES - 8 FT LONG 3/4" THICK <div style="text-align: center; font-weight: bold; font-size: 1.2em;">THANK YOU</div>		\$ 1,350.00	\$ 1,350.00

	SubTotal	\$ 1,350.00
Tax Rate(s)	8.75%	\$ 118.13
	TOTAL	\$ 1,468.13
	Deposit Received	\$ 750.00
	TOTAL DUE	\$ 718.13

Payment Due Upon Receipt

For Office Use Only

000327

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
9/21/11	441 Street Woodworking St		6186	750

Handwritten signature and "NON-NEGOTIABLE" stamp.

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
10/11/11	441 St Woodworking	St	6205	718 13

Handwritten signature and "NON-NEGOTIABLE" stamp.

SHELVING



**More saving.
More doing.™**

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00025 39153 07/10/13 05:33 PM
CASHIER TAKIMA - TKD5538

075381013956 6'X16" PANSHF <A>	19.98
6'X16" CLOSE MESH WIRE SHELVING	
075381047173 12IN6FTSHELF <A>	8.20
6'X12" SUPERSLIDE LINEN SHELVING	
075381756389 POLE CAPS <A>	
SUPERSLIDE HANG ROD END CAPS	
5@3.90	19.50
075381010665 12IN CORNER <A>	22.31
12" CORNER SHELF W/ HARDWARE	
075381017756 12" BRACKET <A>	
12" SHELVING SUPPORT BRACKETS 12PK	
3@30.26	90.78

SUBTOTAL	160.77
SALES TAX	14.47
TOTAL	\$175.24

XXXXXXXXXXXX0524 VISA	175.24
AUTH CODE 035473/3251433	TA



0627 25 39153 07/10/2013 9481

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 1 90 10/01/2013
 THE HOME DEPOT RESERVES THE RIGHT TO
 LIMIT / DENY RETURNS. PLEASE SEE THE
 RETURN POLICY SIGN IN STORES FOR
 DETAILS.



**More saving.
More doing.™**

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00009 85531 07/10/13 10:05 AM
CASHIER SHAWNA - SMB4798

046462008864 MAILBOX <A>	
WM-VERT WALL TOWNHOUSE LOCK-BLK	
3@17.49	52.47
075381010665 12IN CORNER <A>	22.31
12" CORNER SHELF W/ HARDWARE	
075381010313 3' SHELF <A>	
3'-12" PREPACK WIRE SHELVES	
2@12.98	25.96
075381056328 6' KIT <A>	
6' SUPER SLIDE SHLF KIT WITH BAR	
5@29.98	149.90
075381047180 12IN8FT SHLF <A>	
8'X12" WIRE SUPERSLIDE VENTLTD SHELF	
3@10.88	32.64
823868000643 GB 72" ROD-WH <A>	
GB 72" MINIAL TENSION ROD-WH	
2@12.98	25.96
6937006700105 PAPER HOLDER <A>	15.99
GB CERAMIC TP HOLDER-WHITE	
049793771377 2-1/8" PULL <A>	6.97
2-1/8" CLOSET FINGER PULL GOLD 2PK	
075381010023 JOINER PLT <A>	
JOINER PLATE	
2@2.48	4.96
075381075466 DOWNCLIPS <A>	
BULK DOWNCLIPS 12PK	
4@5.30	21.20
075381017763 16BRKT12BAG <A>	37.14
16" SHELVING SUPPORT BRACKET 12PK	
075381017701 BCKCLPS48BG <A>	12.97
WHITE PRELOADED BACK WALL CLIPS 48PK	
075381056298 BAR SUPPORT <A>	
SUPERSLIDE CLOSET ROD SUPPORT BRKT	
12@1.48	17.76

SUBTOTAL	426.23
SALES TAX	38.36
TOTAL	\$464.59

XXXXXXXXXXXX0524 VISA	464.59
AUTH CODE 005830/3090112	TA



0627 09 85531 07/10/2013 489

000329

RETURN POLICY DEFINITIONS



More saving.
More doing.SM

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00010 28349 11/11/12 12:30 PM
CASHIER JACQUELINE JAB5556

096942631266 DRAIN PIPE <A>
4IN X 10FT TRIP WALL SOLID PIPE
886.95 55.60

052063404080 4 IN WYE <A>
4" DRAIN PIPE WYE STYRENE
984.29 38.61

052063404103 4IN 90D EL <A>
4" DRAIN PIPE LONG EL 90D STYRENE
483.64 14.56

052063404066 DRAIN CAP <A>
4" DRAIN PIPE CAP STYRENE
381.72 5.16

052063404059 4 IN COUPL <A>
4" DRAIN PIPE COUPLING STYRENE
281.19 2.38

012181100806 PVC CEMENT <A>
16 OZ PVC CEMENT REG CLEAR #700
7.63

SUBTOTAL 123.94
SALES TAX 10.85
TOTAL \$134.79
XXXXXXXXXXXX0524 VISA 134.79
AUTH CODE 035122/4104856 TA



0627 10 28349 11/11/2012 1268

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 09/09/2013



More saving.
More doing.SM

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 200028 29380 02/11/13 12:12 PM
CASHIER KENYA - KWUOP3

096942631266 DRAIN PIPE <A>
4IN X 10FT TRIP WALL SOLID PIPE
486.95 27.80

SUBTOTAL 27.80
SALES TAX 2.50
TOTAL \$30.30
XXXXXXXXXXXX0524 VISA 30.30
AUTH CODE 015218/2282434 TA

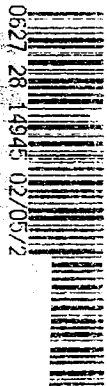


0627 28 29380 02/11/2013 5192

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 05/12/2013
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

INTRODUCING REDBEACON

Free quotes by trusted home center staff



0627 28 14945 02/05/12

096942631266 DRAIN PIPE <A>
4IN X 10FT TRIP WALL SOLID PIPE
286.95 13.90

SUBTOTAL 20.92
SALES TAX 1.88
TOTAL \$22.80
XXXXXXXXXXXX0524 VISA 22.80
AUTH CODE 025221/8281559 TA

052063349046 DOWNSPT ADPT <A>
2"X3"X4" DOWNSPOUT ADPTR 51Y
382.94 7.02

0627 00028 14945 02/05/13 02:21 PM
CASHIER SELENA - SYR4163

Handwritten initials

DRAINAGE



More saving.
More doing.SM

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00028 37714 02/14/13 08:46 AM
CASHIER CRISTAL - CXF2878

096942631280 3X10CGEXSLD <A>
3IN X 10FT SOLID DRAIN PIPE
586.84 34.20

052063303017 3 IN TEE <A>
3" DRAIN PIPE TEE STYRENE
984.29 2.45

SUBTOTAL 36.65
SALES TAX 3.30
TOTAL \$39.95
XXXXXXXXXXXX0524 VISA 39.95
AUTH CODE 045612/9282979 TA



0627 28 37714 02/14/2013 3121

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 09/09/2013



More saving.
More doing.SM

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00028 14945 02/05/13 02:21 PM
CASHIER SELENA - SYR4163

052063349046 DOWNSPT ADPT <A>
2"X3"X4" DOWNSPOUT ADPTR 51Y
382.94 7.02

096942631266 DRAIN PIPE <A>
4IN X 10FT TRIP WALL SOLID PIPE
286.95 13.90

Drain pipe

000330

cecily hunter gardens
design . installation . consultation
510-292-1214

Final Bill for Garden

Prepared for Michael Feiner
Property Address:
1153 63rd street
Oakland, Ca.

27 June, 2013

Plants:
\$3100.

Time:
\$2,300.

Total: \$5400.

Deposit received: < \$3300.>

Balance Due: \$2100.

ck# 1325

Thank you!
Cecily

Cecily Hunter
1222 Evelyn Avenue
Berkeley, Ca. 94706

000331

cecily hunter gardens
design . installation . consultation

510-292-1214

Estimate for Front Gardens

Prepared for Michael Feiner

Property Address:

1153 63rd street

Oakland, Ca.

2 June, 2013

This is only an estimate and is based on average plant prices, and average time. These numbers may be slightly higher, or slightly lower depending on actual time and materials expenses.

Front, back, and side gardens as discussed:

Plants:

~~\$3300~~ based on wholesale cost of:

#15 (gallon size) x9 (trees)

#5 (gallon size) x65 (most shrubs)

#1 (gallon size) x170 (all perennials, vines, ground covers and small shrubs)

Time:

\$2,300.

Includes- Conceptual design and plant list, nursery time, ordering, transport of plants and meeting delivery trucks, setting plants on site prior to planting, overseeing planting, irrigation installation direction, any consulting during project

~~Total:~~

~~\$5600.~~ \$5,400

This does not include soil preparation (to be done on a plant by plant basis); irrigation, actual planting, mulching, or any hard-scape such as pathways, patios.

Thank you!

Cecily

000332

Jose phoned me this morning with his estimate-

Includes all aspects of irrigation installation, including 5 valves (3 for front/2 for back) and timer

Pruning of large citrus tree and Bird of Paradise (and all associated hauling)

Planting of all plants

2 yards of soil to augment planting holes.

TOTAL: ~~\$5800.~~

~~\$~~ 5,600

If you have questions, his number is: 414-2295

He can begin around the 12th of June- let us know asap if you would like to proceed.

Thanks so much,

Cecily 292-1214

www.cecilyhuntergardens.com

~~\$~~ 2,500 ck # 1317 6/20/13

~~\$~~ 3,000 ck # 1324 6/28/13

www.cecilyhuntergardens.com

AMERICAN SOIL & STONE

www.americansoil.com

Main (510) 292-3000
Fax (510) 526-3175
Monday - Saturday 7:00 - 5:00
Sunday 9:00 - 4:00

INVOICE

PI-232098

Open Invoice WP2068307
Customer #: C17099
Invoice Date: 06/04/2013

PO BOX 8238
Berkeley Ca, 94707

BILL TO

FEINER, MICHAEL
MICHAEL FEINER
PO BOX 88
BERKELEY, CA 94701

SHIP TO

FEINER, MICHAEL
MICHAEL FEINER
1153 63RD ST
X ST MARSHALL ST
Oakland, CA 94608
5103671778

BILL TO CONTACT: MICHAEL FEINER | (510)-367-1778

#	SKU	DESCRIPTION	QTY	PRICE	EXT TAX
1	GRV042	Horticultural Sand per CY	2.000 CY	55.00	110.00 Y
2	Soll70	Soil Delivery Fee	1.0 Each	70.00	70.00 Y

DEL DATE THURS 6/6 1-5
CALL WHEN ON THE WAY

Credit Card Payment Summary

Trans: 427463067 | Auth: 045626 | Card: XX0524

SUBTOTALS: 3 180.00

Freight

SALESPERSON: Liana

ALL STONE AND BULK SALES MATERIAL SALES FINAL
NO PALLET RETURNS

Store Hours: Mon-Sat 7:30-5:00 Sun 9:00-4:00

Tax	16.20
Deposit	0.00
TOTAL	196.20
Visa	196.20
TOTAL	196.20

I agree to pay the above amount according to the card issuer agreement (merchant agreement if credit voucher)

SIGNATURE _____
SIGNATURE _____

AMERICAN SOIL & STONE

www.americansoil.c

Main (510) 292-3000
Fax (510) 526-3175
Monday - Saturday 7:00 - 5:00
Sunday 9:00 - 4:00

PO BOX 8238
Berkeley Ca, 94707

INVOICE

PI-236849

Open Invoice C021799
Creation Date: 07/01/2013
Customer #: C17099
Invoice Date: 07/01/2013
Terms:
PO:
Promised Date:

BILL TO

FEINER, MICHAEL
MICHAEL FEINER
PO BOX 86
BERKELEY, CA 94701

Tue
1-5

SHIP TO

FEINER, MICHAEL
MICHAEL FEINER
1153 63rd St
XSt= Marshall
BERKELEY, CA 94701

1st
Pm

BILL TO CONTACT: MICHAEL FEINER | (510)-367-1778

#	SKU	ORD	REM	SHIP	UNIT	PRICE	EXT	TAX
1	LS001 Bend a Board 1x4x20'	6.0000	0.0000	6.0000	Each	23.00	138.00	Y
2	GRV012 Pea Gravel per CY	7.000	0.000	7.000	CY	49.25	344.75	Y
3	Soil70 Soil Delivery Fee	1.0	0.0	1.0	Each	70.00	70.00	Y
Delivery date for Tue 7/2/2013 1-5 Must call 20 minutes prior delivery..								
Credit Card Payment Summary Trans: 442237052 Auth: 045915 Card: XX0524								
On Account Summary Balance: 0.00								
		NUMBER OF ITEMS:	14	0	14	SUBTOTAL:	552.75	

SALESPERSON: Lupita

lupita@americansoil.com

FREIGHT

TAX

49.75

DEPOSIT

0.00

TOTAL

602.50

ALL STONE AND BULK SALES MATERIAL SALES FINAL
NO PALLET RETURNS

Store Hours: Mon-Sat 7:30-5:00 Sun 9:00-4:00

On Acct. 40.88
Visa 561.62
TOTAL 602.50

I agree to pay the above amount according to the card Issuer agreement (merchant agreement if credit voucher)

SIGNATURE _____

SIGNATURE _____

Barlow Hauling
 Punctual, Friendly and Reliable Service
 Contact: Shane Barlow
 191 King Road
 Petaluma, CA 94952
 (707) 321-9251
 Email: timothysbarlow@yahoo.com
 Web: www.sonoma-county-hauling.com

3-13

NAME _____
 ADDRESS _____
 CITY, STATE Oakland CA

SOLD BY CASH C.O.D. PAID OUT
 CHARGE MERCHANDISE RETURNED

QUANTITY	DESCRIPTION	PRICE	AMOUNT
11	yds Sm Recycled wood chip	13	143 -
	TAX 8.25%		11 80
	<u>Delivery</u>		
Load	9:40 } 10 — 10		
	9:50 } 1.10 x 2 = 2.20		
Travel	11:00 } 10 — 10		
Dump	11:10 } 10 — 10		
		2.40 x 65 =	156 -
	Bridge Toll		9 -
	<u>Total</u>		<u>319 80</u>

ya

SIGNATURE _____

adams NC2581 **ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL.** 01-11

Lenihan Builders

License #B760979
2970 Otis Street
Berkeley, CA 94703

Invoice #12-29

Please make check payable to: Keir Lenihan

Invoice for period Dec 10-14, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 28 hours @ \$50/hour \$1400.00

**Supplies
Total \$1400.00**

Please make check payable to: Keir Lenihan

set all cabinets

*pd \$ 700
ck# 1247*

*pd \$ 700
ck # 1254*

\$3200
ck# 1215

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-26

Please make check payable to: Keir Lenihan

Invoice for period Oct 22-26, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 31 hours @ \$50/hour \$1550.00

Supplies

Total \$1550.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-27

Please make check payable to: Keir Lenihan

Invoice for period Oct 29-Nov 2, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 27 hours @ \$50/hour \$1350.00

Supplies

Total \$1350.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-28

Please make check payable to: Keir Lenihan

Invoice for period Nov 6, 2012

Work completed at 1153 63rd Street, Oakland CA

<u>Labor</u> 6 hours @ \$50/hour	\$300.00
-----------------------------------------	-----------------

Supplies

Total	\$300.00
--------------	-----------------

Please make check payable to: Keir Lenihan

\$ 21950

ck # 1208

Lenihan Builders

License #B760979
2970 Otis Street
Berkeley, CA 94703

Invoice #12-25

Please make check payable to: **Keir Lenihan**

Invoice for period Oct 15-19, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 32 hours @ \$50/hour \$1600.00

Supplies

Total \$1600.00

Please make check payable to: **Keir Lenihan**

000341

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-24

Please make check payable to: Keir Lenihan

Invoice for period Oct 8-12, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 27 hours @ \$50/hour \$1350.00

Supplies

Total \$1350.00

Please make check payable to: Keir Lenihan

\$3,085.15
ck # 1202

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-23

Please make check payable to: Keir Lenihan

Invoice for period Oct 1-5, 2012

Work completed at 1153 63rd Street, Oakland CA

<u>Labor</u> 25 hours @ \$50/hour	\$1250.00
<u>Supplies</u> (redwood for brackets)	\$210.15
Total	\$1460.15

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-22

Please make check payable to: Keir Lenihan

Invoice for period Sept 24-28, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 32.5 hours @ \$50/hour \$1625.00

Supplies \$0.00

Total \$1625.00

Please make check payable to: Keir Lenihan

8/27 - 9/21

4175

CK # 1198

Lenihan Builders

License #B760979

2970 Otis Street

Berkeley, CA 94703

Invoice #12-18

Please make check payable to: Keir Lenihan

Invoice for period Aug 27-31, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 14 hours @ \$50/hour \$700.00

Supplies

Total \$700.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-19

Please make check payable to: Keir Lenihan

Invoice for period Sept 3-7, 2012

Work completed at 1153 63rd Street, Oakland CA

<u>Labor</u> 15 hours @ \$50/hour	\$750.00
------------------------------------------	-----------------

Supplies

Total	\$750.00
--------------	-----------------

Please make check payable to: Keir Lenihan

000346

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-20

Please make check payable to: Keir Lenihan

Invoice for period Sept 10-14, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 27 hours @ \$50/hour \$1350.00

Supplies

Total \$1350.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-21

Please make check payable to: Keir Lenihan

Invoice for period Sept 17-21, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 27.5 hours @ \$50/hour \$1375.00

Supplies

Total \$1375.00

Please make check payable to: Keir Lenihan

7/30/12 -
8/17/12

Lenihan Builders

\$ 5,575

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

ck # 1187

Invoice #12-17

Please make check payable to: Keir Lenihan

Invoice for period Aug 13-17, 2012

Work completed at 1153 63rd Street, Oakland CA

<u>Labor</u> 35 hours @ \$50/hour	\$1750.00
<u>Supplies (Bank Fees)</u>	\$ 25.00
Total	\$1775.00

Please make check payable to: Keir Lenihan

000349

7/30/12 -
8/10/12

\$ 3,800
[Signature]

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-16

Please make check payable to: Keir Lenihan

Invoice for period Aug 6-10, 2012

Work completed at 1153 63rd Street, Oakland CA

<u>Labor</u> 37 hours @ \$50/hour	\$1850.00
<u>Supplies</u>	\$ 50.00
Total	\$1900.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-15

Please make check payable to: Keir Lenihan

Invoice for period July 30-Aug3 , 2012

Work completed at 1153 63rd Street, Oakland CA

Labor: 38 hours @ \$50/hour	\$1900.00
Total	\$1900.00

Please make check payable to: Keir Lenihan

Lenihan Builders

License #B760979

2970 Otis Street

Berkeley, CA 94703

Invoice #12-13

Please make check payable to: Keir Lenihan

Invoice for period July 9-13, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 36 hours @ \$50/hour \$1800.00

Total \$1800.00

ck # 1170
7/19/12

Please make check payable to: Keir Lenihan

000352

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-14

Please make check payable to: Keir Lenihan

Invoice for period July 16-20, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 36 hours @ \$50/hour \$1700.00

Total \$1700.00

ck# 1172

Please make check payable to: Keir Lenihan

Lenihan Builders

License #B760979
2970 Otis Street
Berkeley, CA 94703

Invoice #12-12

Please make check payable to: Keir Lenihan

Invoice for period July 2-6, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 34 hours @ \$50/hour \$1700.00

Total \$1700.00

Chk# 1167
2/16/12

Please make check payable to: Keir Lenihan

total
< \$2300 >

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-11

Please make check payable to: Keir Lenihan

Invoice for period June 25-29, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 12 hours @ \$50/hour \$600.00

Total \$600.00

ck# 1167
7/16/12

Please make check payable to: Keir Lenihan

\$ 3350

ck# 1162

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-03

Please make check payable to: Keir Lenihan

Invoice for period June 11-15, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 34 hours @ \$50/hour \$1700.00

Total \$1700.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-03

Please make check payable to: Keir Lenihan

Invoice for period June 18-22, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor	33 hours @ \$50/hour	\$1650.00
--------------	-----------------------------	------------------

Total		\$1650.00
--------------	--	------------------

Please make check payable to: Keir Lenihan

000357

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-03

Please make check payable to: Keir Lenihan

Invoice for period June 3-8, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 30 hours @ \$50/hour \$1500.00

Total \$1500.00

ck # 1154

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-03

Please make check payable to: Keir Lenihan

Invoice for period May 28- June 1, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 34 hours @ \$50/hour \$1700.00

Total

\$1700.00

ck# 1152

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

total
\$ 2650
ck # 1148
5/30/12

Invoice #12-03

Please make check payable to: Keir Lenihan

Invoice for period May 14- May 18, 2012

Work completed at 1153 63rd Street, Oakland CA

Labor 21 hours @ \$50/hour \$1050.00

Total \$1050.00

Please make check payable to: Keir Lenihan

Lenihan Builders

**License #B760979
2970 Otis Street
Berkeley, CA 94703**

Invoice #12-03

Please make check payable to: Keir Lenihan

Invoice for period May 21- May 25, 2012

Work completed at 1153 63rd Street, Oakland CA

<u>Labor</u>	32 hours @ \$50/hour	\$1600.00
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Total		\$1600.00
--------------	--	------------------

PLEASE MAKE CHECK PAYABLE TO: Keir Lenihan

8/9/12

Jose Casarin

Sewer lateral digging (also used for water service)

3 days

2 men

\$15/hr x 24 hours = \$360

x 2

\$720

ck # 1179

1 day

1 man

\$15/hr x 8 hrs = \$120

ck # 1181

	#18	#25		
	Juan	Alex	23-12	23-12
Thursd	6	6	02-24-12	23-12
Friday	8	8		24-12
Total	14	14		
Monday	8	8		27-12
Tuesday	8	8		28-12
wenesday	8	8		29-12
Thursday	6	8		03-01-12
Friday	8	8		-02-12
Total	38	40		
Monday	8 windows	8		-05-12
Tuesday	8	8	Paint	06-12
wenesday	8	8	Paint	07-12
Thursday	8	8		08-12
Friday	8	8		09-12
Total	40	40	92	94

	84	70	Feb 23, 2012 - March 9, 2012
63rd St	#1,512 ck# 1113	#1,750 ck# 1114	
Revel Court	8 #144	24 #600	DEMO

\$25

\$18

	Alex	Joan	
Monday	8	8	3-12-
Tuesday	8	6	11-13
Wednesday	8	8	11-14
Thursday	8	6	11-15
Friday	8	8	11-16
Saturday			

Total	40	36	
-------	----	----	--

Monday	8	8	3-19
Tuesday	8	11	11-20
Wednesday	8	11	11-21
Thursday	11	11	11-22
Friday	11	11	11-23
Saturday			

80

76

\$2,000

\$1,368

ck#1119

ck#1120

March 12 - 23, 2012

DEMO

\$25

\$18

\$15

Alex

Juan

Fidel

Monday

4

8

Tuesday

8

8

5

Wednesday

8

"

Thursday

8

"

Friday

"

"

Saturday

~~8~~

Total

36

40

5

Monday

8

8

4

Tuesday

"

"

8

Wednesday

"

"

8

Thursday

"

"

8

Friday

7

7

Saturday

Total

39

39

28

36

40

5

75

79

33

3/26/12 -

4/6/12

\$1,875

ck# 1125

\$1,422

ck# 1126

\$495

ck# 1125

FOUNDATION

EXCAVATION

	Alex	Juan	
Monday	8	8	} digging plumbing
Tuesday	8	8	
Wednesday	8	8	
Thursday	8	8	
Friday	2	2	
Saturday			
Total	34	34	

Monday	6	} digging plumbing
Tuesday		
Wednesday		
Thursday	4	
Friday	5	
Saturday		
Total	15	

4/9/12 -
4/20/12

Total	49 hrs	34
	x \$25/hr	x \$18
	\$1225	\$612
	Alex	Juan
	ck # 1131	ck # 1132

	<u># 25</u>	<u># 18</u>	
	Alex	Joan	
Monday	=	=	
Tuesday	8	8	fence
wedns	8	8	fence
Thurs	8	8	fence
Friday	8	8	fence Plumbing Heating
	<u>32</u>	<u>32</u>	

Monday	8	8	} <u>concrete pour</u>
Tuesday	8	8	
wedns	8	"	
Thurs	8	"	
Friday	8	"	
	<u>40</u>	<u>40</u>	} <u>Foundation</u> Drains
Total	<u>32</u>	<u>32</u>	
	72 hrs	72 hrs	

4/23/12 - 5/4/12

Alex # 1,800 ck # 1136

Joan # 1,296 ck # 1137

	Alex	Juan			
Monday	off	off			
Tuesday	8 1/4	8 1/4	concret	on webster	and 63 st
Wednesday	8	8	water on webster	Heater	and 63 st
Thursday	8	8	concret on webster		and 63 st
Friday	8	8	Drain and fence		63 st

Alex 63 rd framing 39 hrs		Alex	Santos	Fidel	Webster	
	Monday	8	8	8	Kitchen	Demolition
	Tuesday	8	8	8	"	"
	Wednesday	8	8	8	Kitchen and Bath	"
	Thursday	8	8	8	Bath	"
	Friday	8	8		Upstairs Kitchen	Demolition
		40	40	32		
	Total hours					

Alex 72

Juan 71

Santos 40

Fidel 32

May 7 - 18, 2012

ck # 1145 Alex 20 hrs x \$25/hr = \$500
Fence

ck # 1146 Juan 59 hrs x \$18/hr = \$1,062
Fence 20 hrs = \$360
framing 39 hrs = \$702

63rd } Juan Joaquin 5/21 - 6/21
72 hrs x \$18 hrs = \$1,296
ck# 1151

Juan Joaquin 6/14 - 6/15
64 hrs x \$18 = \$1,152
ck# 1161

	Monday ¹⁸	Tuesday ¹⁹	Wednesday ²⁰	Thursday ²¹	Friday ²²	
Juan Loaguin	8.0	8.0	8.0	8.0	8.0	
	Framing	Framing	Framing	Framing	Framing	
	8.0	8.0	8.0	8.0	8.0	40

	Monday ²⁵	Tuesday ²⁶	Wednesday ²⁷	Thursday ²⁸	Friday ²⁹	
Juan Loaguin	8.0	8.0	8.0	8.0	8.0	
	Framing	Framing	Framing	Framing	Framing	
	8.0	8.0	8.0	8.0	8.0	40

6/18/12
6/28/12

80
18

1,440 ck # 1164

Total 80

1440 ck # 1166 / \$18/hr
7/2 - 7/13/2012

Juan Loaguin

July - 2012

Monday ¹ 8.0/h windows	Tuesday ² 8.0/h	Wednesday ³ 8.0/h clean+carp.	Thursday ⁴ 8.0/h framing	Friday ⁵ 8.0/h A-35	40/hours
Monday ⁹ 8.0/h windows framing	Tuesday ¹⁰ 8.0/h carpenter	Wednesday ¹¹ 8.0/h carpenter	Thursday ¹² 8.0/h carpenter	Friday ¹³ 8.0/h framing	40/hours
Total					80/hours

7/16/12

Monday
Tuesday
Wednesday
Thursday
Friday

Alex
8
8
8
8
8

Juan
8
8
8
8
8

Santos

8

yard
clean-up

Monday
Tuesday
Wednesday
Thursday
Friday

8
8
8
8
8

8
8
8
8
8

7/27/12

Total

62

80

8

~~Total = 150~~

14 hrs on Wednesday

Alex

62 hrs x \$25 =

\$1550

Juan

80 hrs x \$18 =

\$1440

ck # 1173

Santos

8 x \$15 =

\$120

\$1670

ck # 1174

Alexandro Romero

Monday 8

Tuesday 8

webster

Wednesday "

Thursday "

Friday "

Monday 8

Tuesday "

Wednesday "

Thursday "

Friday OFF

Total 72

- 10

~~6~~ 6 hr

x \$25/hr

\$1,550

ck# 1183

7/30/12 -

8/10/12

Van Lequin

7/30/12 Monday	7/31/12 Tuesday	8/1/12 Wednesday	8/2/12 Thursday	8/3/12 Friday
8/h	8/h	8/h	8/h	8/h
8/6/12 Monday	8/7/12 Tuesday	8/8/12 Wednesday	8/9/12 Thursday	8/10/12 Friday
8/h	8/h	8/h	8/h	7 1/2 h

TOTAL = 79 1/2 h

7/30/12 - 78.1h hrs
8/10/12 x 18/1hr =
 # 1,431 ck # 1182

	Alex	Juan	
Monday	8	8	13-8-12
Thursday	"	"	
Wednesday	"	"	
Thursday	"	"	
Friday	"	"	17-8-12
	<u>40</u>	<u>40</u>	

Monday	8	8	20-8-12
Thursday	"	"	
Wednesday	"	"	
Thursday	"	"	
Friday	"	"	24-8-12
	<u>40</u>	<u>40</u>	

Total 80 80

8/13/2012 -
8/24/2012

ck # 1188 Juan Joaquin 80 hrs x \$ 18 = \$ 1,440

ck # 1189 Alejandro Romero 80 hrs x \$ 25 = \$ 2,000

Juan

September 2012

	Monday	Tuesday	Wednesday	Thursday	Friday
	9-10-12	9-11-12	9-12-12	9-13-12	9-14-12
	8.0	8.0	8.0	8.0	
	9-17-12	9-18-12	9-19-12	9-20-12	9-21-12
	8.0	8.0	8.0	8.0	4.5
					Total 68.5

9/10 - 9/21

$$68.5 \text{ hrs} \times \$18 = \$1233 -$$

$$\text{ck \# 1199}$$

Alexandro Louero

\$150 ck# 1191

6 hrs x \$25/hr

9/13/12

mechanical
6312

	Alex	Karim	
Monday	8 63st	8	10-24-12
Tuesday	" "	8	
Wednesday	" "	off	
Thursday	" "	7	
Friday	7 61st	7	10-28-12
Saturday			

Monday	8	8	10-1-12
Tuesday	"	8	
Wednesday	"	"	
Thursday	"	"	
Friday	"	"	
Saturday	7	7	10-6-12
Total	86	77	

Plumb 10/24 - 10/27

Alexandro Romero 32 hrs x \$/25 hr = \$ 800
 CK# 1204

September 24 - October 5 ~~van~~

Monday	Tuesday	Wednesday	Thursday	Friday
<u>24</u> 8/h.	<u>25</u> 8/h.	<u>26</u> 8/h.	<u>27</u> 8/h.	<u>28</u> 8/h.
<u>1</u> 8/h.	<u>2</u> 8/h.	<u>3</u> 8/h.	<u>4</u> 8/h.	<u>5</u> —

Total: 72/h.

9/24 - 1015

72 hr x \$13/hr =

* 1,296

ck# 1203

LUN	MOR	MIE	JUE	VIE
15 15	16	17	18	19
8.0	8.0	8.0	8.0	8.0
8.9	10	11	12	
8.0	8.0	8.0	8.0	7.0

Juan Joaquin

TOTAL (71)

71 hrs
~~\$ 18/hr~~
 \$1,278

ck # 1208

Oct 8-19 - 2012

Friday Alex 8 Juan 10-20-12

Monday 8 8 10-22-12

Tuesday " "

wednesday " "

Thursday " "

Friday " 10-26-12

Monday 8 8 10-29-12

Tuesday " "

wednes " "

Thursd " "

Friday " 11-2-11

Total 88

x * 25

\$2,200

ck # 1212

80

x * 18

\$1,440

ck # 1213

(10/22 - 11/2/12)

November 2012 Joan Loguin

Sunday	Monday	Tuesday	wednesday	Thursday	Friday	Total
⁴	⁵ 8/h	⁶ 8/h	⁷ 8/h	⁸ 8/h	⁹ 8/h	
¹¹ 6.5	¹² 8/h	¹³ 8/h	¹⁴ 8/h	¹⁵ 8/h	¹⁶ 8/h	86.5

Joan Loguin
11/5 - 11/16

$86.5 \times \$18/h = \$1,557$
ck # 1220

Alexandro Romero

1,062.50

11-5-12 -

ck # 1219

11-10-12

Alex

Mond	8	63 SF	11-5-12
Tuesd	8	"	"
Wedns	4	"	"
Thursd	8	"	"
Frid	8	"	"
Sa			
Sund	6 1/2	"	11-10-12
	4 2 1/2		

Mond	8	61 SF	11-12-12
Tuesd	7	"	"
wedns	8	"	"
Thursd	8	"	"
Frid	8	"	11-16-12
	39		
	4 2 1/2		
Total	8 1 1/2		

	#25 Alex	#18 Juan	#18 Karim
Monday	8 6:30	8	
Tuesday	8 11	8	
Wednesday	8 11	8	8 6:30
Thursday	7 6:30	7	
Friday	off	off	

Monday	8 6:30	8	8
Tuesday	8 6:30	"	8
Wednesday	8 11	"	
Thursday	11 6:30 4:30	"	
Friday	8 6:30	"	

alif - ul29

Alejandro Romero
19 hrs = \$475 ck # ~~1222~~ 1222

Juan Joaquin
21 hrs = \$1,278 ck # ~~1223~~ 1223

Karin Felix
16 hrs = \$288 ck # ~~1224~~ 1224

12/2/12

12/3/2012 -
12/14/2012

Painting
Exterior
* (prep)

	Alex	Juan	Karim	Andrew	Francisco Orozco	
Monday	8	8	8			
Tuesd	"	"	"			
wednes	"	"	"			
Thursd	"	"	"			
Frid	"	"	"			
Satu			"			
Monday	8	8	8	8		} interior paint prep prep
Tuesd	8	"	5.65h	"	8	
wednes	"	"	"	"	"	
Thurs	"	"	"	"	"	
Friday	"	"	"	"	"	
Total	80	80	88	40	32	
				x \$15	x \$15	
				\$600	\$480	ck# 1230
	interior labor					

ck# 1229 \$2400

AR 72 hrs x \$25 = \$1,800
 JJ 80 hrs x \$18 = \$1,440
 KF 88 hrs x \$18 = \$1,584

Francisco }
 Orozco }

ck# 1227
 ck# 1228

600
600
2400

u

	<u>\$25</u>	<u>\$18</u>	<u>\$18</u>	<u>\$15</u>
	Alex	Juan	Karin	Francisco
Monday	8	8	8	8
Tuesday	8	"	"	6 1/2
Wednesday	"	"	—	6 1/2
Thursday	"	"	8	6 1/2
Friday	"	"	8	6 1/2
Saturday	<u>"</u>	<u>"</u>	<u>—</u>	<u>—</u>
Total	48	48	32	34

Monday	off			
Tuesday	"			
Wednesday	8	8	2	}
Thursday	8	4	8	
Friday	<u>8</u>	<u>—</u>	<u>8</u>	
	24	12	18	
	<u>48</u>	<u>48</u>	<u>32</u>	
Total	<u>72</u>	<u>60</u>	<u>50</u>	<u>34</u>

finish carpentry
painting exterior

12/17 -
12/28
 Alejandro Lozano \$1,800 ck# 1234
 Juan Joaquin \$1,080 ck# 1232
 Karin Felix \$900 ck# 1235
 Francisco Orozco \$510 ck# 1236



	Alex Romero	Karim Felix	Fidelicio Bernal Bernal Gombi	Santos
Monday	OFF	OFF	OFF	OFF
Tuesday	OFF	OFF	OFF	OFF
Wednesday	8 hr	8	8	OFF
Thursday	"	8	"	8
Friday	"	"	"	"
Saturday	8	"	"	"
Prime inside	32	32	32	24

	4 prime inside 4 prime outside			
Monday	8 hrs	8	8	8
Tuesday	"	"	"	"
Wednesday	"	"	"	"
Thursday	"	"	"	"
Friday	"	"	"	"
Saturday	"	"	"	"
Total	48	48	48	48
	x \$ 25	\$ 18	72	\$ 15
	\$ 2000	\$ 1,440	\$ 1,080	\$ 1,080
	ck # 1242	ck # 1243	ck # 1244	ck # 1245

1/1/2013 -
1/14/2013

exterior paint

exterior paint

check to Alejandro Romero

Alicia Cardenas

	Alef	Karim	Santos	Felix	
Monday	8 Carpenters	8	8	8	1-14-13
Tuesday	" "	8	8 2 hrs inside 6 outside	8	
Wednesday	" 4 carpenter 4 paint	"	"	8	
Thursday	" interior	" exterior paint	" 2 hrs inside 6 outside	"	interior paint
Friday	"	"	"	"	
Saturday	<u>11</u> 48	<u>11</u> 48	<u>11</u> 48	<u>11</u> 48	1-19-13

Monday	8	8	8 exterior paint	8	1-21-13
Tuesday	"	"	"	"	
Wednesday	"	"	"	"	
Thursday	"	"	"	"	
Friday	"	7	7	"	
Saturday	<u>11</u> 48 48	<u>11</u> 47 48	<u>11</u> 43 48	<u>11</u> 40 48	1-26-13

Total	96 x \$25 = \$2,400 ck # 1249	95 x \$18 = \$1,710 ck # 1250	91 x \$15 = \$1,365 ck # 1251	88 x \$15 = \$1,320 ck # 1252
-------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

1/14-25/2013

Mond
Tues
Wed
Thur
Frid
Satur

Alex
8 Inside
8 "
" "
" "
" "
" "
= 40

Karim
8
"
"
"
7
-
39

Santos
8 Paint outside
" "
" "
" "
" "
" "
-
40

Felix
8 Inside
" "
" "
" "
" "
" "
-
40

Mond
Tues
Wed
Thur
Frid
Satur

8
8 4 inside paint
4 outside site
8 outside side
8 4 inside paint
4 outside site
6 outside site
2 carpete
40

8
"
"
"
"
3

8 Paint outside
" 4 hrs paint
" 4 hrs Dig
2 Dig
"
0
=

8 Inside
8 4 inside
4 outside
8 outside
2
=

Total 80

x \$25
\$2000
loan

43
82

* 18
\$1,476
ck # 1256

26

66 x \$15 = \$990

Please Make check
to

Aymar Martinez
ck # 1257

26

66 x \$15 = \$990

Alicia
Cardenas
ck # 1258


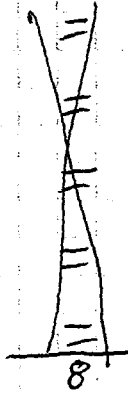
TOTAL

\$9,828
ck # 1308

1/28/2013 -
2/19/2013

	Alex	Karin	Felix	Santos
Monday	8 fencels	8 Paint	8 Dig	8 Dig
Tuesday	8 doors	" "	" "	" "
Wednes	8 Fence post	" "	" Fence post	" Fence post
Thursday	8	" "	" Dig	" Dig
Friday	6	" "	" Dig	" Dig
Saturday	<u>8</u> Fence	<u>8</u>	<u>8</u> Fence	<u>8</u>
	46	40	48	40

2-16-13

Monday	8 Fence	8 Paint	8 Fence	8 Fence
Tuesday	" Inside	" "		
Wednesd	" "	" "		
Thursda	6 "	" "		
Friday	8 Stairs	6 "		
Saturday	<u>7</u> Stair	<u>7</u> "	<u>8</u>	<u>8</u>
	45	45	8	8

2-23-13

Total 91
 x \$25
 \$2,275

~~85~~
 85
 x \$18
 \$1,530 ck#1262

56 x \$15 = \$840
 Alicia Cardenaz ck#1263

48 x \$15 = \$720 ck#1264
 Make check
 Ayman Martinez

	Alex		Ramon		Felix	
Monday	8	fenc	8		8	Dig
Tuesday	8	Misellaneous	8			
wednesd	8	Deck	"			
Thursd	8 OFF		"			
Friday	7	Deck	"		7	Deck
Sat						
	31		40		15	

2-25-13

3-1-13

Monday	8	stairs	8			
Tuesday	8	"				
wednesd	"	"				
Thurs d	"	Pipe			8	Dig
Friday	"	"			8	Pipe
Satur						
	40		8		16	
	31		40		15	

3-4-13

3-8-13

Total	71		48		31	
	x \$25		x \$15		x \$15	
	\$1,775		\$720		\$465	
			ck # 1274		ck # 1275	

Alicia
Cadenaz

Alex

Felix

Santos

3-11-13

Monday

8 Fruit stamps

site work

Tuesday

" "

Wednesday

" "

8 Dig

8

Thursday

" Miscellaneous

" "

8 Dig

Friday

" Cabinets

" "

" "

3-15-13

40

7
23

11
24

Monday

8 Cabinet molding

8 Dig

8 Dig

3-18-13

Tuesday

" "

" "

" "

Wednesday

" "

" "

7

Thursday

" Miscellaneous

8

Friday

" Light

8

3-22-13

46

8
39

Total

80

24

63

x \$25

x \$15

x \$15

\$2,000

\$705

\$945 paid to

Alicia Cardenas

Alexandro Roblero

ck# 1280

ck# 1281

Alex

3/25/13 Mond

8 Deck

Tuesd

8 Deck

wedn

8 "

Thur

8 stair

Frid

7 stair and rail

Santos

8 Deck

8 "

8 "

8 stair

7 "

39 hrs x \$15/hr = \$585
CK # 1284

Mond

8 Deck and rail

Tuesd

" "

wedn

" "

Thur

off

4/5/13 Frid

8 stairs

71 hours x \$25/hr = \$1,775

Alex

Mon	8	Back stairs han rail	4-8-13
Tues	"	"	
wed	"	"	
Thur	"	"	
Frid	"	Front + stairs han rail	4-13-13

mond	7	front stairs han rail	4-15-13
Tues	8	"	
wed	"	"	
Thur	"	Miscellaneous	
Frid	"	"	4-19-13

79 hours x \$25/hr = \$1,975

TOTAL

\$ 5,775

ck# 1311

	Alex		Karen		Felix
Mon	8	Miscellaneous	8		
Tue	7	door closet	8		
wed	8	"	8		
Thur	8	"	"		
Frid	6	Miscellaneous	"		
	<u>37</u>		<u>32</u>		
Mon	8	door closet	8		
Tue	8	Miscellaneous	"	8	cleaning yard
wed	8	"	"		
Thurs	8	door closet	"		
Frid	4	Miscellaneous	"		
	<u>38</u>		<u>40</u>		
	<u>37</u>		<u>32</u>		
Total	75		72 hrs		8

x \$25
\$1875

x \$18
\$1,296
ck# 1302

8 hrs x \$15/hr =
\$120

~~Alice Cardenas~~
Alejandro Romero

ck# 1305

4-22-13

4-26-13

4-29-13

5-3-13

63rd 37 hrs x \$25/hr = \$925

TRB 9 hrs x \$25/hr = \$225

CB1 21 hrs x \$30/hr = \$630

Friday 3 hrs Bancroft Demo 5-3-13

Mond 2 hrs Bancroft Demo 5-6-13

Tues 6 hrs school

wed 3 hrs school

Thurs 8 " Bancroft Framing

Frid 8 " " " 5-10-13

Mond 7 6.3 st Miscelaneus 5-13-13

Tues 6 " " "

wed 8 " Base board

Thurs 8 " " "

Frid 8 " " 5-17-13

~~cleaning~~

\$550 → Alejandro Pameo ~~est~~ 1307

KARIM FELIX

MON 8 05/06/13

TUS 8

WES 8

Thurs 8

FRI 8 05/10/13

MON 8 05/13/13

TUS 8

WES 7 05/15/13

Thur 0

FRI 0

63 hrs

63
72

135 hrs x \$18/hr =

\$2430

ck# 1310

KARIM

MON 8 05/20/13

TUS 8

WES 8

THURD 8

FRID 8 05/24/13

MON 0

TUS 8 05/28/13

WES 8

THURD 8

FRID 8 05/31/13

72 hrs

Alex

Santos

Pedro

Mond	—					
Tues	—					
wed	8	Miselanos Inside	8	Clean Yard		5-29-13
Thurs	8	"	8	"		
Frid	8	"	8	"		5-31-13
	<u>22</u>					

Mon	8	Miselanos Inside	8	Clean Bricks	8	Clean Bricks	6-3-13
Tues	"		8	"	8	"	
wed	"	Miselanos and Bricks	"	Iskal Bricks	8	"	
Thurs	"	Brick	"	"	"	"	
Frid	"	"	"	"	"	"	6-7-13

Total 40
62

x \$25

\$1550
ck # 1314

Total 40
64

x \$15

\$960
ck # 1315
Rosa G. Diaz

Total 32
32

x \$15

\$480
ck # 1316
(Alex)

KARIM Felix

MON 3 06/03/13

TUS 7

WES 8

THUR 8

FRI 8 06/07/13

MON 8 06/10/13

TUS 8

WES 8

THUR 7

FRI 8 6/14/13

73 hrs

MON 8

06/17/13

TUS 8

WES 8

THURS 8

FRI 8

6/21/13

MON 8

06/24/13

TUS 8

6/25/13

WES 8

6/26/13

THURS 24

FRI 0

6/3 -
6/26/13

137 hrs x \$18/hr =

\$2466

5 hrs x \$18/hr =

\$90

\$2,556

ck# 1327

SAT 6/28

5 hrs - wash house

ROSA
DIAZ Santos

Alex

Jose

mond	8		8 Bricks		6-10-13
Tues			8 "		
wed			" "		
Thurs			" "		
Fr-			4 "		6-14-13
	<u>8</u>		<u>36</u>		

mond	8	Bricks	8	Bricks		6-17-13
Tues	8	"	"	"	8 Dig	
wed	"	"	"	"	8 "	
Thur	"	"	"	"	8	
Frid	"	Fence	"	"		6-21-13
	<u>40</u>		<u>40</u>		<u>16</u>	

mond	8	Fence	8	Bricks		6-23-13
Tues	8	Fence	4	"		
wed	"	"	4	"		
Thurs	6	Installation	8	"		
Frid			8	"		6-28-13
	<u>30</u>		<u>32</u>			

Total 78 hrs x \$25/hr = \$1,950 108 hrs x \$15/hr = \$1,620 16 hrs x \$15/hr = \$240

~~Wash the house 5 hrs 6-28-13~~

nose cleaner - \$900

ck# 1328

Teresa Diaz

PAY TO
ALEX

\$1,950
240
\$2,190
ck# 1330

~~Alex~~

Mon	7	Demo Bancroft
Tues	8	"
Wed	8	"
Thur	0F	
Fri	"	
	<u>23</u>	

~~Karim~~

7	Demo	24-13
8		
8		
0F		
"		
<u>23</u>		25-13

Mon	8	Demo Ban	
Tues	8		
Wed	8	Miscellaneous	63
Thur	6		
Fri	<u>5</u>		
	35		

Total hrs 58

8	Demo	7-8-13
8		9
8	Touch & Paint	63
6		10
<u>5</u>		11
35		7-12-13

58

July 3-5 bricks
24 San tos
x \$15
\$360
ck# 1332

19 hrs
x \$25/hr
<u>\$475</u>
ck# 1333

19 hrs
x \$18/hr
<u>\$342</u>
ck# 1334



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ACCOUNT 61463 FEINER CONST INC

STATEMENT DATE 08/25/12

PAGE NUMBER 1

DATE	REFERENCE	AMOUNT			
07/25/12	JUL12	1,306.16	C-	OUTSTANDING JULY 2012	
08/21/12	PMT	1,306.16		PAYMENT	
07/25/12	BAL			BALANCE FORWARD	0.00
				> > > AUGUST PURCHASES/CREDITS < < <	
07/30/12	59695	66.88	BUYER:	JUAN JUOQUIN SOTO	JOB: 63RD STREET
				7ga(10d) 1-1/2 Bt Joist Hg Nail 50	1.23 LB 61.50
				SALES TAX % 8.75	5.38
			INVOICE:	59695	PO#:
					66.88
07/30/12	59748	574.20	BUYER:	MICHAEL A. FEINER	JOB: 63RD STREET
				HAGER B81279 USP 4x4 HINGE 2	36.79 BX 73.58
				3/OX8/BX1-3/4 SM FIB EXT TRIMA 2	182.81 EA 365.62
				1-1/4x5-1/4x17 FJ RAB EXT JAMB 1	2.52 LF 42.84
				1-1/4x5-1/4x08 FJ RAB EXT JAMB 1	2.52 LF 20.16
				1-3/4x07 DF TEE ASTRAGAL 1	25.80 EA 25.80
				SALES TAX % 8.75	46.20
			INVOICE:	59748	PO#:
					574.20
07/30/12	60046	56.51	BUYER:	KEIR LENIHAN	JOB: 63RD STREET
				MILW 48-00-5787 SANZALL BLADE 1	24.37 PK 24.37
				MILW 48-00-5027 SANZALL BLADE 1	27.59 PK 27.59
				SALES TAX % 8.75	4.55
			INVOICE:	60046	PO#:
					56.51
08/02/12	61766	112.55	BUYER:	ALEX ROMERO	JOB: 63RD STREET
				9"x100" DuPONT FLASHING TAPE 1	103.49 EA 103.49
				SALES TAX % 8.75	9.06
			INVOICE:	61766	PO#:
					112.55
08/02/12	61778	18.10	BUYER:	ALEX ROMERO	JOB: 63RD STREET
				PK #8x3-1/8" CLMTEK TRIM SCREW 1	10.85 PK 10.85
				MILTON 715 1/4" COUPLER-1/4" FPT 1	5.79 EA 5.79
				SALES TAX % 8.75	1.46
			INVOICE:	61778	PO#:
					18.10

TERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER YEAR will be charged on all balances remaining open after the 10th of month payment is due. No Discount Allowed.

CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	BALANCE DUE
CONTINUED				CONTINUED 0

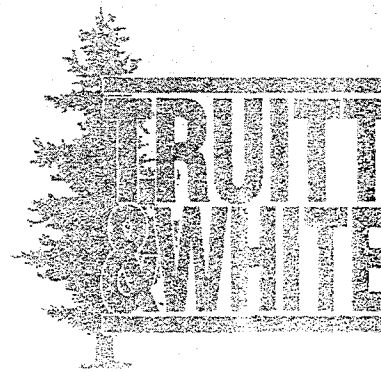
ACTION

ACCOUNT 61463 FEINER CONST INC

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STATEMENT DATE 08/25/12 PAGE NUMBER 2

DATE	REFERENCE	AMOUNT				
08/09/12	64980	169.66	BUYER: KEIR LEMINAN	JOB: 63RD STREET		
			2" ABS HXH 45 ELBOW	2	2.11 EA	4.22
			SIMPSON GS16 150' COILED STRAP	1	151.79 EA	151.79
			SALES TAX % 8.75			13.65
			INVOICE: 64980	PO#:		
						169.66
08/17/12	68379	75.04	BUYER: MICHAEL A. FEINER	JOB: 63RD STREET		
			HAL HX832131 3-1/4"X. 131 NAIL	1	69.00 EA	69.00
			SALES TAX % 8.75			6.04
			INVOICE: 68379	PO#:		
						75.04



The Professional Builder's Choice

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CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	BALANCE DUE
1072.94				1,072.94 ⁰⁰⁰

RECORD OF PAYMENT OF EMPLOYEE PAY STATEMENT

346

DATE	TO THE ORDER OF	CHECK NUMBER	NET AMOUNT
9/23/00	Trust & White Lumber	6133	1,072.94

DESCRIPTION

NON-NEGOTIABLE

INFORMATION
number
and
time



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ORIGINAL

ACCOUNT 81463 FEINER CONST INC

STATEMENT DATE 02/25/13

PAGE NUMBER 1

DATE	REFERENCE	AMOUNT	
01/25/13	JAN13	222.04	C- OUTSTANDING JANUARY 2013
01/17/13	32432	8.69-	CM 34816
02/22/13	PMT	213.35-	PAYMENT
01/25/13	BAL		BALANCE FORWARD 0.00
			D > FEBRUARY PURCHASES/CREDITS < < <
02/08/13	42434	28.46	BUYER: JOB: 63RD STREET
			60# RM CONCRETE 1/2 cu ft 1 3.71 EA 3.71
			11/16x2x16 PR LARGE CAP 2 0.70 LF 22.40
			SALES TAX % 9.00 2.35
			INVOICE: 42434 PO#:
			28.46
02/11/13	43146	38.37	BUYER: MICHAEL A. FEINER JOB: 63RD STREET
			50# FENCEPOST CONCRETE 10 3.52 EA 35.20
			SALES TAX % 9.00 3.17
			INVOICE: 43146 PO#:
			38.37
02/12/13	43639	121.32	BUYER: ALEX ROMERO JOB: 63RD STREET
			60# RM CONCRETE 1/2 cu ft 30 3.71 EA 111.30
			SALES TAX % 9.00 10.02
			INVOICE: 43639 PO#:
			121.32
02/20/13	46026	3.51	BUYER: ALEX ROMERO JOB: 63RD STREET
			TAPCON 1/4 X 2-3/4 FLAT-HEAD 10 0.32 EA 3.22
			SALES TAX % 9.00 0.29
			INVOICE: 46026 PO#:
			3.51
02/20/13	46268	6.54	BUYER: MICHAEL A. FEINER JOB: 63RD STREET
			11/16x2-1/4x08 PR PANEL CAP 1 0.75 LF 6.00
			SALES TAX % 9.00 0.54
			INVOICE: 46268 PO#:
			6.54

TERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER YEAR will be charged on all balances remaining open after

CURRENT

31-60 DAYS

61-90 DAYS

OVER 90 DAYS

BALANCE DUE

000



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ACCOUNT 51463 FEINER CONST INC

STATEMENT DATE 02/25/13 PAGE NUMBER 2

DATE	REFERENCE	AMOUNT				
02/22/13	47978	43.40	BUYER: ALEX ROMERO	JOB: 63RD STREET		
			SIMPSON LUS26 LIGHT SLOPED HGR	2	6.25 EA	12.50
			2x8-16 DFIR #2 & BTR S4S	1	632.00 MBF	13.90+
			BOSCH SRSR080 5" BOX SAND. DISC	1	3.67 EA	3.67
			2x6-08 DF PT CA-C 8C 2&B S4S	1	1192.00 MBF	9.54+
			LUMBER ASSESSMENT FEE % 1.0			0.23
			SALES TAX % 9.00			3.56
			INVOICE: 47978	PO#:		
						43.40
02/25/13	47923	204.46	BUYER: MICHAEL A. FEINER	JOB: 63RD STREET		
			SIMPSON HUC4102 JOIST HANGER	4	16.55 EA	66.20
			SIMPSON LUS281 DBL SHR JST HGR	13	1.55 EA	20.15
			DECK-2-WALL SPACER	12	2.01 EA	24.12
			EPOXY NOZZLE WITH NUT	1	3.12 EA	3.12
			SIMPSON ET22 EPOXY TIE	1	24.37 EA	24.37
			1/2" x 20' (#4) REBAR GRD 60 DN	6	8.27 EA	49.62
			SALES TAX % 9.00			16.88
			INVOICE: 47923	PO#:		
						204.46

ck# 1277
A

ERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER YEAR will be charged on all balances remaining open after 30 days.	CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	BALANCE DUE
	43.40				204.46

000100



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ORIGINAL

ACCOUNT

81463 FEINER CONST INC

STATEMENT DATE

PAGE NUMBER

03/25/13

1

DATE	REFERENCE	AMOUNT				
02/25/13	FE813	446.06	C-	OUTSTANDING FEBRUARY 2013		
03/25/13	PMT	446.06-		PAYMENT		
02/25/13	BAL			BALANCE FORWARD		0.00
				> > > MARCH PURCHASES/CREDITS < < <		
02/27/13	48900	19.95	BUYER:	MICHAEL A. FEINER	JOB: 63RD STREET	
				SIMPSON LUS28Z DBL SHR JST HGR	2 1.55 EA	3.10
				1-1/4x1-3/4x08 EX PR BEAD&COVE	1 1.90 LF	15.20
				SALES TAX % 9.00		1.65
				INVOICE: 48900	PO#:	
						19.95
03/07/13	51628	253.79	BUYER:	ALEX ROMERO	JOB: 63RD STREET	
				3X21 BLUE SANDING BELT BOX	1 4.13 EA	4.13
				1x12-16 RD PINE FJ PR TR S1S2E	4 3541.00 MBF	226.62+
				LUMBER ASSESSMENT FEE % 1.0		2.27
				SALES TAX % 9.00		20.77
				INVOICE: 51628	PO#:	
						253.79
03/08/13	52113	48.85	BUYER:	MICHAEL A. FEINER	JOB: 63RD STREET	
				MAT 7'x4' 6x6x10x10 REMESH	6 7.47 EA	44.82
				SALES TAX % 9.00		4.03
				INVOICE: 52113	PO#:	
						48.85
03/13/13	53700	120.06	BUYER:	ALEX ROMERO	JOB: 63RD STREET	
				1x6-16 RD PINE FJ PR TR S1S2E	4 3411.00 MBF	109.15+
				LUMBER ASSESSMENT FEE % 1.0		1.09
				SALES TAX % 9.00		9.82
				INVOICE: 53700	PO#:	
						120.06
03/13/13	54062	16.57	BUYER:	ALEX ROMERO	JOB: 63RD STREET	
				1-1/4x1-3/4x08 EX PR BEAD&COVE	1 1.90 LF	15.20
				SALES TAX % 9.00		1.37
				INVOICE: 54062	PO#:	
						16.57

TERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER ANNUUM.

CURRENT

31-60 DAYS

61-90 DAYS

OVER 90 DAYS

BALANCE DUE

000101

ATTN

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ORIGINAL

ACCOUNT

51453 FEINER CONST INC

STATEMENT DATE

03/25/13

PAGE NUMBER

2

DATE	REFERENCE	AMOUNT				
03/18/13	55545	40.71-	BUYER:	JOB: 63RD STREET		
			MAT 7'x4' 6x6x10x10 REMESH	-5	7.97 EA	37.35-
			SALES TAX % 9.00			3.36-
			INVOICE: 55545	PO#:		-----
						40.71-
03/22/13	57431	108.66	BUYER: ALEX ROMERO	JOB: 63RD STREET		
			DECKMASTER 10pc for 1x DECK	2	40.97 BX	80.94
			SIMPSON L3026 LIGHT SLOPED HGR	3	6.25 EA	18.75
			SALES TAX % 9.00			8.97
			INVOICE: 57431	PO#:		-----
						108.66

ck # 1286

TERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER YEAR will be charged on all balances remaining open after the 10th of month payment is due. No Discount Allowed.

CURRENT	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	BALANCE DUE
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ORIGINAL

ACCOUNT 61463 FEINER CONST INC

STATEMENT DATE

04/25/13

PAGE NUMBER

1

DATE	REFERENCE	AMOUNT	
03/25/13	MAR13	567.88	← OUTSTANDING MARCH 2013
03/18/13	57431	40.71-	CM 58545
04/25/13	PMT	527.17-	PAYMENT
03/25/13	BAL		BALANCE FORWARD 0.00
			>>> APRIL PURCHASES/CREDITS <<<
03/26/13	58537	374.06	BUYER: ALEX ROMERO JOB: 63RD STREET
			MT 136D 2x3x3/8" CEMENT EDGER 1 7.99 EA 7.99
			DECKMASTER 10pc For 5/4 DECK 3 40.47 BX 121.41
			1x12-20 RD PINE FJ PR TR S1S2E 2 3541.00 MBF 141.64+
			1x4-20 RD PINE FJ PR TR S1S2E 1 3298.00 MBF 23.09+
			2x4-20 RD PINE FJ PR TR S1S2E 1 3364.00 MBF 47.10+
			LUMBER ASSESSMENT FEE % 1.0 2.12
			SALES TAX % 9.00 30.71
			INVOICE: 58537 PO#:
			374.06
04/01/13	60694	81.41	BUYER: ALEX ROMERO JOB: 63RD STREET
			2x4-16 RD PINE FJ PR TR S1S2E 2 3364.00 MBF 74.01+
			LUMBER ASSESSMENT FEE % 1.0 0.74
			SALES TAX % 9.00 6.66
			INVOICE: 60694 PO#:
			81.41
04/05/13	62093	29.60	BUYER: ALEX ROMERO JOB: 63RD STREET
			2x4-RL RD PINE FJ PR TR S1S2E 12 3364.00 MBF 26.91+
			LUMBER ASSESSMENT FEE % 1.0 0.27
			SALES TAX % 9.00 2.42
			INVOICE: 62093 PO#:
			29.60
04/08/13	63030	25.40-	BUYER: JOB: 63RD STREET
			1x4-20 RD PINE FJ PR TR S1S2E -1 3298.00 MBF 23.09+
			LUMBER ASSESSMENT FEE % 1.0 0.23-
			SALES TAX % 9.00 2.08-
			INVOICE: 63030 PO#:
			25.40-

TERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER YEAR will be charged on all balances remaining open after the 10th of month payment is due. No Discount Allowed

CURRENT

31-60 DAYS

61-90 DAYS

OVER 90 DAYS

BALANCE DUE

CONTINUED

CONTINUED

000

ORIGINAL

ACCOUNT

51463 FEINER CONST INC

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STATEMENT DATE

04/25/13

PAGE NUMBER

2

REFERENCE	AMOUNT	
04/08/13 63033	177.82	BUYER: ALEX ROMERO JOB: 63RD STREET 1x12-20 RD PINE FJ PR TR S1S2E 1 3541.00 MBF 70.82+ 2x4-20 RD PINE FJ PR TR S1S2E 2 3364.00 MBF 90.83+ LUMBER ASSESSMENT FEE % 1.0 1.62 SALES TAX % 9.00 14.55 INVOICE: 63033 PO#: ----- 177.82
04/10/13 63933	53.03	BUYER: ALEX ROMERO JOB: 63RD STREET PK #9x2-3/4" CLNTEX #4 MP SCRW 1 11.31 PK 11.31 2x4-16 RD PINE FJ PR TR S1S2E 1 3364.00 MBF 37.00+ LUMBER ASSESSMENT FEE % 1.0 0.37 SALES TAX % 9.00 4.35 INVOICE: 63933 PO#: ----- 53.03
04/10/13 63934	18.01-	BUYER: JOB: 63RD STREET No Invoice - Restock Charge 2.89 2x4-RL RD PINE FJ PR TR S1S2E -10 3206.00 MBF 19.24+ LUMBER ASSESSMENT FEE % 1.0 0.19- SALES TAX % 9.00 1.47- INVOICE: 63934 PO#: ----- 18.01-
04/15/13 65745	113.32	BUYER: MICHAEL A. FEINER JOB: 63RD STREET 1-3/4x16 CEDAR FULL ROUND RAIL 1 3.03 LF 48.48+ 1-3/4x18 CEDAR FULL ROUND RAIL 1 3.03 LF 54.54+ LUMBER ASSESSMENT FEE % 1.0 1.03 SALES TAX % 9.00 9.27 INVOICE: 65745 PO#: ----- 113.32
04/23/13 69085	782.02	BUYER: MICHAEL A. FEINER JOB: 63RD STREET HEN 2802A ALUM DBL TRACK 72" 5 71.75 EA 358.75 HEN H100/200 50L DOOR HDW 200# 10 35.87 EA 358.70 SALES TAX % 9.00 64.57 INVOICE: 69085 PO#: ----- 782.02

K# 1298

TERMS OF SALE: All accounts ARE DUE IN FULL and payable on the 10th of month following date of invoice. A FINANCE CHARGE OF 1-1/2% PER MONTH or 18% PER YEAR will be charged on all balances remaining open after the 10th of month payment is due. No Discount Allowed.

CURRENT

31-60 DAYS

61-90 DAYS

OVER 90 DAYS

BALANCE DUE

1567.85

000

BARON

The Craftsman's Choice

Invoice

Invoice#: I-108150

RENEE

Phone Order

Page 1 of 1

VISA

XXXXXXXXXXXX4458

Entry Method: Manual

Apprvd: Online Batch#: 000008

04/25/12 14:10:59

AVS Code: Z

Inv#: 00000008 Appr Code: 01533A

Order #: 108150

Total: \$ 89.10

Customer Copy

THANK YOU

[Empty box for card details]

SHIP TO:

ER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA		
	CREDIT CARD	MAX				
Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
DOUG FIR 4X4 C-A		56	74.48	<input checked="" type="checkbox"/>	\$1.10	\$81.93
					L.Ft. Price	1.463

Comments:

[Empty comments box]

SUBTOTAL: \$81.93

FREIGHT: \$0.00

8.75% TAX: \$7.17

TOTAL \$89.10

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	4/25/2012	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$89.10	\$89.10	\$89.10

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items

Customer

000411

THE LUMBER BARON
500 CLEVELAND AVE
ALBANY, CA 94710
510-526-7224

BARON The Craftsman's Choice

Invoice

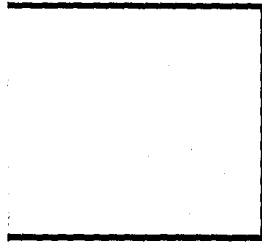
Invoice#: I-108169

Merchant ID: 359885
Term ID: 3599

Sale

Page 1 of 1

VISA
XXXXXXXXXXXX8750
Entry Method: Swiped
Apprvd: Online - Batch#: 000009
04/26/12 12:49:29
Inv#: 00000006 Appr Code: 41620C
Total: \$ 634.49



SHIP TO:

Customer Copy
THANK YOU

ER #	PAYMENT TERMS	SALESPERSON		SHIP DATE	SHIPPED VIA	
	CREDIT CARD	MAX				
Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 2X4 C-A		60	40.02	<input checked="" type="checkbox"/>	\$0.90 0.6003	\$36.02
DOUG FIR 2X12 C-A		48	96.00	<input checked="" type="checkbox"/>	\$1.05 2.1	\$100.80
(3/16)						
3 CGRF0108 X8 WRC #2 BTR NO HOLE FENCING 5' AND		496	330.83	<input checked="" type="checkbox"/>	\$1.35 0.9004	\$446.62
(80/05)(16/6)						

Comments:

SUBTOTAL: \$583.44
FREIGHT: \$0.00
8.75% TAX: \$51.05

TOTAL \$634.49

PAYMENTS:

PAID

AMOUNT DUE \$0.00

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	4/26/2012	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$634.49	\$634.49	\$634.49

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items

Customer

000412

BARON

The Craftsman's Choice

Invoice

THE LUMBER BARON
509 CLEVELAND AVE
ALBANY, CA 94710
510-886-7224

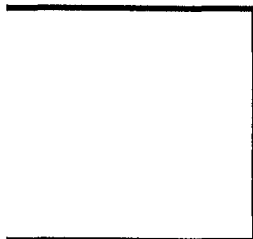
Invoice#: I-108183

Merchant ID: 359885
Term ID: 3599

Phone Order

Page 1 of 1

VISA
XXXXXXXXXXXX4458
Entry Method: Manual
Apprvd: Online Batch#: 000000
04/27/12 08:19:35
AVS Code: Z



Inv#: 00000001 Appr Code: 02519A

ORDER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Order #: 108183

Total: \$ 15.67

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 2X4 C-A		24	16.01	<input checked="" type="checkbox"/>	\$0.90	\$14.41
					0.6003	

Customer Copy
THANK YOU

Comments:

Empty rectangular box for comments.

SUBTOTAL: \$14.41

FREIGHT: \$0.00

8.75% TAX: \$1.26

TOTAL \$15.67

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	4/27/2012	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$15.67	\$15.67	\$15.67

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items

Customer

000413

THE LUMBER BARON
500 CLEVELAND AVE
ALBANY, CA 94710
510-526-7224

BARON

The Craftsman's Choice

Invoice

Invoice#: I-108258

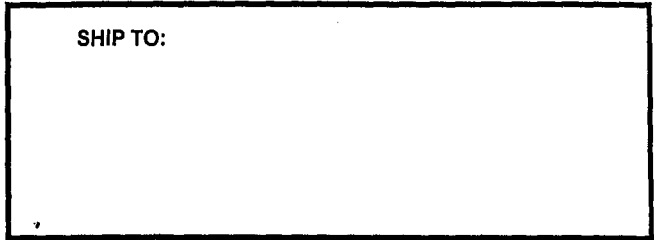
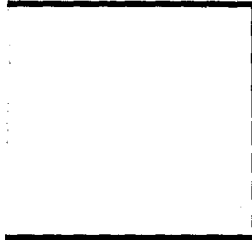
fence

Merchant ID: 359885
Term ID: 3599

Phone Order

Page 1 of 1

VISA
XXXXXXXXXXXX4458
Entry Method: Manual
Apprvd: Online - Batch#: 000003
05/01/12 12:50:23
AVS Code: Z



Inv#: 00000013 Appr Code: 05529A

ORDER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Order #: 100258
Total: \$ 101.82

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 4X4 C-A		64	85.12	<input checked="" type="checkbox"/>	\$1.10	\$93.63
					1.463	

Customer Copy
THANK YOU

Comments:

SUBTOTAL: \$93.63

FREIGHT: \$0.00

8.75% TAX: \$8.19

TOTAL \$101.82

PAYMENTS:

PAID

AMOUNT DUE \$0.00

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	5/1/2012	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$101.82	\$101.82	\$101.82

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items

Customer

000414

BARON

The Craftsman's Choice

Invoice

Invoice#: I-108288

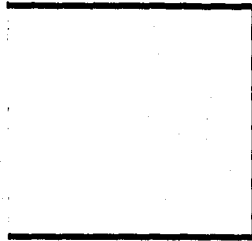
THE LUMBER BARON
500 CLEVELAND AVE
ALBANY, CA 94710
510-526-7224

Merchant ID: 59885
Term ID: 3599

Sale

Page 1 of 1

VISA
XXXXXXXXXXXX8750
Entry Method: Swiped
Apprvd: Online Batch#: 000004
05/02/12 08:47:34
Inv#: 00000002 Appr Code: 012080
Total: \$ 542.14

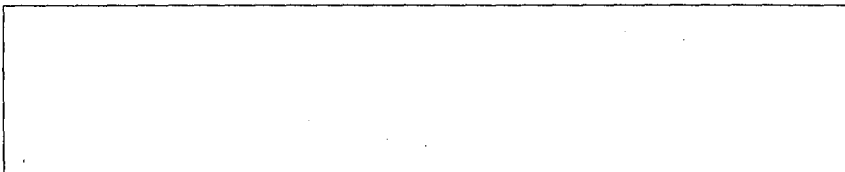


ER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Customer Copy
THANK YOU

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 2X12 C-A		32	64.00	<input checked="" type="checkbox"/>	\$1.05	\$67.20
					2.1	
DOUG FIR 2X4 C-A		96	64.03	<input checked="" type="checkbox"/>	\$0.90	\$57.63
					0.6003	
3 CGRF0108 X8 WRC #2 BTR NO HOLE FENCING 5' AND (65/5)(15/6)		415	276.80	<input checked="" type="checkbox"/>	\$1.35	\$373.69
					0.9004	

Comments:



SUBTOTAL: \$498.52

FREIGHT: \$0.00

8.75% TAX: \$43.62

TOTAL \$542.14

PAYMENTS:

PAID

AMOUNT DUE: \$0.00

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	5/2/2012	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$542.14	\$542.14	\$542.14

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items

Customer

000415

BARON

The Craftsman's Choice

Invoice

Invoice#: I-108352

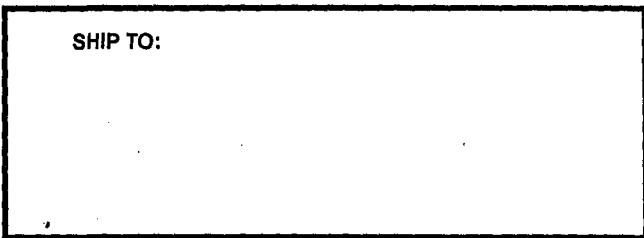
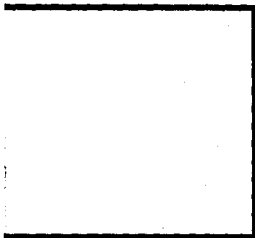
THE NUMBER BARON
500 CLEVELAND AVE
ALBANY, CA 94710
510-526-7224

Merchant ID: 359885
Term ID: 3599

Sale

Page 1 of 1

VISA
XXXXXXXXXXXX8750
Entry Method: Swiped
Apprvd: Online Batch#: 000006
05/04/12 12:04:59



Inv#: 00000008 Appr Code: 41405C
Total: \$ 28.06

ORDER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Customer Copy

THANK YOU

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
DOUG FIR 2X4 C-A		12	8.00	<input checked="" type="checkbox"/>	\$0.90 0.6003	\$7.20
DOUG FIR 2X4 C-A		10	6.67	<input checked="" type="checkbox"/>	\$0.90 0.6003	\$6.00
3 FPT0212 PT DOUG FIR 2X12 C-A (1/06)		6	12.00	<input checked="" type="checkbox"/>	\$1.05 2.1	\$12.60

Comments:

Empty box for comments

SUBTOTAL: \$25.80

FREIGHT: \$0.00

8.75% TAX: \$2.26

TOTAL \$28.06

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	5/4/2012	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$28.06	\$28.06	\$28.06

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items

Customer

000416

R BARON

The Craftsman's Choice

Invoice

Invoice#: I-113173

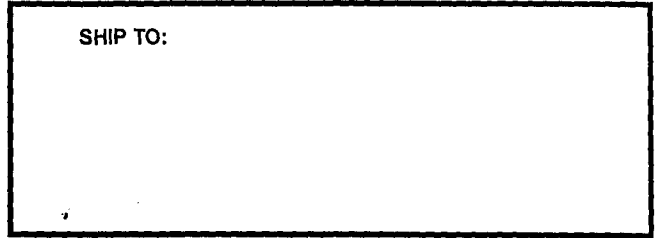
THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

TERMINAL ID: 75427835
MERCHANT #: 110042401603

FENCE

Page 1 of 1

VISA
*****0524 EXP:***
SALE
BATCH: 000127 INU: 000007
Feb 11, 13 10:39
PIN: 304218200936 AUTH: 035911
TRAN SEQ #: 001871
TRANSACTION ID: 163042671490345
APPROVAL 035911



ORDER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA		
	CREDIT CARD	MAX				
Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 4X4 C-A		40	53.20	<input checked="" type="checkbox"/>	\$1.10	\$58.52
					1.463	
Per Product Assessment		1	1.00	<input type="checkbox"/>	\$0.59	\$0.59
					0	

MICHAEL A FEINER

CUSTOMER COPY

Comments: Micheal Finner

SUBTOTAL:	\$59.11
FREIGHT:	\$0.00
9.00% TAX:	\$5.27

TOTAL \$64.38

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	2/12/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$64.38	\$64.38	\$64.38

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Customer

000417

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, GA 31706

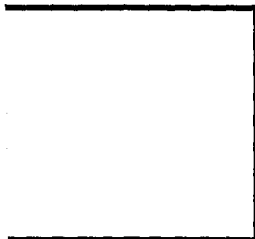
FENCE

TERMINAL ID: 75427835
MERCHANT #: 110042401603

UISA
*****0524 EXP: **/** SWIPED
SALE
BATCH: 000128 INU: 000013
Feb 12, 13 11:14
SRN: 304319600844 AUTH: 015407
TRAN SEQ #: 001921

TRANSACTION ID: 163043692437086

APPROVAL 015407

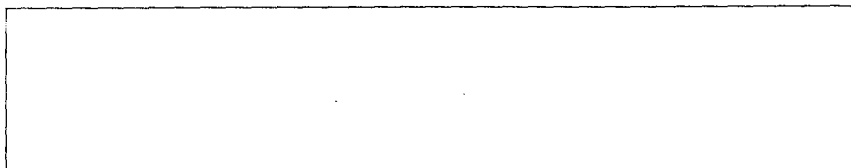


ORDER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 4X4 C-A		140	186.20	<input checked="" type="checkbox"/>	\$1.10	\$204.82
					1.463	
per Product Assessment		1	1.00	<input type="checkbox"/>	\$2.05	\$2.05
					0	

CUSTOMER COPY

Comments:



SUBTOTAL: \$206.87

FREIGHT: \$0.00

9.00% TAX: \$18.43

TOTAL \$225.30

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	2/12/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$225.30	\$225.30	\$225.30

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Customer

000418

BARON

The Craftsman's Choice

Invoice

Invoice#: I-113259

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

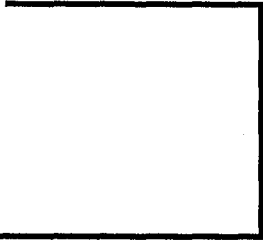
TERMINAL ID: 75427835
MICROHANT #: 110042-01603

DECK

Page 1 of 1

UTSA
*****#0524 EXP: **/**
SALE SHIPPED

BR#: 000131 INU: 000013
Feb 15, 13 15:43
RR#: 304623400749 AUTH: 045319
TRAN SEQ #: 001995



TRANSACTION ID: 003046854039458
PPROVAL 045319

OT: [REDACTED]

CHAE A FEINER

CUSTOMER COPY

DER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA		
	CREDIT CARD	MAX				
Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
DOUG FIR 2X12 C-A		48	96.00	<input checked="" type="checkbox"/>	\$1.05 2.1	\$100.80
T DOUG FIR 2X4 C-A		104	69.37	<input checked="" type="checkbox"/>	\$0.90 0.6003	\$62.43
3 CGRF0108 X8 WRC #2 BTR NO HOLE FENCING 5' AND (105/5)(12/6)		597	398.20	<input checked="" type="checkbox"/>	\$1.35 0.9004	\$537.57
5 Itax 1% Lumber Product Assessment (1/1)		1	1.00	<input type="checkbox"/>	\$7.00 0	\$7.00

Comments:



SUBTOTAL:	\$707.80
FREIGHT:	\$0.00
9.00% TAX:	\$63.07

TOTAL \$770.87

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	2/15/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$770.87	\$770.87	\$770.87

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Customer

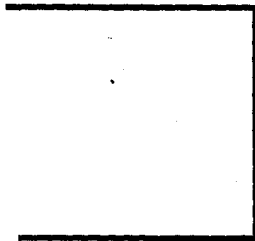
000419

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

FRONT STAIRS *Deck*

ORIGINAL ID: 75427835
MERCHANT #: 110042401603

ISA *****0524 EXP:*/** KEY ENTERED
SALE
MATCH: 000137 INU: 000004
Feb 22, 13 09:47
PIN: 305317601709 AUTH: 045758
US: Y
TRAH SEQ #: 002108
TRANSACTION ID: 283053640432083



EXACT MATCH

TR #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOG FIR 2X12 C-A		74	148.00	<input checked="" type="checkbox"/>	\$1.05	\$155.40
					2.1	
Product Assessment		1	1.00	<input type="checkbox"/>	\$1.55	\$1.55
					0	

CUSTOMER COPY

Comments:

SUBTOTAL:	\$156.95
FREIGHT:	\$0.00
9.00% TAX:	\$13.99

TOTAL	\$170.94
AMOUNT DUE	\$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	2/22/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$170.94	\$170.94	\$170.94

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.
No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Sales

000420

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

FRONT
SPACERS

TERMINAL ID: 75427835
MERCHANT #: 110042401603

VISA
*****0524 EXP: **/** SWIPED
SALE
BATCH: 000139 INU: 000008
Feb 25, 13 12:25
RRN: 305620404282 AUTH: 025564
TRAN SEQ #: 002142



TRANSACTION ID: 083056735352738
APPROVAL 025564

TOTAL \$306.90

MICHAEL A FEIHER

CUSTOMER COPY

ER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA		
	CREDIT CARD	MAX				
Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
WOOD 6X6 CAH PAD	CAH	12	36.00	<input checked="" type="checkbox"/>	\$7.75	\$279.00
					23.25	
ber Product Assessment		1	1.00	<input type="checkbox"/>	\$2.79	\$2.79
					0	

Comments:

[Empty rectangular box for comments]

SUBTOTAL:	\$281.79
FREIGHT:	\$0.00
9.00% TAX:	\$25.11

PAYMENTS:

PAID

TOTAL	\$306.90
AMOUNT DUE	\$0.00

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	2/25/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$306.90	\$306.90	\$306.90

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.
No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Customer

000421

BARON

The Craftsman's Choice

Invoice

Invoice#: I-113899

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, NY 12207

Deck

ORIGINAL ID: 75427835
ORCHARD #: 110042401603

Page 1 of 1

ISA *****0524 EXP: **/**
ALE
TCH: 000163 INV: 000011
Mar 25, 13 14:18
PH: 308421606329 AUTH: 015889
TRAN SEQ #: 002818

TRANSACTION ID: 163084767288384

APPROVAL 015889

~~*****~~

MICHAEL P FEINER

CUSTOMER COPY

	SHIP TO:
--	----------

ORDER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA		
	CREDIT CARD	MAX				
Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DWOOD 4X4 S4S	SS	20	26.66	<input checked="" type="checkbox"/>	\$3.71	\$98.98
					4.95	
Per Product Assessment		1	1.00	<input type="checkbox"/>	\$0.99	\$0.99
					0	

Comments:

SUBTOTAL: \$99.97

FREIGHT: \$0.00

9.00% TAX: \$8.91

TOTAL \$108.88

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	3/25/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$108.88	\$108.88	\$108.88

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Customer

000422

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

BARON

The Craftsman's Choice

Invoice

Invoice#: I-114005

TERMINAL ID.: 75427835
MERCHANT #: 110042401603

Deck

VISA
*****0524 EXP: **/** SWIPED
SALE
BATCH: 000167 INU: 000016
Mar 29, 13 15:11
RRN: 308822404664 AUTH: 015194
TRAN SEQ #: 002974

Page 1 of 1

TRANSACTION ID: 163088798981286

APPROVAL 015194

TOTAL \$260.56

MICHAEL A FEINER

CUSTOMER COPY

IR #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
DOUG FIR 4X4 C-A		10	13.30	<input checked="" type="checkbox"/>	(\$1.00) 1.596	(\$13.30)
DWOOD 4X4 S4S	SS	10	13.33	<input checked="" type="checkbox"/>	\$3.71 4.95	\$49.49
3 RGS0202 REDWOOD 2X2 S4S (30/6)	CAH	180	59.94	<input checked="" type="checkbox"/>	\$3.00 1	\$179.82
4 RGS0202 REDWOOD 2X2 S4S (4/6)	SS	24	7.99	<input checked="" type="checkbox"/>	\$2.61 0.87	\$20.86
4 Itax 1% Lumber Product Assessment (1/1)		1	1.00	<input type="checkbox"/>	\$2.37 0	\$2.37

Comments:

SUBTOTAL: \$239.24

FREIGHT: \$0.00

9.00% TAX: \$21.32

TOTAL \$260.56

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	3/29/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$260.56	\$260.56	\$260.56

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron

Customer

000423

BARON

The Craftsman's Choice

Invoice

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

Invoice#: I-114252

TERMINAL ID.: 75427835
MERCHANT #: 110042401603

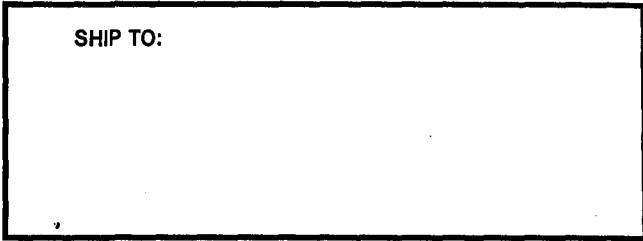
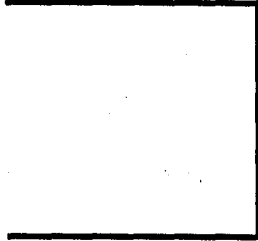
FRONT STAIRS

Page 1 of 1

VISA
*****0524 EXP: **/** SWIPED
SALE
BATCH: 000178 INU: 000003
APR 11, 13 09:09
RRN: 310116403523 AUTH: 005923
TRAN SEQ #: 003290

TRANSACTION ID: 283101581625242

APPROVAL 005923



1011 1215 1117

MICHAEL A FEINER

ER #	PAYMENT TERMS	SALESPERSON	SHIP DATE	SHIPPED VIA
	CREDIT CARD	MAX		

Description	Grade	Linear FT	Board FT	Taxable	Price	Amount
					L.Ft. Price	
WOOD 2X4 ROUGH	SS	112	74.70	<input checked="" type="checkbox"/>	\$2.70	\$201.70
					1.8	
DWOOD 2X2 S4S	CAH	36	11.99	<input checked="" type="checkbox"/>	\$3.00	\$35.96
					1	
3 Itax 1% Lumber Product Assessment		1	1.00	<input type="checkbox"/>	\$2.37	\$2.37
(1/1)					0	

CUSTOMER COPY

Comments:

[Empty comment box]

SUBTOTAL: \$240.03

FREIGHT: \$0.00

9.00% TAX: \$21.39

TOTAL \$261.42

AMOUNT DUE \$0.00

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	4/11/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$261.42	\$261.42	\$261.42

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron Customer

000424

THE LUMBER BARON, INC.
500 CLEVELAND AVE
ALBANY, CA 94710

BARON

The Craftsman's Choice

Invoice

Invoice#: I-115385

TERMINAL ID.: 75427835
MERCHANT #: 118042401603

VISA
*****0524 EXP: **/** SWIPED
SALE
BATCH: 000223 INU: 000003
Jun 04, 13 09:11
RRN: 315516201442 AUTH: 015190
TRAN SEQ #: 004822

Page 1 of 1

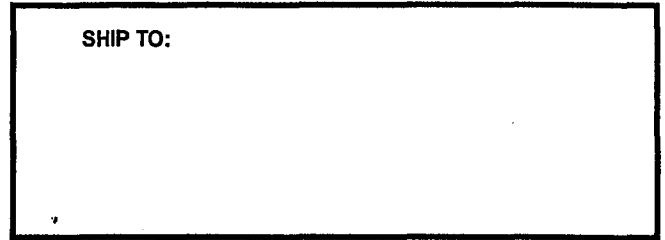
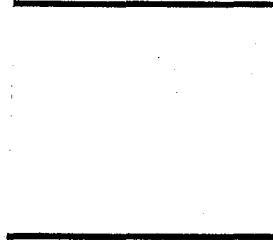
TRANSACTION ID: 163155582869069

APPROVAL 015190

TOTAL ~~319.75~~

MICHAEL A FEINER

CUSTOMER COPY



DER #	PAYMENT TERMS	SALESPERSON				SHIP DATE	SHIPPED VIA	
	CREDIT CARD	MAX						
Description		Grade	Linear FT	Board FT	Taxable	Price	Amount	
						L.Ft. Price		
DOUG FIR 2X12 C-A			64	128.00	<input checked="" type="checkbox"/>	\$1.25	\$160.00	
1/8)						2.5		
Lumber Product Assessment			1	1.00	<input type="checkbox"/>	\$1.60	\$1.60	
						0		
3	HSGX1200RG GRABBER #10 X 3-1/2" 1 LB		2	2.00	<input checked="" type="checkbox"/>	\$7.50	\$15.00	
	(2/1)					7.5		

Comments:

SUBTOTAL: **\$176.60**

FREIGHT: **\$0.00**

9.00% TAX: **\$15.75**

TOTAL **\$192.35**

AMOUNT DUE **\$0.00**

PAYMENTS:

PAID

DEP TO ACCT	DATE PAID	Check	CC	Cash	CHECK NUM	AMT PAID	AMT RECVD	Total:
114	6/4/2013	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		\$192.35	\$192.35	\$192.35

Thank you for your business!

Returns subject to a 20% Restock Charge. No returns after 20 days. All returns require original receipt.

No Returns on Cut, Speciality Order, Reclaimed, Salvaged or Milled Items. facebook.com/thelumberbaron

Customer

000425

PAGE: 1 ASHBY LUMBER - CONCORD
 2295 ARNOLD INDUSTRIAL WAY
 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 4/30/12

ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT			
4/18/12	746483	2	I	ORDR # 287923	605.26				
4/24/12	483588	1	I	INVOICE	4.68				
				NEW BALANCE	609.94				
					<i>CK # 1144</i>				
CURRENT		1-30 DAYS		31-60 DAYS		61-90 DAYS		OVER 90 DAYS	
609.94		0.00		0.00		0.00		0.00	

TERMS: DUE IN FULL BY 10TH

20709

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			ORDR # 287923	DUE IN FULL BY 10TH	JP	4/18/12	12:32

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To
 MIKE 510-367-1778
 1153 63RD ST
 MAP#GOOGLE
 OAKLAND CA

DUE DATE: 5/10/12
 TERM#613
 SLSPR: JP "JP" SLOCUM
 TAX : 01T OAKLAND, ALAMEDA CO.
 DOC# 746483
 DUPLICATE
 * INVOICE *

ORDR 287923

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
52		PC	2620DF	2X6-20' #2/BTR DOUG FIR S4S	1040	460.00 /NF	478.40 D	
4		EA	36FS	1X2 - 36" FIR STAKES **BDL 25**	4	8.129 /EA	32.52 C	
4		EA	12FS	1X2 - 12" FIR STAKES **BDL 25**	4	2.66 /EA	10.64 C	
1		EA	D	DELIVERY OVER \$1000 DEL WED 4-18 2ND OUT	1	35.00 /EA	35.00 *	
** AMOUNT CHARGED TO STORE ACCOUNT **						605.26	TAXABLE	556.56
							NON-TAXABLE	0.00
							SUBTOTAL	556.56
							TAX AMOUNT	48.70
							TOTAL AMOUNT	605.26

X Manual Signature

Received By

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20709				DUE IN FULL BY 10TH	GR	4/24/12	2:29

Sold To
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 (510) 525-6261

Ship To

DUE DATE: 5/10/12
 TERM#587
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 483588
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
2		EA	METAL	7-7 1/4" METAL CUT BLADE BULK	2	2.15 /EA	4.30 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						4.68	TAXABLE	4.30
							NON-TAXABLE	0.00
							SUBTOTAL	4.30
							TAX AMOUNT	0.38
							TOTAL AMOUNT	4.68

X Received By

000427



STATEMENT

PAGE: 1 ASHBY LUMBER - CONCORD
 2295 ARNOLD INDUSTRIAL WAY
 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 5/31/12
 ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				WE WILL BE CLOSED ON WEDNESDAY, JULY 4, 2012. HAVE A SAFE AND HAPPY HOLIDAY!		
5/ 2/12	484307	1	I	INVOICE	10.83	
5/ 2/12	484357	1	I	INVOICE	20.88	
5/ 3/12	484480	1	I	INVOICE	182.82	
5/ 3/12	484481	1	C	OPEN CREDIT		46.28
5/ 4/12	484612	1	I	INVOICE	34.52	
5/10/12	485042	1	I	INVOICE	16.29	
5/14/12	749415	2	I	SPECIAL ORDER #301577	3478.06	
5/17/12	485709	1	I	INVOICE	47.25	
5/29/12	751216	2	I	ORDR # 310801	307.08	
5/30/12	486852	1	I	INVOICE	19.61	
5/30/12	486962	1	I	INVOICE	61.16	
				NEW BALANCE	4132.22	
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
4132.22		0.00	0.00	0.00	0.00	

ck# 1160

TERMS: DUE IN FULL BY 10TH

20709

Transaction Codes
 A - Adjustment C - Credit I - Invoice
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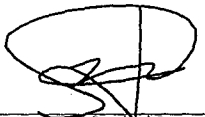
Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	5/ 2/12	9:04

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 FEINER CONSTRUCTION
 PO BOX 86
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 (510) 525-6261

Ship To

DUE DATE: 6/10/12
 TERM#587
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 484307
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		EA	60CO	CONCRETE *60 LB* 1/2 CU FT	3	3.32 /EA	9.96 C
** AMOUNT CHARGED TO STORE ACCOUNT **						10.83	
						TAXABLE	9.96
						NON-TAXABLE	0.00
						SUBTOTAL	9.96
						TAX AMOUNT	0.87
						TOTAL AMOUNT	10.83

X 
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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	5/ 2/12	11:40

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 6/10/12
 TERM#588
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 484357
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		BX	10COMG1	10D GALV COMMON NAIL 3" 1#BX	1	3.30 /BX	3.30 C
1		BX	10FING1	10D GALV FINISH NAIL 3" 1#BX	1	3.30 /BX	3.30 C
1		EA	FT8212HP	8X2 1/2 GRK TRIMHEAD SCREW PK100	1	8.239/EA	8.24 C
1		EA	8247546	DURACELL BATTERY AA PK4	1	4.36 /EA	4.36 C
** AMOUNT CHARGED TO STORE ACCOUNT **						20.88	
						TAXABLE	19.20
						NON-TAXABLE	0.00
						SUBTOTAL	19.20
						TAX AMOUNT	1.68
						TOTAL AMOUNT	20.88

X 
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000429

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	RL	5/ 3/12	1:25

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 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 6/10/12
 TERM#588
 SLSPR: RL RICHARD LEWIS
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 484480
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
18		EA	SD310P	HEAVY DUTY S&D PERF PIPE 3"X 10'	18	6.709/EA	120.76 C	
13		FT	FILTER	12.5' FILTER FABRIC 4OZ PER FOOT ***** ALL SALES FINAL ***** *** MAY NOT BE RETURNED ***	13	1.38 /FT	17.94 C	
4		EA	42721	S&D 3" 45 DEGREE ELL	4	1.67 /EA	6.68 C	
2		EA	42880	S&D 3" SANITARY TEE HXXHX	2	4.50 /EA	9.00 C	
6		EA	42875	S&D 3" 90 DEGREE ELL	6	2.18 /EA	13.08 C	
1		EA	20853EA	LUMBER CRAYON RED *EACH*	1	.65 /EA	.65 C	
** AMOUNT CHARGED TO STORE ACCOUNT **							182.82	TAXABLE 168.11
								NON-TAXABLE 0.00
								SUBTOTAL 168.11
								TAX AMOUNT 14.71
								TOTAL AMOUNT 182.82

X Received By

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	5/ 3/12	1:43

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

TERM#589
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 484481
 DUPLICATE
 CREDIT MEMO

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
-18		EA	SD310P	HEAVY DUTY S&D PERF PIPE 3"X 10' CREDIT RETURN	18	6.709/EA	-120.76RC	
11		EA	PVC310P	Orig: 484480/1 05/03/12 TX: PVC S&D PERFORATED PIPE 3"X10'	11	7.109/EA	78.20 C	
** AMOUNT CREDITED TO ACCOUNT **							46.28	TAXABLE -42.56
								NON-TAXABLE 0.00
								SUBTOTAL -42.56
								TAX AMOUNT -3.72
								TOTAL AMOUNT -46.28

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000430

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	5/ 4/12	2:56


Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 6/10/12
 TERM#588
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 484612
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
23		FT	FILTER	12.5' FILTER FABRIC 40Z PER FOOT ***** ALL SALES FINAL ***** *** MAY NOT BE RETURNED ***	23	1.38 /FT	31.74 C

** AMOUNT CHARGED TO STORE ACCOUNT ** 34.52
 TAXABLE 31.74
 NON-TAXABLE 0.00
 SUBTOTAL 31.74
 TAX AMOUNT 2.78
 TOTAL AMOUNT 34.52

X 
 Received By

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	5/10/12	7:57


Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 6/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 485042
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	214THRG1	6X2-1/4 TRIM HD SQDRV GALV BX1#	1	8.239/EA	8.24 C
1		EA	2RG1	7 X 2 RUST GUARD DECK SCREW BX1#	1	6.739/EA	6.74 C

** AMOUNT CHARGED TO STORE ACCOUNT ** 16.29
 TAXABLE 14.98
 NON-TAXABLE 0.00
 SUBTOTAL 14.98
 TAX AMOUNT 1.31
 TOTAL AMOUNT 16.29

X 
 Received By

000431

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Concord, CA 94520
Fax 925.689.8996

ASHBY LUMBER
HARDWARE & BUILDING SUPPLIES

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #301577	DUE IN FULL BY 10TH	JP	5/14/12	11:12

Sold To
FEINER CONSTRUCTION
PO BOX 86
BERKELEY CA 94701
(510) 525-6261

Ship To
MICHAEL FEINER 510-367-1778
1153 63RD STREET
MAP#GOOGLE
OAKLAND CA

DUE DATE: 6/10/12
TERM#636
SLSPR: JP "JP" SLOCUM
TAX : 01T OAKLAND, ALAMEDA CO.
DOC# 749415
DUPLICATE
* INVOICE *

ORDR 301577

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	3410ACQ	3X4 - 10' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	10	1085.291/NF	10.85 C
4		PC	3412ACQ	3X4 - 12' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	48	1085.291/NF	52.09 C
3		PC	3416ACQ	3X4 - 16' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	48	1085.291/NF	52.09 C
4		PC	3420ACQ	3X4 - 20' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	80	1085.291/NF	86.82 C
1		PC	3616ACQ	3X6 - 16' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	24	1085.291/NF	26.05 C

CONT'D

X _____
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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #301577	DUE IN FULL BY 10TH	JP	5/14/12	11:12

Sold To
FEINER CONSTRUCTION
PO BOX 86
BERKELEY CA 94701
(510) 525-6261

Ship To
MICHAEL FEINER 510-367-1778
1153 63RD STREET
MAP#GOOGLE
OAKLAND CA

DUE DATE: 6/10/12
TERM#636
SLSPR: JP "JP" SLOCUM
TAX : 01T OAKLAND, ALAMEDA CO.
DOC# 749415
DUPLICATE
* INVOICE *

ORDR 301577

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	3620ACQ	3X6 - 20' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	30	1085.291/NF	32.56 C
4		PC	2420ACQ	2X4 - 20' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	53.33	846.365/NF	45.14 C
1		PC	268ACQ	2X6 - 8' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	8	846.365/NF	6.77 C
42		EA	129OSB1	15/32" 4X9 OSB *STR I* HERE 5-11-12 LA 1 TAG ER	1512	435.556/NS	658.56 C
200		PC	248STUD	2X4-92.25" STD/BTR DOUG FIR STUD	1066.66	432.692/NF	461.54 D
60		PC	248DF	2X4-8' STD/BTR DOUG FIR S4S	319.99	475.152/NF	152.05 C
12		PC	2418DF	2X4-18' STD/BTR DOUG FIR S4S	144	475.152/NF	68.42 C
3		PC	2618DF	2X6-18' #2/BTR DOUG FIR S4S	54	475.152/NF	25.66 C
1		PC	91212ML	1-3/4" X 9-1/2" 12"MICROLLAM/LVL	12	3.526/1F	42.31 D

CONT'D

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #301577	DUE IN FULL BY 10TH	JP	5/14/12	11:12

Sold To
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Ship To
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 MAP#GOOGLE
 OAKLAND CA

DUE DATE: 6/10/12
 TERM#636
 SLSFR: JP "JP" SLOCUM
 TAX : 01T OAKLAND, ALAMEDA CO.
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 * INVOICE *

 ORDR 301577

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	4816DF1	4X8 - 16' #1/BTR DOUG FIR S4S	42.66	1013.031/NF	43.22 D
		PC	41212DF1	4X12 - 12' #1/BTR DOUG FIR S4S	48	1013.333/NF	48.64 D
32		PC	348DF	3X4-8' STD/BTR DOUG FIR S4S CUT TO 92-1/4"	256	766.667/NF	196.27 D
62		LF	311PARA	3-1/2 X 11-7/8 PARALLAM / PSL 1/11.00 1/16.00 1/17.00 1/18.00	62	9.22 /LF	571.64 *
7		LF	1178ML	1-3/4" X 11-7/8" MICROLLAM / LVL 1/ 7.00 PO#C29554JP-WEYER HERE 5/10 LA 1-TAG MC	7	3.78 /LF	26.46 *
4		PC	21020DF	2X10-20' #2/BTR DOUG FIR S4S	133.33	518.56 /NF	69.14 D
33		EA	HDU2	HDU2 HOLD DOWN W/SCREWS	33	13.306/EA	439.10 D
2		EA	HDU5	HOLD DOWN W/SCREWS	2	21.738/EA	43.48 C
2		EA	IUS1.81/9.5	9 1/2" TJI/110 HANGER FACE MNT HDW D/S C2 5-9 FC 2-TAGS TOTAL	2	2.18 /EA	4.36 C

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #301577	DUE IN FULL BY 10TH	JP	5/14/12	11:12

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DUE DATE: 6/10/12
 TERM#636
 SLSFR: JP "JP" SLOCUM
 TAX : 01T OAKLAND, ALAMEDA CO.
 DOC# 749415
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 * INVOICE *

 ORDR 301577

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	D	DELIVERY OVER \$1000 DEL MON 5-14	1	35.00 /EA	35.00 *

** AMOUNT CHARGED TO STORE ACCOUNT ** 3,478.06
 TAXABLE 3198.22
 NON-TAXABLE 0.00
 SUBTOTAL 3198.22
 TAX AMOUNT 279.84
 TOTAL AMOUNT 3478.06

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	TN	5/17/12	7:44

Sold To
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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 6/10/12
 TERM#589
 DOC# 485709
 DUPLICATE
 * INVOICE *
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	GR024	16D SHORT 3 1/4X.131 COATED SMTH	1	43.446/EA	43.45 C
** AMOUNT CHARGED TO STORE ACCOUNT **					47.25	TAXABLE	43.45
						NON-TAXABLE	0.00
						SUBTOTAL	43.45
						TAX AMOUNT	3.80
						TOTAL AMOUNT	47.25

X Jim Souvik
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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709			ORDR # 310801	DUE IN FULL BY 10TH	JP	5/29/12	1:10

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Ship To
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 1153 63RD STREET
 MAP#GOOGLE
 OAKLAND CA

DUE DATE: 6/10/12
 TERM#636
 DOC# 751216
 DUPLICATE
 * INVOICE *
 SLSPR: JP "JP" SLOCUM
 TAX : 01T OAKLAND, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
22		PC	2418DF	2X4-18' STD/BTR DOUG FIR S4S	264	452.444/NF	119.45 D
4		PC	2416DF	2X4-16' STD/BTR DOUG FIR S4S	42.66	464.375/NF	19.81 D
14		PC	348DF	3X4-8' STD/BTR DOUG FIR S4S	112	766.667/NF	85.87 D
3		PC	2616DF	2X6-16' #2/BTR DOUG FIR S4S	48	463.416/NF	22.24 D
1		EA	D	DELIVERY OVER \$1000	1	35.00 /EA	35.00 *
DEL TUE 5-29							
** AMOUNT CHARGED TO STORE ACCOUNT **					307.08	TAXABLE	282.37
						NON-TAXABLE	0.00
						SUBTOTAL	282.37
						TAX AMOUNT	24.71
						TOTAL AMOUNT	307.08

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20709				DUE IN FULL BY 10TH	TH	5/30/12	7:44

Sold To
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Ship To

DUE DATE: 6/10/12
 TERM#588
 SLSPR: TH TOM HOGAN
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 486852
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	4108DF	4X10 - 8' #2/BTR DOUG FIR S4S	1	18.034/PC	18.03 C
** AMOUNT CHARGED TO STORE ACCOUNT **						19.61	TAXABLE 18.03 NON-TAXABLE 0.00 SUBTOTAL 18.03
							TAX AMOUNT 1.58 TOTAL AMOUNT 19.61

X Tom Hogan
 Received By

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MO	5/30/12	2:10

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Ship To

DUE DATE: 6/10/12
 TERM#587
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 486962
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
8		PC	348DF	3X4-8' STD/BTR DOUG FIR S4S	8	7.03 /PC	56.24 C
** AMOUNT CHARGED TO STORE ACCOUNT **						61.16	TAXABLE 56.24 NON-TAXABLE 0.00 SUBTOTAL 56.24
							TAX AMOUNT 4.92 TOTAL AMOUNT 61.16

X Mario Oropeza
 Received By

000435



STATEMENT

PAGE: 1 ASHBY LUMBER - CONCORD
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 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 6/30/12

ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
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DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
6/ 4/12	487343	1	I	63RD ST.	27.30	/
6/ 7/12	487713	1	I	INVOICE	29.32	/
6/11/12	487989	1	I	INVOICE	28.35	/
6/12/12	488172	1	I	INVOICE	10.04	/
6/12/12	488227	1	I	INVOICE	10.04	
6/15/12	488579	1	C	OPEN CREDIT		10.27
6/20/12	754266	2	I	ORDR # 325580	702.59	/
6/20/12	754270	2	C	ORDR # 325933		36.32
6/21/12	489189	1	I	INVOICE	40.06	/
6/25/12	489461	1	I	INVOICE	22.11	
6/25/12	489479	1	I	INVOICE	14.16	/
NEW BALANCE					847.38	
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
847.38		0.00	0.00	0.00	0.00	

847.38
 CK# 1168
 7/16/12

TERMS: DUE IN FULL BY 10TH

20709

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

000436

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709			63RD ST.	DUE IN FULL BY 10TH	MF	6/ 4/12	9:37

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 7/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 487343
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
3		EA	SDS25412R	SIMPSON SCREW 1/4 X 4-1/2" PK10	3	7.119/EA	21.36 C	
1		EA	6746713	SPRAY FLUORESCENT RED	1	3.74 /EA	3.74 C	
** AMOUNT CHARGED TO STORE ACCOUNT **							27.30	TAXABLE 25.10
								NON-TAXABLE 0.00
								SUBTOTAL 25.10
								TAX AMOUNT 2.20
								TOTAL AMOUNT 27.30

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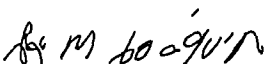
Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	6/ 7/12	10:01

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 7/10/12
 TERM#588
 SLSPR: JO JOE HARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 487713
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	6038574	CONTRCTR TRSH BAG 42GL/20PK 3.0M	1	11.539/EA	11.54 C	
1		EA	14M	1/4" 4X8 MAHOGANY PLYWOOD 5.2mm	1	15.42 /EA	15.42 C	
** AMOUNT CHARGED TO STORE ACCOUNT **							29.32	TAXABLE 26.96
								NON-TAXABLE 0.00
								SUBTOTAL 26.96
								TAX AMOUNT 2.36
								TOTAL AMOUNT 29.32

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20709				DUE IN FULL BY 10TH	TH	6/11/12	7:46

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 (510) 525-6261

Ship To

DUE DATE: 7/10/12
 TERM#587
 SLSPR: TH TOM HOGAN
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 487989
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
3		EA	SDS25600R	SIMPSON SCREW 1/4 X 6" PK10	3	8.689/EA	26.07 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						28.35	TAXABLE	26.07
							NON-TAXABLE	0.00
							SUBTOTAL	26.07
							TAX AMOUNT	2.28
							TOTAL AMOUNT	28.35

X *Tom Hogan*
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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	6/12/12	10:45

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Ship To

DUE DATE: 7/10/12
 TERM#587
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 488172
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		BX	112JO1B5	1-1/2" 9G BRT JOIST NAIL 5#BX	1	9.229/BX	9.23 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						10.04	TAXABLE	9.23
							NON-TAXABLE	0.00
							SUBTOTAL	9.23
							TAX AMOUNT	0.81
							TOTAL AMOUNT	10.04

X *Joe Marmo*
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20709				DUE IN FULL BY 10TH	GR	6/12/12	3:27

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Ship To

DOC# 488227
 DUPLICATE
 * INVOICE *

 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		BX	112JOI85	1-1/2" 9G BRT JOIST NAIL 5#BX	1	9.229/8X	9.23 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						10.04	TAXABLE	9.23
							NON-TAXABLE	0.00
							SUBTOTAL	9.23
							TAX AMOUNT	0.81
							TOTAL AMOUNT	10.04

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	6/15/12	11:14

Sold To
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 BERKELEY CA 94701
 (510) 525-6261

Ship To

DOC# 488579
 DUPLICATE
 CREDIT MEMO

 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
-1		BX	112JOI85	1-1/2" 9G BRT JOIST NAIL 5#BX	1	9.229/8X	-9.23RC	
		EA	6522650	CREDIT RETURN Orig: 488172/1 06/12/12 TX: SPEEDBOR 2000 1-1/8"	2	4.49 /EA	8.98 C	
** AMOUNT CREDITED TO ACCOUNT **						0.27	TAXABLE	-0.25
							NON-TAXABLE	0.00
							SUBTOTAL	-0.25
							TAX AMOUNT	-0.02
							TOTAL AMOUNT	-0.27

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			ORDR # 325580	DUE IN FULL BY 10TH	OO	6/20/12	2:44


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Ship To
 MICHAEL FEINER 510-367-1778
 1153 63RD STREET
 CA

DUE DATE: 7/10/12
 TERM#615
 SLSPR: JP "JP" SLOCUM
 TAX : 04A CONCORD, CONTRA COSTA
 DOC# 754266
 DUPLICATE
 * INVOICE *

ORDR 325580

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	3916PARA	3-1/2 X 9-1/2 16' PARALLAM	16	8.899/1F	142.38 C
1		PC	3912PARA	3-1/2 X 9-1/2 12' PARALLAM	12	8.899/1F	106.79 C
2	1	PC	31116PARA	3-1/2 X 11-7/8 16' PARALLAM	32	10.359/1F	331.49 C
1		EA	WC	***** WILL CALL *****	1	/EA	*
30		EA	IUS2.06/9.5	9 1/2" TJI/210 HANGER FACE MOUNT	30	2.18 /EA	65.40 C
				READY IN L/A C 6/20 JE			
** AMOUNT CHARGED TO STORE ACCOUNT **					702.59	TAXABLE	646.06
						NON-TAXABLE	0.00
						SUBTOTAL	646.06
						TAX AMOUNT	56.53
						TOTAL AMOUNT	702.59

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			ORDR # 325933	DUE IN FULL BY 10TH	OO	6/20/12	3:08

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 (510) 525-6261

Ship To

TERM#615
 SLSPR: OO ORLANDO OLIVARES
 TAX : 04A CONCORD, CONTRA COSTA
 DOC# 754270
 DUPLICATE
 CREDIT MEMO

ORDR 325933

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
-1		PC	4816DF1	4X8 - 16' #1/BTR DOUG FIR S4S CREDIT RETURN Orig: 749415/2 05/14/12 TX:	42.66	1013.031/1F	-43.22RD
2		EA	M00612	MAXSTRAP 1" X 6' TIEDOWN YELLOW	2	4.91 /EA	9.82 C
** AMOUNT CREDITED TO ACCOUNT **					36.32	TAXABLE	-33.40
						NON-TAXABLE	0.00
						SUBTOTAL	-33.40
						TAX AMOUNT	-2.92
						TOTAL AMOUNT	-36.32

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	6/21/12	1:06

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 (510) 525-6261

Ship To

DUE DATE: 7/10/12
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 489189
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
5		PC	448DF	4X4-8' STD/BTR DOUG FIR S4S	5	7.367/PC	36.84 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						40.06	TAXABLE	36.84
							NON-TAXABLE	0.00
							SUBTOTAL	36.84
							TAX AMOUNT	3.22
							TOTAL AMOUNT	40.06

X *Jim Deas*
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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	TB	6/25/12	12:40

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 7/10/12
 TERM#589
 SLSPR: TB TONY BLOMERT
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 489461
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	1AWH	SIKAFLEX 1A CAULK WHITE 10.1 OZ	1	4.91 /EA	4.91 C	
1		EA	14M	1/4" 4X8 MAHOGANY PLYWOOD 5.2mm	32	481.902/MS	15.42 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						22.11	TAXABLE	20.33
							NON-TAXABLE	0.00
							SUBTOTAL	20.33
							TAX AMOUNT	1.78
							TOTAL AMOUNT	22.11

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	WD	6/25/12	1:48

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 7/10/12
 TERM#590
 SLSPR: WD DOUG WYATT
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 489479
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	3412PTDF	3X4 - 12' P/T D/F .40 ACQ BROWN	1	13.023/PC	13.02 C
** AMOUNT CHARGED TO STORE ACCOUNT **					14.16	TAXABLE	13.02
						NON-TAXABLE	0.00
						SUBTOTAL	13.02
						TAX AMOUNT	1.14
						TOTAL AMOUNT	14.16

x do 609011
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000442



STATEMENT

PAGE: 1 ASHBY LUMBER - CONCORD
 2295 ARNOLD INDUSTRIAL WAY
 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 7/31/12
 ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
				Please note: The store will be closed for Labor Day on Monday, September 3rd.		
7/ 5/12	490368	1	I	INVOICE	121.06	
7/ 9/12	490659	1	I	SPECIAL ORDER #666148	639.45	
7/ 9/12	490665	1	I	PO # 63 RD ST. OAKLAND	162.82	
7/10/12	490809	1	I	6TH ST	66.98	
7/11/12	756750	2	I	ALT #510-388-4146	880.40	
7/11/12	491028	1	I	INVOICE	22.49	
7/12/12	491183	1	I	INVOICE	30.84	
7/16/12	491561	1	I	63RD ST OAKLAND	107.25	
7/17/12	491685	1	I	INVOICE	11.41	
7/18/12	491771	1	I	JOB-63RD. ST. OAKLAND	105.39	
7/18/12	491807	1	I	INVOICE	17.66	
7/19/12	491973	1	I	INVOICE	142.06	
7/20/12	492057	1	I	INVOICE	7.74	
7/26/12	492656	1	I	INVOICE	68.30	
7/27/12	492839	1	I	INVOICE	8.43	
7/30/12	492955	1	I	INVOICE	152.83	
NEW BALANCE					2545.11	
CURRENT		1-30 DAYS		31-60 DAYS	61-90 DAYS	OVER 90 DAYS
2545.11		0.00		0.00	0.00	0.00

(Handwritten circle around CURRENT 2545.11)

ck# 1185

TERMS: DUE IN FULL BY 10TH

20709

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

000443

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	TN	7/ 5/12	7:45

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 (510) 525-6261

Ship To

DUE DATE: 8/10/12
 TERM#588
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 490368
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
20		PC	248DF	2X4-8' STD/BTR DOUG FIR S4S	20	2.604 /PC	52.09 C
8		PC	348DF	3X4-8' STD/BTR DOUG FIR S4S	8	7.03 /PC	56.24 C
1		EA	12RN	ROOF NOSING 1X2 10' 28GA	1	2.99 /EA	2.99 C
** AMOUNT CHARGED TO STORE ACCOUNT **						121.06	
						TAXABLE	111.32
						NON-TAXABLE	0.00
						SUBTOTAL	111.32
						TAX AMOUNT	9.74
						TOTAL AMOUNT	121.06

X *Michael Feiner*

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #666148	DUE IN FULL BY 10TH	MF	7/ 9/12	8:35

Sold To
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 (510) 367-1778

Ship To
 MICHAEL FEINER

DUE DATE: 8/10/12
 TERM#587
 SLSPR: 1F MIKE FARMER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 490659
 DUPLICATE
 * INVOICE *

ORDR 666148

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	SOI	I AWN ALL ULTREX CN-2020 EBONY EXT/ WHITE INT, TEMP. LOW-E2 OBSCURE W/ ARGON, WHITE HARDWARE & SCREEN SURROUND (UNIT "B" BATHROOM)	1	293.25 /EA	293.25 *
1		EA	SOI	I IFSH ALL ULTREX CN-2030 EBONY EXT/ WHITE INT, TEMP. LOW-E2 OBSCURE W/ ARGON, WHITE HARDWARE, EBONY SCREEN SURROUND (UNIT "C" BATHROOM)	1	294.75 /EA	294.75 *
				2 WINDOWS IN WH RICKS WALL MG 6.29			
				PO# B15618FM INTEGRITY			
				HERE SEE NEXT MG 6.29			
				CC LM MG 6.29			
** AMOUNT CHARGED TO STORE ACCOUNT **						639.45	
						TAXABLE	588.00
						NON-TAXABLE	0.00
						SUBTOTAL	588.00
						TAX AMOUNT	51.45
						TOTAL AMOUNT	639.45

X *Michael Feiner*

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			PO # 63 RD ST. OAKLAND	DUE IN FULL BY 10TH	MF	7/9/12	8:51

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 (510) 525-6261

Ship To

DUE DATE: 8/10/12
 TERM#587
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 490665
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
4		EA	4865358	PL400 CONST ADHESIVE 10.2 OZ VOC	4	2.99 /EA	11.96 C	
6		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	6	3.906/PC	23.44 C	
4		EA	34CDTG	23/32 4X8 CDX PLYWOOD T&G	4	28.579/EA	114.32 C	
** AMOUNT CHARGED TO STORE ACCOUNT **					162.82	TAXABLE	149.72	
							NON-TAXABLE	0.00
							SUBTOTAL	149.72
							TAX AMOUNT	13.10
							TOTAL AMOUNT	162.82

x don boquik

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			6TH ST	DUE IN FULL BY 10TH	MO	7/10/12	8:39

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 (510) 525-6261

Ship To

DUE DATE: 8/10/12
 TERM#587
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 490809
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	4865358	PL400 CONST ADHESIVE 10.2 OZ VOC	1	2.99 /EA	2.99 C	
15		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	15	3.906/PC	58.60 C	
** AMOUNT CHARGED TO STORE ACCOUNT **					66.98	TAXABLE	61.59	
							NON-TAXABLE	0.00
							SUBTOTAL	61.59
							TAX AMOUNT	5.39
							TOTAL AMOUNT	66.98

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			ALT #510-388-4146	DUE IN FULL BY 10TH	JP	7/11/12	8:27

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Ship To
MIKE 510-367-1778
1153 63RD STREET
MAP#GOOGLE
OAKLAND CA

DUE DATE: 8/10/12
TERM#636
SLSPR: JP "JP" SLOCUM
TAX : 01T OAKLAND, ALAMEDA CO.
DOCH# 756750
DUPLICATE
* INVOICE *

ORDR 335041

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
16		PC	2610DF	2X6-10' #2/BTR DOUG FIR S4S	160	501.55 /NF	80.25 C
10		PC	2612DF	2X6-12' #2/BTR DOUG FIR S4S	120	501.55 /NF	60.19 C
9		PC	2616DF	2X6-16' #2/BTR DOUG FIR S4S	144	501.55 /NF	72.22 C
13		PC	2618DF	2X6-18' #2/BTR DOUG FIR S4S	234	501.55 /NF	117.36 C
90		PC	248STUD	2X4-92.25" STD/BTR DOUG FIR STUD	479.99	488.351/NF	234.41 C
4		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	32	488.351/NF	15.63 C
4		PC	2410DF	2X4-10' STD/BTR DOUG FIR S4S	26.466	488.351/NF	13.02 C
5		PC	129CD1	15/32 4X8 CDX PLYWOOD *STR I*	180	712.729/NS	128.29 C
2		EA	12SB	1/2" 4X8 SOUND BOARD NATURAL	64	302.20 /NS	19.34 C
5		PC	2412ACQ	2X4 - 12' P/T D/F .40 ACQ GREEN ** USE ONLY APPROVED CONNECTORS & FASTENERS W/ PRESSURE TREATED.	40	846.365/NF	33.85 C
1		EA	D	DELIVERY OVER \$1000 DEL TUE 7-10	1	35.00 /EA	35.00 C
** AMOUNT CHARGED TO STORE ACCOUNT **					880.40	TAXABLE	809.56
						NON-TAXABLE	0.00
						SUBTOTAL	809.56
						TAX AMOUNT	70.84
						TOTAL AMOUNT	880.40

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20709				DUE IN FULL BY 10TH	JO	7/11/12	1:38

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(510) 525-6261

Ship To

DUE DATE: 8/10/12
TERM#589
SLSPR: JO JOE MARMO
TAX : 01M BERKELEY, ALAMEDA CO.
DOCH# 491028
DUPLICATE
* INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	SDS25600R	SIMPSON SCREW 1/4 X 6" PK10	1	8.689/EA	8.69 C
1		EA	10524	HEAVY DUTY WAREHOUSE BROOM	1	8.619/EA	8.62 C
1		EA	58CNW	5/8 COUPLING NUT W/WITNESS HOLE	1	1.72 /EA	1.72 C
1		EA	581TR	5/8" X 1' THREADED ROD ZINC	1	1.65 /EA	1.65 C
** AMOUNT CHARGED TO STORE ACCOUNT **					22.49	TAXABLE	20.68
						NON-TAXABLE	0.00
						SUBTOTAL	20.68
						TAX AMOUNT	1.81
						TOTAL AMOUNT	22.49

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CN	7/12/12	1:03

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 8/10/12
 TERM#587
 SLSPR: CN NARCISA CUATLATL
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 491183
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
5		EA	4865358	PL400 CONST ADHESIVE 10.2 OZ VOC	5	2.99 /EA	14.95 C
2		PC	2412PTDF	2X4 - 12' P/T D/F .40 ACQ BROWN	16	838.266/MF	13.41 C
** AMOUNT CHARGED TO STORE ACCOUNT **						30.84	
						TAXABLE	28.36
						NON-TAXABLE	0.00
						SUBTOTAL	28.36
						TAX AMOUNT	2.48
						TOTAL AMOUNT	30.84

x d.p. boogin
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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709			63RD ST OAKLAND	DUE IN FULL BY 10TH	CN	7/16/12	3:04

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 (510) 525-6261

Ship To

DUE DATE: 8/10/12
 TERM#587
 SLSPR: CN NARCISA CUATLATL
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 491561
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
35		PC	248STUD	2X4-92.25" STD/BTR DOUG FIR STUD	35	2.604/PC	91.16 C
1		PC	448DF	4X4-8' STD/BTR DOUG FIR S4S	1	7.461/PC	7.46 C
** AMOUNT CHARGED TO STORE ACCOUNT **						107.25	
						TAXABLE	98.62
						NON-TAXABLE	0.00
						SUBTOTAL	98.62
						TAX AMOUNT	8.63
						TOTAL AMOUNT	107.25

x d.p. boogin
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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	RL	7/17/12	1:00

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 8/10/12
 TERM#587
 SLSPR: RL RICHARD LEWIS
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 491685
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	HUC412	4 X 12 HVY DUTY CONCEALED FLANGE	1	10.489/EA	10.49 C
** AMOUNT CHARGED TO STORE ACCOUNT **						11.41	TAXABLE 10.49
							NON-TAXABLE 0.00
							SUBTOTAL 10.49
							TAX AMOUNT 0.92
							TOTAL AMOUNT 11.41

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709			JOB-63RD. ST. OAKLAND	DUE IN FULL BY 10TH	GR	7/18/12	9:05

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DUE DATE: 8/10/12
 TERM#589
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 491771
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	74132	2 CYCLE ENGINE OIL 80Z EA	1	1.63 /EA	1.63 C
1		EA	SDS25600R	SIMPSON SCREW 1/4 X 6" PK10	1	8.689/EA	8.69 C
1		EA	3673647	SERRATED TRMMR LINE .065 40'	1	1.74 /EA	1.74 C
30		PC	248STUD	2X4-92.25" STD/BTR DOUG FIR STUD	159.99	488.351/AF	78.14 C
1		PC	2412PTDF	2X4 - 12' P/T D/F .40 ACQ BROWN	8	838.266/AF	6.71 C
** AMOUNT CHARGED TO STORE ACCOUNT **						105.39	TAXABLE 96.91
							NON-TAXABLE 0.00
							SUBTOTAL 96.91
							TAX AMOUNT 8.48
							TOTAL AMOUNT 105.39

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20709				DUE IN FULL BY 10TH	GR	7/18/12	11:26

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DUE DATE: 8/10/12
 TERM#587
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 491807
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	6961205	SERRATD TRMMR LINE .080 282'	1	11.239/EA	11.24 C
1		EA	8359333	BYPASS PRUNER	1	5.00 /EA	5.00 C
** AMOUNT CHARGED TO STORE ACCOUNT **						17.66	TAXABLE 16.24
							NON-TAXABLE 0.00
							SUBTOTAL 16.24
							TAX AMOUNT 1.42
							TOTAL AMOUNT 17.66

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20709				DUE IN FULL BY 10TH	TN	7/19/12	1:32

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DUE DATE: 8/10/12
 TERM#589
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 491973
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	DO724A	DIABLO 7-1/4" FRAMING SAW BLADE	1	8.99 /EA	8.99 S
8		EA	120SB1	15/32" 4X8 OSB *STR I*	256	475.152/MS	121.64 C
** AMOUNT CHARGED TO STORE ACCOUNT **						142.06	TAXABLE 130.63
							NON-TAXABLE 0.00
							SUBTOTAL 130.63
							TAX AMOUNT 11.43
							TOTAL AMOUNT 142.06

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	7/27/12	2:50

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DUE DATE: 8/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 492839
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	F75315	AIR COUPLER 1/4"FNPT T STYLE	1	4.49 /EA	4.49 C	
2		EA	F71847	4.5"X 1/16" METAL CUTOFF BLADE	2	1.63 /EA	3.26 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						8.43	TAXABLE	7.75
							NON-TAXABLE	0.00
							SUBTOTAL	7.75
							TAX AMOUNT	0.68
							TOTAL AMOUNT	8.43

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	TN	7/30/12	8:58

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DUE DATE: 8/10/12
 TERM#587
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 492955
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
8		PC	3412DF	3X4-12' STD/BTR DOUG FIR 54S	96	878.762 /MF	84.36 C	
14		PC	2412DF	2X4-12' STD/BTR DOUG FIR 54S	112	501.55 /MF	56.17 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						152.83	TAXABLE	140.53
							NON-TAXABLE	0.00
							SUBTOTAL	140.53
							TAX AMOUNT	12.30
							TOTAL AMOUNT	152.83

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20709				DUE IN FULL BY 10TH	JO	7/20/12	9:26

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DUE DATE: 8/10/12
 TERM#590
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 492057
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	SDS25412R	SIMPSON SCREW 1/4 X 4-1/2" PK10	1	7.119/EA	7.12 C
** AMOUNT CHARGED TO STORE ACCOUNT **						7.74	TAXABLE 7.12
							NON-TAXABLE 0.00
							SUBTOTAL 7.12
							TAX AMOUNT 0.62
							TOTAL AMOUNT 7.74

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	7/26/12	10:37

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DUE DATE: 8/10/12
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 492656
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
7		PC	2614DF	2X6-14' #2/BTR DOUG FIR S4S	7	7.206/PC	50.45 C
2		PC	2612DF	2X6-12' #2/BTR DOUG FIR S4S	2	6.176/PC	12.35 C
** AMOUNT CHARGED TO STORE ACCOUNT **						68.30	TAXABLE 62.80
							NON-TAXABLE 0.00
							SUBTOTAL 62.80
							TAX AMOUNT 5.50
							TOTAL AMOUNT 68.30

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CLOSING DATE: 8/31/12

ACCT: 20709

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DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
	Reminder:			Customer Appreciation BBQ September 27		
				Please join us for the last BBQ of 2012!		
8/ 1/12	493307	1	I	INVOICE	149.27	
8/ 3/12	493506	1	I	INVOICE	104.87	
8/ 6/12	493725	1	I	INVOICE	109.54	
8/ 7/12	493876	1	I	INVOICE	10.65	
8/ 8/12	494010	1	I	INVOICE	32.52	
8/ 8/12	494052	1	I	INVOICE	58.14	
8/13/12	494533	1	I	INVOICE	160.55	
8/16/12	494845	1	I	PO # 63RD ST. OAKLAND	78.53	
8/17/12	494996	1	I	PO # 63RD ST.	46.19	
8/17/12	495046	1	I	INVOICE	28.55	
8/17/12	495075	1	I	INVOICE	29.67	
8/21/12	495394	1	I	INVOICE	99.93	
8/22/12	495528	1	I	INVOICE	46.91	
8/23/12	495675	1	I	INVOICE	99.90	
8/24/12	495724	1	I	INVOICE	12.17	
8/29/12	496263	1	I	INVOICE	514.37	
8/31/12	496571	1	I	INVOICE	6.38	
				NEW BALANCE	1588.14	
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
1588.14		0.00	0.00	0.00	0.00	

ck 6174

TERMS: DUE IN FULL BY 10TH

A - Adjustment
 B - Balance Forward
 C - Credit
 F - Finance Charge
 I - Invoice
 P - Payment

000452

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20709				DUE IN FULL BY 10TH	TB	8/ 1/12	1:05

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DUE DATE: 9/10/12
 TERM#588
 SLSPR: TB TONY BLOMERT
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 493307
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	D0724A	DIABLO 7-1/4" FRAMING SAW BLADE	1	8.99 /EA	8.99 C	
		EA	CSBP84	CONTRACTOR SHIMS BULK PACK PK84	1	7.369/EA	7.37 C	
14		PC	2810DF	2X8-10' #2/BTR DOUG FIR S4S	186.66	505.949/MF	94.44 C	
2		PC	2410DF	2X4-10' STD/BTR DOUG FIR S4S	13.33	523.548/MF	6.98 C	
1		PC	21218DF	2X12-18' #2/BTR DOUG FIR S4S	36	541.146/MF	19.48 C	
** AMOUNT CHARGED TO STORE ACCOUNT **					149.27	TAXABLE	137.26	
							NON-TAXABLE	0.00
							SUBTOTAL	137.26
							TAX AMOUNT	12.01
							TOTAL AMOUNT	149.27

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20709				DUE IN FULL BY 10TH	MF	8/ 3/12	9:02

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DUE DATE: 9/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 493506
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	7689276	SHARPIE FINE POINT MARKER BLACK	1	.89 /EA	.89 C	
1		PC	3410DF	3X4-10' STD/BTR DOUG FIR S4S	10	878.762/MF	8.79 C	
4		PC	248DF	2X4-8' STD/BTR DOUG FIR S4S	21.33	523.548/MF	11.17 C	
2		PC	2410DF	2X4-10' STD/BTR DOUG FIR S4S	13.33	523.548/MF	6.98 C	
2		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	16	523.548/MF	8.38 C	
2		PC	2414DF	2X4-14' STD/BTR DOUG FIR S4S	18.66	523.548/MF	9.77 C	
3		PC	268DF	2X6-8' #2/BTR DOUG FIR S4S	24	536.746/MF	12.88 C	
7		PC	2610DF	2X6-10' #2/BTR DOUG FIR S4S	70	536.746/MF	37.57 C	
** AMOUNT CHARGED TO STORE ACCOUNT **					104.87	TAXABLE	96.43	
							NON-TAXABLE	0.00
							SUBTOTAL	96.43
							TAX AMOUNT	8.44
							TOTAL AMOUNT	104.87

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20709				DUE IN FULL BY 10TH	JO	8/ 6/12	11:17

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DUE DATE: 9/10/12
 TERM#589
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 493725
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	6041966	BOSCH JIG SAW BLADE 5.25"20T CD3	1	8.989/EA	8.99 C	
1		EA	SDS25600R	SIMPSON SCREW 1/4 X 6" PK10	1	8.689/EA	8.69 C	
5		EA	12OSB	15/32" 4X8 OSB	160	453.155/MS	72.50 C	
1		PC	3412DF	3X4-12' STD/BTR DOUG FIR S4S	12	878.762/MS	10.55 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						109.54	TAXABLE	100.73
							NON-TAXABLE	0.00
							SUBTOTAL	100.73
							TAX AMOUNT	8.81
							TOTAL AMOUNT	109.54

X *Jojo Marmo*
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20709				DUE IN FULL BY 10TH	GR	8/ 7/12	11:14

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Ship To

DUE DATE: 9/10/12
 TERM#589
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 493876
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	158F1	8 X 1-5/8 FRAMING SCREW BX1#	1	7.489/EA	7.49 C	
1		EA	42630	S&D 3" BULLNOSE TEE	1	2.30 /EA	2.30 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						10.65	TAXABLE	9.79
							NON-TAXABLE	0.00
							SUBTOTAL	9.79
							TAX AMOUNT	0.86
							TOTAL AMOUNT	10.65

X *Arturo Rodriguez*
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20709				DUE IN FULL BY 10TH	TN	8/ 8/12	11:40

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DUE DATE: 9/10/12
 TERM#588
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 494010
 DUPLICATE
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SHIPPED	ORDERED	UN	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
46		EA	LU26	2 X 6/8 STANDARD JOIST HANGER	46	.65 /EA	29.90 C
** AMOUNT CHARGED TO STORE ACCOUNT **						32.52	TAXABLE 29.90
							NON-TAXABLE 0.00
							SUBTOTAL 29.90
							TAX AMOUNT 2.62
							TOTAL AMOUNT 32.52

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20709				DUE IN FULL BY 10TH	JO	8/ 8/12	1:56

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DUE DATE: 9/10/12
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 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 494052
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UN	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	SDS25600R	SIMPSON SCREW 1/4 X 6" PK10	1	8.689/EA	8.69 C
4		PC	4412DF	4X4-12' STD/BTR DOUG FIR S4S	64	699.53 /NF	44.77 C
** AMOUNT CHARGED TO STORE ACCOUNT **						58.14	TAXABLE 53.46
							NON-TAXABLE 0.00
							SUBTOTAL 53.46
							TAX AMOUNT 4.68
							TOTAL AMOUNT 58.14

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	8/13/12	3:12

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 9/10/12 TERM#588 DOC# 494533
 DUPLICATE
 * INVOICE *

 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
30		EA	LTP4	LTP4 3"X 4 1/4" FRAMING ANCHOR	30	.42 /EA	12.60 C
5		PC	2612DF	2X6-12' #2/BTR DOUG FIR S4S	60	536.746/MF	32.20 C
11		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	88	523.548/MF	46.07 C
5		PC	248DF	2X4-8' STD/BTR DOUG FIR S4S	26.66	523.548/MF	13.96 C
2		EA	125CD1	15/32 4X8 CDX PLY 5 PLY *STR I*	64	668.733/MS	42.80 C

** AMOUNT CHARGED TO STORE ACCOUNT ** 160.55
 TAXABLE 147.63
 NON-TAXABLE 0.00
 SUBTOTAL 147.63
 TAX AMOUNT 12.92
 TOTAL AMOUNT 160.55

X *don tognin*
 Received By

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8998



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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			PO # 63RD ST. OAKLAND	DUE IN FULL BY 10TH	MF	8/16/12	9:30

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 9/10/12 TERM#588 DOC# 494845
 DUPLICATE
 * INVOICE *

 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
10		PC	248DF	2X4-8' STD/BTR DOUG FIR S4S	53.33	523.548/MF	27.92 C
3		PC	2410DF	2X4-10' STD/BTR DOUG FIR S4S	19.99	523.548/MF	10.47 C
5		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	40	523.548/MF	20.94 C
2		PC	2612DF	2X6-12' #2/BTR DOUG FIR S4S	24	536.746/MF	12.88 C

** AMOUNT CHARGED TO STORE ACCOUNT ** 78.53
 TAXABLE 72.21
 NON-TAXABLE 0.00
 SUBTOTAL 72.21
 TAX AMOUNT 6.32
 TOTAL AMOUNT 78.53

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709		63RD ST.	PO # 63RD ST.	DUE IN FULL BY 10TH	MF	8/17/12	8:55

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 (510) 525-6261

Ship To

DUE DATE: 9/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 494996
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	6038574	CONTRCTR TRSH BAG 42GL/20PK 3.0M	1	11.539/EA	11.54 C	
1		EA	4865358	PL400 CONST ADHESIVE 10.2 OZ VOC	1	2.99 /EA	2.99 C	
4		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	32	523.548/MF	16.75 C	
1		PC	4412DF	4X4-12' STD/BTR DOUG FIR S4S	16	699.53 /MF	11.19 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						46.19	TAXABLE	42.47
							NON-TAXABLE	0.00
							SUBTOTAL	42.47
							TAX AMOUNT	3.72
							TOTAL AMOUNT	46.19

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	8/17/12	11:44

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Ship To

DUE DATE: 9/10/12
 TERM#589
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 495046
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	9001017	LENEX BI-METAL HOLE SAW 4"	1	22.128/EA	22.13 C	
1		EA	6586846	LENEX PILOT DRILL 5L&6L 1/4"CHK	1	4.12 /EA	4.12 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						28.55	TAXABLE	26.25
							NON-TAXABLE	0.00
							SUBTOTAL	26.25
							TAX AMOUNT	2.30
							TOTAL AMOUNT	28.55

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	8/17/12	1:21

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DUE DATE: 9/10/12
 TERM#589
 SLSPR: JO JOE HARHO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 495075
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
5		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	40	567.543/NF	22.70 C
1		PC	268DF	2X6-8' #2/BTR DOUG FIR S4S	8	571.943/NF	4.58 C
** AMOUNT CHARGED TO STORE ACCOUNT **						29.67	
						TAXABLE	27.28
						NON-TAXABLE	0.00
						SUBTOTAL	27.28
						TAX AMOUNT	2.39
						TOTAL AMOUNT	29.67

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	8/21/12	1:05

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Ship To

DUE DATE: 9/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 495394
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	SDS25600R	SIMPSON SCREW 1/4 X 6" PK10	1	8.689/EA	8.69 C
5		PC	4412DF	4X4-12' STD/BTR DOUG FIR S4S	80	699.53 /NF	55.96 C
6		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	48	567.543/NF	27.24 C
** AMOUNT CHARGED TO STORE ACCOUNT **						99.93	
						TAXABLE	91.89
						NON-TAXABLE	0.00
						SUBTOTAL	91.89
						TAX AMOUNT	8.04
						TOTAL AMOUNT	99.93

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MO	8/22/12	1:16

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Ship To

DUE DATE: 9/10/12
 TERM#589
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 495528
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	6038574	CONTRCTR TRSH BAG 42GL/20PK 3.0M	1	11.539/EA	11.54 C	
2		EA	8511	3M DUST RESPIRATOR W/VALVE*EACH*	2	2.18 /EA	4.36 C	
6		PC	2412DF	2X4-12' STD/BTR DOUG FIR S4S	48	567.543/AF	27.24 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						46.91	TAXABLE	43.14
							NON-TAXABLE	0.00
							SUBTOTAL	43.14
							TAX AMOUNT	3.77
							TOTAL AMOUNT	46.91

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	TH	8/23/12	1:44

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Ship To

DUE DATE: 9/10/12
 TERM#587
 SLSPR: TH TOM HOGAN
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 495675
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
4		PC	4412DF	4X4-12' STD/BTR DOUG FIR S4S	64	699.53 /AF	44.77 C	
1		PC	2416DF	2X4-16' STD/BTR DOUG FIR S4S	10.66	567.543/AF	6.05 C	
2		EA	12CD	15/32 4X8 CDX PLYWOOD 3PLY	64	641.186/NS	41.04 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						99.90	TAXABLE	91.86
							NON-TAXABLE	0.00
							SUBTOTAL	91.86
							TAX AMOUNT	8.04
							TOTAL AMOUNT	99.90

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	8/24/12	7:52

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Ship To

DUE DATE: 9/10/12
TERM#588
SLSPR: MF MICHAEL FULLER
TAX : 01M BERKELEY, ALAMEDA CO.

DOC# 495724
DUPLICATE
* INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		PC	4412DF	4X4-12' STD/BTR DOUG FIR S4S	16	699.53 /NF	11.19 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						12.17	TAXABLE	11.19
							NON-TAXABLE	0.00
							SUBTOTAL	11.19
							TAX AMOUNT	0.98
							TOTAL AMOUNT	12.17

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	8/29/12	9:04

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PO BOX 86
BERKELEY CA 94701
(510) 525-6261

Ship To

DUE DATE: 9/10/12
TERM#589
SLSPR: JO JOE MARMO
TAX : 01M BERKELEY, ALAMEDA CO.

DOC# 496263
DUPLICATE
* INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	6881007	HAMMER TACKER ARROW HT50	1	33.987/EA	33.99 C	
1		EA	TYVEK36	36" TYVEK HOUSE WRAP 300SQFT	1	60.124/EA	60.12 C	
2		EA	TYVEK	108" TYVEK HOUSE WRAP 1350SQFT	2	167.973/EA	335.95 C	
3		EA	TVT	1-7/8" X 165' TYVEK TAPE	3	11.559/EA	34.68 C	
1		EA	5094974	5/16" STAPLES PK5000 ARROW T50	1	8.239/EA	8.24 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						514.37	TAXABLE	472.98
							NON-TAXABLE	0.00
							SUBTOTAL	472.98
							TAX AMOUNT	41.39
							TOTAL AMOUNT	514.37

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	8/31/12	10:50


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Ship To

DUE DATE: 9/10/12
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 496571
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UN	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	20657	SEYMOUR INVERT SPRAY FLUOR ORNG	1	3.95 /EA	3.95 C
1		BX	112R001	1-1/2" E/G ROOFING NAIL 1#BX	1	1.92 /BX	1.92 C

** AMOUNT CHARGED TO STORE ACCOUNT **
 6.38 TAXABLE 5.87
 NON-TAXABLE 0.00
 SUBTOTAL 5.87
 TAX AMOUNT 0.51
 TOTAL AMOUNT 6.38

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RECORD OF PAYMENT OR EMPLOYER'S STATEMENT 2/1/65 146

DATE	TO THE ORDER OF						CHECK NUMBER		NET AMOUNT
9/23/64	Ashby Lumber	SS			600	6177			1,588 14

Anchor NON-NEGOTIABLE



STATEMENT

PAGE: 1 ASHBY LUMBER - CONCORD
 2295 ARNOLD INDUSTRIAL WAY
 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 9/30/12
 ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
9/ 4/12	496737	1	I	9-11 TU 9/4	3812.60	
9/ 5/12	496832	1	I	INVOICE	12.55	
9/ 5/12	496893	1	I	INVOICE	5.73	
9/ 5/12	496918	1	I	11-1 WED 9/5	204.36	
9/ 6/12	497004	1	I	INVOICE	89.31	
9/ 6/12	497033	1	I	INVOICE	90.92	
9/ 6/12	497036	1	C	OPEN CREDIT		17.44
9/ 6/12	497050	1	I	INVOICE	26.87	
9/ 7/12	497178	1	I	INVOICE	11.82	
9/ 7/12	497182	1	I	INVOICE	163.27	
9/ 7/12	497183	1	I	INVOICE	27.10	
9/12/12	497641	1	I	INVOICE	39.42	
9/17/12	498228	1	I	PO # 61 OAKLAND	237.92	
9/24/12	498977	1	I	INVOICE	54.51	
9/25/12	499095	1	I	INVOICE	582.15	
9/27/12	499397	1	I	INVOICE	10.32	
9/27/12	499468	1	I	INVOICE	39.67	
NEW BALANCE					5391.08	
<div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> 63rd \$5,194.09 ck # 1207 61st \$ 231.87 196.99 </div>						
CURRENT	1-30 DAYS		31-60 DAYS		61-90 DAYS	OVER 90 DAYS
5391.08	0.00		0.00		0.00	0.00

TERMS: DUE IN FULL BY 10TH

20709

A - Adjustment	Transaction Codes
B - Balance Forward	C - Credit
	F - Finance Charge
	I - Invoice
	P - Payment

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			9-11 TU 9/4	DUE IN FULL BY 10TH	NH	9/ 4/12	10:18

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(510) 525-6261

Ship To
1153 63RD ST
OAKLAND CA 94608

DUE DATE: 10/10/12
TERM#576
SLSPR: PE PETER EASTERLY
TAX : 01T OAKLAND, ALAMEDA CO.
DOC# 496737
DUPLICATE
* INVOICE *

ORDR 708533

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
72	10	PC	11016PPSCR	1X10-16' PRMD PINE CHANNEL FJ PT	959.99	2999.00 /NF	2,879.04 D
		PC	EX634PR16	1-7/16X3-1/4X16' WATERTABLE PT		234.90 /GL	D
10		PC	1616PTPP	1X6-16' PRIMED PINE S1S2E FJ PT	80	2921.308/NF	233.70 C
1		EA	D	DELIVERY OVER \$1000	1	35.00 /EA	35.00 *
1		BX	M002042	ADDED 8D 2-3/8".113 FRH RING GALV 2.5M SDG. 2.50 L/F EX634 2.35 L/F AS PER CONCORD QUOTE	1	45.085/BX	45.09 C
10		PC	1816PTPP	ADDED 1X8-16' PRIMED PINE S1S2E FJ PT 367-1778	106.66	2934.507/NF	313.01 C
** AMOUNT CHARGED TO STORE ACCOUNT **					3,812.60	TAXABLE	3505.84
						NON-TAXABLE	0.00
						SUBTOTAL	3505.84
						TAX AMOUNT	306.76
						TOTAL AMOUNT	3812.60

2.50
1.46
1.95

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	9/ 5/12	7:47

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DUE DATE: 10/10/12
TERM#588
SLSPR: MF MICHAEL FULLER
TAX : 01M BERKELEY, ALAMEDA CO.
DOC# 496832
DUPLICATE
* INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	6038574	CONTRCTR TRSH BAG 42GL/20PK 3.0M	1	11.539/EA	11.54 C
** AMOUNT CHARGED TO STORE ACCOUNT **					12.55	TAXABLE	11.54
						NON-TAXABLE	0.00
						SUBTOTAL	11.54
						TAX AMOUNT	1.01
						TOTAL AMOUNT	12.55

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MO	9/ 5/12	10:58

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DUE DATE: 10/10/12
TERM#589
DOC# 496893
DUPLICATE
* INVOICE *

SLSPR: MO MARIO OROPEZA
TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	146KP2	1X4-6' KNOTTY PINE #2	1	2.364/PC	2.36 C
1		EA	STCO	STUCCO CORNER AID 10'	1	2.91 /EA	2.91 C

** AMOUNT CHARGED TO STORE ACCOUNT **
5.73
TAXABLE 5.27
NON-TAXABLE 0.00
SUBTOTAL 5.27
TAX AMOUNT 0.46
TOTAL AMOUNT 5.73

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			11-1 WED 9/5	DUE IN FULL BY 10TH	NH	9/ 5/12	12:50

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OAKLAND CA 94608

DUE DATE: 10/10/12
TERM#576
DOC# 496918
DUPLICATE
* INVOICE *

SLSPR: PE PETER EASTERLY
TAX : 01T OAKLAND, ALAMEDA CO.
ORDR 708533

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
5	10	PC	EX634PR16	1-7/16X3-1/4X16' WATERTABLE PT HERE IN WH ON TREE MG 9.4 BACK ORDER FROM DELIVERY ON 9/4...NH	80	234.90 /DL	187.92 D
1		EA	RED	REDELIVER - NO CHARGE 367-1778 HERE SEE NEXT MG 9.4	1	.001/EA	*

** AMOUNT CHARGED TO STORE ACCOUNT **
204.36
TAXABLE 187.92
NON-TAXABLE 0.00
SUBTOTAL 187.92
TAX AMOUNT 16.44
TOTAL AMOUNT 204.36

\$2.35

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	TN	9/ 6/12	9:31

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Ship To

DUE DATE: 10/10/12 DOC# 497004
TERM#589 **DUPLICATE**
* INVOICE *
SLSPR: TN TOM NIXON
TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION		
2		EA	1931179	SPRAY PRIMER WHITE	2	2.91 /EA	5.82 C		
3		EA	6074553	PHENOSEAL VINYL CAULK WHT 10 OZ	3	3.74 /EA	11.22 C		
1		EA	6769046	10 OZ SMTH ROD CAULK GUN BLUE	1	1.92 /EA	1.92 C		
1		EA	2200B	DUST & MIST RESPIRATOR BX20	1	19.668 /EA	19.67 C		
1		EA	R410212PP	10 X 2-1/2 GRK R4 SCREW PK450	1	43.486 /EA	43.49 C		
** AMOUNT CHARGED TO STORE ACCOUNT **							89.31	TAXABLE	82.12
								NON-TAXABLE	0.00
								SUBTOTAL	82.12
								TAX AMOUNT	7.19
								TOTAL AMOUNT	89.31

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20709				DUE IN FULL BY 10TH	CT	9/ 6/12	10:56

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Ship To

DUE DATE: 10/10/12 DOC# 497033
TERM#587 **DUPLICATE**
* INVOICE *
SLSPR: CT CHRIS THORNE
TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION		
3		EA	LUS262	2 - 2 X 6 DOUBLE SHEAR HANGER	3	1.45 /EA	4.35 C		
1		EA	8584575	FREUD RECIP METAL BLD 9" 8/14T	1	2.15 /EA	2.15 C		
1		EA	9449209	FREUD RECIP METAL BLD 6" 6/12T	1	1.38 /EA	1.38 C		
1		EA	0307967	FREUD RECIP CARBIDE BLD 9" 6T	1	9.079 /EA	9.08 C		
7		EA	LUS26	2 X 6 DOUBLE SHEAR JOIST HANGER	7	.72 /EA	5.04 C		
1		EA	12BPL	1/2" BLACK PLUG IRON	1	.69 /EA	.69 C		
1		EA	12BC	1/2" BLACK CAP IRON	1	.90 /EA	.90 C		
1		EA	34BPL	3/4" BLACK PLUG IRON	1	.90 /EA	.90 C		
1		EA	6596688	OATEX TEFLON PIPE COMPOUND 40Z	1	3.22 /EA	3.22 C		
3		EA	6104863	STUCCO PATCH 25#BAG	3	14.239 /EA	42.72 C		
1		PC	2818DF	2X8-18' #2/BTR DOUG FIR S4S	1	12.565 /PC	12.57 C		
1		EA	X	CROSSCUT AT 12FT	1	.60 /EA	.60 *		
** AMOUNT CHARGED TO STORE ACCOUNT **							90.92	TAXABLE	83.60
								NON-TAXABLE	0.00
								SUBTOTAL	83.60
								TAX AMOUNT	7.32
								TOTAL AMOUNT	90.92

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20709		HOUSE		DUE IN FULL BY 10TH	CT	9/ 6/12	11:05

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TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 497036
 DUPLICATE
 CREDIT MEMO

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
-3		EA	6104863	STUCCO PATCH 25#BAG CREDIT RETURN	3	14.239/EA	-42.72RC	
2		EA	RSMO	Orig: 497033/1 09/06/12 TX: RAPIDSET MORTAR 55# (BROWN)	2	13.339/EA	26.68 C	
** AMOUNT CREDITED TO ACCOUNT **						17.44	TAXABLE	-16.04
							NON-TAXABLE	0.00
							SUBTOTAL	-16.04
							TAX AMOUNT	-1.40
							TOTAL AMOUNT	-17.44

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20709				DUE IN FULL BY 10TH	JO	9/ 6/12	11:40

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DUE DATE: 10/10/12
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 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 497050
 DUPLICATE
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SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
6		PC	2412DF	2X4-12' STD/BTR DOUG FIR 54S	6	4.117/PC	24.71 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						26.87	TAXABLE	24.71
							NON-TAXABLE	0.00
							SUBTOTAL	24.71
							TAX AMOUNT	2.16
							TOTAL AMOUNT	26.87

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20709				DUE IN FULL BY 10TH	CT	9/7/12	10:03

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 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 497178
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SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	2004729	1/4" V + 1/4" SQ NOTCH TROWEL	1	2.15 /EA	2.15 C
2		EA	F71854	4 1/2 X .045 X 7/8" CUT OFF WHL	2	2.24 /EA	4.48 C
1		EA	8460107	LATEX GLOVES LARGE PK2	1	1.41 /EA	1.41 C
1		EA	5967021	PREUD RECIP METAL BLD 6" 10/18T	1	1.22 /EA	1.22 C
1		EA	1022557	PREUD RECIP METAL BLD 9" 14/24T	1	1.61 /EA	1.61 C

** AMOUNT CHARGED TO STORE ACCOUNT ** 11.82
 TAXABLE 10.87
 NON-TAXABLE 0.00
 SUBTOTAL 10.87
 TAX AMOUNT 0.95
 TOTAL AMOUNT 11.82

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20709				DUE IN FULL BY 10TH	MO	9/7/12	10:09


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DUE DATE: 10/10/12
 TERM#590
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 497182
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		PC	2616DF	2X6-16' #2/BTR DOUG FIR S4S	48	519.148/HF	24.92 C
4		PC	1816PTPP	1X8-16' PRIMED PINE S1S2E FJ PT	42.66	2934.507/HF	125.21 C

** AMOUNT CHARGED TO STORE ACCOUNT ** 163.27
 TAXABLE 150.13
 NON-TAXABLE 0.00
 SUBTOTAL 150.13
 TAX AMOUNT 13.14
 TOTAL AMOUNT 163.27

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20709				DUE IN FULL BY 10TH	CT	9/7/12	10:16

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DUE DATE: 10/10/12
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 497183
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
3		PC	2616DF	2X6-16' #2/BTR DOUG FIR S4S	48	519.148/HP	24.92 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						27.10	TAXABLE	24.92
							NON-TAXABLE	0.00
							SUBTOTAL	24.92
							TAX AMOUNT	2.18
							TOTAL AMOUNT	27.10

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	9/12/12	9:19

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DUE DATE: 10/10/12
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 497641
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
2		EA	4865358	PL400 CONST ADHESIVE 10.2 OZ VOC	2	2.99 /EA	5.98 C	
1		EA	34CD	23/32 4X8 CDX PLYWOOD 5PLY	1	30.268/EA	30.27 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						39.42	TAXABLE	36.25
							NON-TAXABLE	0.00
							SUBTOTAL	36.25
							TAX AMOUNT	3.17
							TOTAL AMOUNT	39.42

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20709		61 OAKLAND	PO # 61 OAKLAND	DUE IN FULL BY 10TH	MF	9/17/12	3:33

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DUE DATE: 10/10/12
 TERM#589
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 498228
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
4		EA	58FSPL	19/32 4X8 DF SIDING SOUND PLAIN	128	1121.889/NS	143.60 C	
3		EA	14AC	1/4" 4X8 ACX PLYWOOD	96	783.122/NS	75.18 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						237.92	TAXABLE	218.78
							NON-TAXABLE	0.00
							SUBTOTAL	218.78
							TAX AMOUNT	19.14
							TOTAL AMOUNT	237.92

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20709				DUE IN FULL BY 10TH	GR	9/24/12	11:58

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DUE DATE: 10/10/12
 TERM#589
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 498977
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
2		EA	14AC	1/4" 4X8 ACX PLYWOOD	64	783.122/NS	50.12 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						54.51	TAXABLE	50.12
							NON-TAXABLE	0.00
							SUBTOTAL	50.12
							TAX AMOUNT	4.39
							TOTAL AMOUNT	54.51

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20709				DUE IN FULL BY 10TH	TN	9/25/12	10:21

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 TERM#590
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 499095
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
8		PC	EX634PR16	1-7/16X3-1/4X16' WATERTABLE PT	8	37.58 /PC	300.64 C
10		EA	1ADB	SIKAFLEX 1A CAULK DK BRNZ 10.1OZ	10	4.91 /EA	49.10 C
2		PC	EX640PR16	2X8- 16' REVERSIBLE SILL PT	2	92.784/PC	185.57 C
** AMOUNT CHARGED TO STORE ACCOUNT **						582.15	
						TAXABLE	535.31
						NON-TAXABLE	0.00
						SUBTOTAL	535.31
						TAX AMOUNT	46.84
						TOTAL AMOUNT	582.15

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20709				DUE IN FULL BY 10TH	CT	9/27/12	9:36

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DUE DATE: 10/10/12
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 499397
 DUPLICATE
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SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	6956577	GLO-ORANGE CHALK 8 OZ	1	1.09 /EA	1.09 C
1		EA	1931179	SPRAY PRIMER WHITE	1	2.91 /EA	2.91 C
1		EA	RR642	WOOSTER PRO DOO-Z COVER 3/8" NAP	1	3.37 /EA	3.37 C
1		EA	6268254	GALV 3/4" STREET 45 ELBOW	1	2.12 /EA	2.12 C
** AMOUNT CHARGED TO STORE ACCOUNT **						10.32	
						TAXABLE	9.49
						NON-TAXABLE	0.00
						SUBTOTAL	9.49
						TAX AMOUNT	0.83
						TOTAL AMOUNT	10.32

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Customer No.	Job No.	Purchase Order No	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	9/27/12	2:02

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 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 499468
 DUPLICATE
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SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	EASY20	USG EASYSAND 20 JOINT CMPD 18LB	1	7.689/EA	7.69 C	
1		EA	8720120	SMART STAIN PRIMER SEALER GAL	1	28.787/EA	28.79 C	
** AMOUNT CHARGED TO STORE ACCOUNT **					39.67	TAXABLE	36.48	
							NON-TAXABLE	0.00
							SUBTOTAL	36.48
							TAX AMOUNT	3.19
							TOTAL AMOUNT	39.67

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	12/ 4/12	9:26

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
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 (510) 525-6261

Ship To
 632

DUE DATE: 1/10/13
 TERM#589
 SLSER: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 506555
 DUPLICATE
 * INVOICE *

12/11/13

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		PC	P282PR16	9/16"X 1-5/8" - 16' PRIMED CROWN	3	6.272/PC	18.82 C
** AMOUNT CHARGED TO STORE ACCOUNT **						20.47	
						TAXABLE	18.82
						NON-TAXABLE	0.00
						SUBTOTAL	18.82
						TAX AMOUNT	1.65
						TOTAL AMOUNT	20.47

TOTAL

\$ 326.26
 ck # 1248

X Phone Transaction
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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			63 OAKLAND	DUE IN FULL BY 10TH	JO	12/ 4/12	9:27

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 (510) 525-6261

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DUE DATE: 1/10/13
 TERM#589
 SLSER: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 506556
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		PC	P282PR16	9/16"X 1-5/8" - 16' PRIMED CROWN	3	6.272/PC	18.82 C
** AMOUNT CHARGED TO STORE ACCOUNT **						20.47	
						TAXABLE	18.82
						NON-TAXABLE	0.00
						SUBTOTAL	18.82
						TAX AMOUNT	1.65
						TOTAL AMOUNT	20.47

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	ME	12/11/12	8:30

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Ship To
 63RD

DUE DATE: 1/10/13
 TERM#588
 SLSR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 507356
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		PC	248DFESC	2X4-8' DF #1/BTR KD ESC MK CRDT	15.99	809.919/NF	12.96 C
				SCS-COC- 001587 EXP 06/2013			
1		EA	CS8212HP	8 X2-1/2 GRK CABINET SCREW PK100	1	8.989/EA	8.99 C
1		EA	R49134HP	9 X 1-3/4 GRK R4 SCREW PK100	1	7.489/EA	7.49 C
1		EA	R49212HP	9 X 2-1/2 GRK R4 SCREW PK100	1	8.619/EA	8.62 C
** AMOUNT CHARGED TO STORE ACCOUNT **						41.39	
						TAXABLE	38.06
						NON-TAXABLE	0.00
						SUBTOTAL	38.06
						TAX AMOUNT	3.33
						TOTAL AMOUNT	41.39

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	PE	12/12/12	11:39

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Ship To
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DUE DATE: 1/10/13
 TERM#591
 SLSR: PE PETER EASTERLY
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 507565
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
2		PC	11016PPSCR	1X10-16' PRMD PINE CHANNEL FJ PT	26.66	3158.884/NF	84.24 C
1		PC	1108PPSCR	1X10-8' PRMD PINE CHANNEL EJ PT	6.66	3158.884/NF	21.06 C
SUBTOTAL :						40.00	
6		EA	4865358	EL400 CONST ADHESIVE 10.2 OZ VOC	6	2.99 /EA	17.94 C
** AMOUNT CHARGED TO STORE ACCOUNT **						134.02	
						TAXABLE	123.24
						NON-TAXABLE	0.00
						SUBTOTAL	123.24
						TAX AMOUNT	10.78
						TOTAL AMOUNT	134.02

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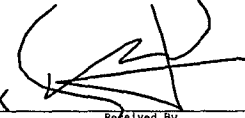
Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	12/13/12	12:57

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Ship To
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DUE DATE: 1/10/13
 TERM#588
 SLSPR: CT CHRIS THORNE
 TAX : OIM BERKELEY, ALAMEDA CO.
 DOC# 507714
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	CSBP84	CONTRACTOR SHIMS BULK PACK PK84	1	7.369/EA	7.37 C
1		EA	ET8212HP	8X2 1/2 GRK TRIMHEAD SCREW PK100	1	8.239/EA	8.24 C
1		EA	SRSR080	5" SAND DISC 80G 8H/HK&LP EK5	1	3.59 /EA	3.59 C
1		EA	5466008	SAND-PAK #9016 3-2/3X9 MEDIUM	1	1.79 /EA	1.79 C
** AMOUNT CHARGED TO STORE ACCOUNT **						22.83	
						TAXABLE	20.99
						NON-TAXABLE	0.00
						SUBTOTAL	20.99
						TAX AMOUNT	1.84
						TOTAL AMOUNT	22.83

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			63RD	DUE IN FULL BY 10TH	MO	12/14/12	9:23

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Ship To
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DUE DATE: 1/10/13
 TERM#589
 SLSPR: MO MARIO OROPEZA
 TAX : OIM BERKELEY, ALAMEDA CO.
 DOC# 507801
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	R49212HP	9 X 2-1/2 GRK R4 SCREW EK100	1	8.619/EA	8.62 C
1		EA	CS8212HP	8 X2-1/2 GRK CABINET SCREW PK100	1	8.989/EA	8.99 C
** AMOUNT CHARGED TO STORE ACCOUNT **						19.15	
						TAXABLE	17.61
						NON-TAXABLE	0.00
						SUBTOTAL	17.61
						TAX AMOUNT	1.54
						TOTAL AMOUNT	19.15

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709		ROVERE		DUE IN FULL BY 10TH	TN	12/18/12	1:24

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 63rd

TERM#589
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOCH# 508234
 DUPLICATE
 CREDIT MEMO

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
-4		EA	4865358	EL400 CONST ADHESIVE 10.2 OZ VOC CREDIT RETURN Orig: 507565/1 12/12/12 TX:	4	2.99 /EA	-11.96RC	
** AMOUNT CREDITED TO ACCOUNT **						13.01	TAXABLE	-11.96
							NON-TAXABLE	0.00
							SUBTOTAL	-11.96
							TAX AMOUNT	-1.05
							TOTAL AMOUNT	-13.01

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20709				DUE IN FULL BY 10TH	TB	12/21/12	1:28

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DUE DATE: 1/10/13
 TERM#587
 SLSPR: TB TONY BLOMERT
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOCH# 508607
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
2		PC	P256PR17	1-5/8" - 17' PRM BEVEL CASING	34	37.996/GL	12.92 C	
2		PC	P310PR17	5 1/4 - 17' PRIMED INT JAMB	34	157.504/GL	53.55 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						72.29	TAXABLE	66.47
							NON-TAXABLE	0.00
							SUBTOTAL	66.47
							TAX AMOUNT	5.82
							TOTAL AMOUNT	72.29

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Customer No.	Job No.	Purchase Order No.	PO #	Reference	Terms	Clerk	Date	Time
20709		63RD	63RD		DUE IN FULL BY 10TH	RL	12/26/12	12:12

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 (510) 525-6261

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 63RD

DUE DATE: 1/10/13
 TERM#589
 SLSER: RL RICHARD LEWIS
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOCH# 508741
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	E310PR17	5 1/4 - 17' PRIMED INT JAMB	17	157.504/CL	26.78 C
** AMOUNT CHARGED TO STORE ACCOUNT **					29.12	TAXABLE	26.78
(MIKE)						NON-TAXABLE	0.00
						SUBTOTAL	26.78
						TAX AMOUNT	2.34
						TOTAL AMOUNT	29.12

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STATEMENT

AGE: 1 ASHBY LUMBER - CONCORD
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 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 1/31/13
 ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701



DATE	REFERENCE	ST.	C	DESCRIPTION	DEBIT	CREDIT
1/ 2/13	509118	1	I	INVOICE	18.44	
1/ 4/13	509335	1	I	INVOICE	50.95	
1/ 8/13	509688	1	I	INVOICE	12.49	
1/ 9/13	509851	1	I	PO # 63RD ST.	33.27	
1/10/13	509934	1	I	INVOICE	15.97	
1/10/13	509939	1	I	PO # 63RD	35.20	
1/14/13	510240	1	I	INVOICE	29.30	
1/15/13	510348	1	I	INVOICE	16.33	
1/18/13	510715	1	I	INVOICE	4.08	
1/19/13	510813	1	I	INVOICE	44.74	
1/24/13	H80369	1	C	OPEN CREDIT		0.04
NEW BALANCE					260.73	
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
260.73		0.00	0.00	0.00	0.00	

TERMS: DUE IN FULL BY 10TH

FOR INVOICE DISCOUNT RANGE

20709

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

000478

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your next statement.

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20709				DUE IN FULL BY 10TH	TN	1/ 2/13	10:08

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DUE DATE: 2/10/13
 TERM#588
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOCH# 509118
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
2		EA	EASY20	USG EASYSAND 20 JOINT CMED 18LB	2	8.459/EA	16.92 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						18.44	TAXABLE	16.92
(ALEX XX)							NON-TAXABLE	0.00
							SUBTOTAL	16.92
							TAX AMOUNT	1.52
							TOTAL AMOUNT	18.44

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20709				DUE IN FULL BY 10TH	MO	1/ 4/13	8:19

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Ship To

DUE DATE: 2/10/13
 TERM#589
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOCH# 509335
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	18769	DAP VINYL SPACKLING PASTE GAL	1	15.568/EA	15.57 C	
3		EA	6205884	72"X90" 3M FOLDED MASKING FILM	3	10.389/EA	31.17 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						50.95	TAXABLE	46.74
(ALEX)							NON-TAXABLE	0.00
							SUBTOTAL	46.74
							TAX AMOUNT	4.21
							TOTAL AMOUNT	50.95

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	1/ 8/13	9:37

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DUE DATE: 2/10/13
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 509688
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
2		EA	6160584	3M BLUE MASKING TAPE 1-1/2"X60YD	2	5.729/EA	11.46 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						12.49	TAXABLE	11.46
(ALEX XX)							NON-TAXABLE	0.00
							SUBTOTAL	11.46
							TAX AMOUNT	1.03
							TOTAL AMOUNT	12.49

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20709		63RD ST.	PO # 63RD ST.	DUE IN FULL BY 10TH	MF	1/ 9/13	11:27

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DUE DATE: 2/10/13
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 509851
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
12		EA	8524530	DAP LATEX CAULK WHITE 10.1 OZ	12	2.24 /EA	26.88 C	
1		EA	0085340	5/8" X 20' CAULK BACKER	1	3.64 /EA	3.64 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						33.27	TAXABLE	30.52
(ALEX XX)							NON-TAXABLE	0.00
							SUBTOTAL	30.52
							TAX AMOUNT	2.75
							TOTAL AMOUNT	33.27

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Check	Date	Time
20709				DUE IN FULL BY 10TH	ME	1/10/13	9:03

Sold To
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 PO BOX 86
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 (510) 525-6261

Ship To

DUE DATE: 2/10/13
 TERM#588
 SLSPR: ME MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 509934
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
2		EA	0085340	5/8" X 20' CAULK BACKER	2	3.64 /EA	7.28 C
1		EA	CSBP84	CONTRACTOR SHIMS BULK PACK PK84	1	7.369/EA	7.37 C
** AMOUNT CHARGED TO STORE ACCOUNT **						15.97	
(ALEX XX)							
						TAXABLE	14.65
						NON-TAXABLE	0.00
						SUBTOTAL	14.65
						TAX AMOUNT	1.32
						TOTAL AMOUNT	15.97

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Check	Date	Time
20709		63RD	PO # 63RD	DUE IN FULL BY 10TH	MO	1/10/13	9:33

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DUE DATE: 2/10/13
 TERM#589
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 509939
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
5		PC	P256PR17	1-5/8" - 17' PRM BEVEL CASING	5	6.459/PC	32.29 C
** AMOUNT CHARGED TO STORE ACCOUNT **						35.20	
(F)							
						TAXABLE	32.29
						NON-TAXABLE	0.00
						SUBTOTAL	32.29
						TAX AMOUNT	2.91
						TOTAL AMOUNT	35.20

X Received By

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	1/14/13	10:55

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 (510) 525-6261

Ship To

DUE DATE: 2/10/13
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 510240
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
12		EA	8524530	DAP LATEX CAULK WHITE 10.1 OZ	12	2.24 /EA	26.88 C
** AMOUNT CHARGED TO STORE ACCOUNT **					29.30	TAXABLE	26.88
(ALEX)						NON-TAXABLE	0.00
						SUBTOTAL	26.88
						TAX AMOUNT	2.42
						TOTAL AMOUNT	29.30

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20709				DUE IN FULL BY 10TH	MF	1/15/13	9:27

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Ship To

DUE DATE: 2/10/13
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 510348
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	ET9212HP	8X2 1/2 GRK TRIMHEAD SCREW PK100	1	8.239/EA	8.24 C
1		EA	158RG1	6X1-5/8 RUST GRD DECK SCREW BX1#	1	6.739/EA	6.74 C
** AMOUNT CHARGED TO STORE ACCOUNT **					16.33	TAXABLE	14.98
(ALEX XX)						NON-TAXABLE	0.00
						SUBTOTAL	14.98
						TAX AMOUNT	1.35
						TOTAL AMOUNT	16.33

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	1/18/13	8:21

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Ship To

DUE DATE: 2/10/13
 TERM#587
 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 510715
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	U309906	ZAR WOOD PATCH NEUTRAL 1/2 PT	1	3.74 /EA	3.74 C
** AMOUNT CHARGED TO STORE ACCOUNT **						4.08	
(ALEX XX)							
						TAXABLE	3.74
						NON-TAXABLE	0.00
						SUBTOTAL	3.74
						TAX AMOUNT	0.34
						TOTAL AMOUNT	4.08

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	GR	1/19/13	8:40

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Ship To

DUE DATE: 2/10/13
 TERM#588
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 510813
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	12305	5 GAL STEEL BUCKET GRID	1	2.87 /EA	2.87 C
1		EA	M00079	M/E PRO SYNTHETIC RAT BRUSH 2"	1	3.81 /EA	3.81 C
1		EA	3448008	BONDO ALL PURPOSE PUTTY QT	1	7.489/EA	7.49 C
12		EA	8524530	DAP LATEX CAULK WHITE 10.1 OZ	12	2.24 /EA	26.88 C
** AMOUNT CHARGED TO STORE ACCOUNT **						44.74	
(ALEX)							
						TAXABLE	41.05
						NON-TAXABLE	0.00
						SUBTOTAL	41.05
						TAX AMOUNT	3.69
						TOTAL AMOUNT	44.74

X Received By

000483

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

731

DATE	TO THE ORDER OF					CHECK NUMBER		NET AMOUNT	
4/13	Ashby Warner		ST		600	6277		260	73
DESCRIPTION									

NON-NEGOTIABLE



STATEMENT

PAGE NO
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y Avenue
CA 94710
343.3840
18 A WEEK
18 - 5 Sun 9
Date
2/4/13

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CONCORD, CA 94520
(925) 689-8999

CLOSING DATE: 2/28/13
ACCT: 20709

FEINER CONSTRUCTION
PO BOX 86
BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
2/4/13	512150	1	I	PO # 63RD	17.22	
2/11/13	512829	1	I	INVOICE	15.48	
2/13/13	513057	1	I	INVOICE	41.53	
2/14/13	513160	1	I	PO # 63RD	38.43	
2/14/13	513190	1	C	OPEN CREDIT		8.32
2/16/13	513394	1	I	INVOICE	42.96	
2/18/13	513541	1	I	INVOICE	15.52	
2/27/13	514485	1	I	PO # 63RD	277.32	
2/27/13	514496	1	I	63RD ST	8.02	
				NEW BALANCE	448.16	
TAX	SUMMARY			BERKELEY, ALAMEDA CO.	36.78	
				CA LUMBER TAX 1%	2.75	
				** TOTAL **	39.53	
CURRENT		1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	
448.16		0.00	0.00	0.00	0.00	

ck # 1278

TERMS: DUE IN FULL BY 10TH

FOR INVOICE DISCOUNT RANGE

20709

Transaction Codes
A - Adjustment C - Credit I - Invoice
B - Balance Forward F - Finance Charge P - Payment

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709		63RD	PO # 63RD	DUE IN FULL BY 10TH	TN	2/4/13	9:52

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 PO BOX 86
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Ship To

DUE DATE: 3/10/13
 TERM#599
 SLSPR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 512150
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		PC	188PTP	1X8-8' PRIMED PINE S1S2E FJ PT	1	15.65 /PC	15.65 C	
MID:				APP:000813	XR:			
** AMOUNT CHARGED TO STORE ACCOUNT **						17.22	TAXABLE	15.65
(MIKE)							NON-TAXABLE	0.00
							SUBTOTAL	15.65
							TAX AMOUNT	1.57
							TOTAL AMOUNT	17.22

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	ME	2/11/13	2:55

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Ship To

DUE DATE: 3/10/13
 TERM#590
 SLSPR: ME MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 512829
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
5		EA	50FP	FENCE POST CONCRETE *50 LB*1/2CF	5	2.84 /EA	14.20 C	
MID:				APP:000813	XR:			
** AMOUNT CHARGED TO STORE ACCOUNT **						15.48	TAXABLE	14.20
(ALEX XX)							NON-TAXABLE	0.00
							SUBTOTAL	14.20
							TAX AMOUNT	1.28
							TOTAL AMOUNT	15.48

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	EL	2/13/13	10:49

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 PO BOX 86
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Ship To

DUE DATE: 3/10/13
 TERM#590
 SLSPR: EL ERICK LINARES
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 513057
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	6038574	CONTRCTR TRSH BAG 42GL/20PK 3.0M	1	11.539/EA	11.54 C
8		EA	60CO	CONCRETE *60 LB* 1/2 CU FT	8	3.32 /EA	26.56 C
MID:				APP:000813 XR:			
				** AMOUNT CHARGED TO STORE ACCOUNT **	41.53	TAXABLE	38.10
				(ALEX)		NON-TAXABLE	0.00
						SUBTOTAL	38.10
						TAX AMOUNT	3.43
						TOTAL AMOUNT	41.53

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709		63RD	PO # 63RD	DUE IN FULL BY 10TH	CT	2/14/13	9:37

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 (510) 525-6261

Ship To

DUE DATE: 3/10/13
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 513160
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
2		PC	11X6PR16	5-1/2 - 16' EJ PRIMED S4S PINE	2	17.63 /PC	35.26 C
MID:				APP:000813 XR:			
				** AMOUNT CHARGED TO STORE ACCOUNT **	38.43	TAXABLE	35.26
				(MIKE FEINER)		NON-TAXABLE	0.00
						SUBTOTAL	35.26
						TAX AMOUNT	3.17
						TOTAL AMOUNT	38.43

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	2/14/13	11:07

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 (510) 525-6261

Ship To

DOC# 513190
 TERM#588
 DUPLICATE
 CREDIT MEMO

 SLSPR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
-2		PC	E1X6PR16	5-1/2 - 16' EJ PRIMED S4S PINE CREDIT RETURN	2	17.63 /PC	-35.26RC
3		PC	E33412	Orig: 513160/1 02/14/13 TX: 1" - 12' PINE QUARTER ROUND	3	9.21 /PC	27.63 C
MID:				APP:000813 XR:			
** AMOUNT CREDITED TO ACCOUNT **					8.32	TAXABLE	-7.63
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	-7.63
						TAX AMOUNT	-0.69
						TOTAL AMOUNT	-8.32

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	GR	2/16/13	10:18

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DUE DATE: 3/10/13
 TERM#588
 DOC# 513394
 DUPLICATE
 * INVOICE *

 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	R49212HP	9 X 2-1/2 GRK R4 SCREW PK100	1	8.619/EA	8.62 C
1		EA	2RG5	7 X 2 RUST GUARD DECK SCREW BX5#	1	30.787/EA	30.79 C
MID:				APP:000813 XR:			
** AMOUNT CHARGED TO STORE ACCOUNT **					42.96	TAXABLE	39.41
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	39.41
						TAX AMOUNT	3.55
						TOTAL AMOUNT	42.96

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	GR	2/18/13	2:03

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 PO BOX 86
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 (510) 525-6261

Ship To

DUE DATE: 3/10/13
 TERM#589
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 513541
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	TH9318HP	9X3-1/8 GRK TRIMHEAD SCREW PK100	1	14.239/EA	14.24 C
MID:				APP:000813	XR:		
				** AMOUNT CHARGED TO STORE ACCOUNT **	15.52	TAXABLE	14.24
				(MIKE FEINER)		NON-TAXABLE	0.00
						SUBTOTAL	14.24
						TAX AMOUNT	1.28
						TOTAL AMOUNT	15.52

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709		63RD	PO # 63RD	DUE IN FULL BY 10TH	CN	2/27/13	11:26

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 (510) 525-6261

Ship To

DUE DATE: 3/10/13
 TERM#588
 SLSPR: CN NARCISA CUATLATL
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 514485
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		PC	41220PTDF	4X12 - 20' P/T D/F .40 ACQ BROWN	1	83.259/PC	83.26 C
1		PC	21020PTDF	2X10 - 20' P/T D/F .40 ACQ BROWN	1	32.126/PC	32.13 C
6		PC	21012PTDF	2X10 - 12' P/T D/F .40 ACQ BROWN	6	19.276/PC	115.66 C
1		PC	1108PPSCR	1X10-8' PRMD PINE CHANNEL FJ PT	1	21.059/PC	21.06 C
MID:				APP:000813	XR:		
				** AMOUNT CHARGED TO STORE ACCOUNT **	277.32	TAXABLE	252.11
				(MIKE FEINER)		NON-TAXABLE	0.00
						SUBTOTAL	252.11
						TAX AMOUNT	25.21
						TOTAL AMOUNT	277.32

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			63RD ST	DUE IN FULL BY 10TH	JO	2/27/13	11:46

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Ship To

DUE DATE: 3/10/13
 TERM#588
 SLSR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 514496
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		PC	2412PTDF	2X4 - 12' E/T D/F .40 ACQ BROWN	1	7.289/PC	7.29 C	
MID:				APP:000813	XR:			
** AMOUNT CHARGED TO STORE ACCOUNT **						8.02	TAXABLE	7.29
(MIKE FEINER)							NON-TAXABLE	0.00
							SUBTOTAL	7.29
							TAX AMOUNT	0.73
							TOTAL AMOUNT	8.02

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CLOSING DATE: 3/31/13
ACCT: 20709

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PO BOX 86
BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	
3/ 1/13	514728	1	I	INVOICE	15.94		
3/ 4/13	514919	1	I	INVOICE	3.67		
3/ 4/13	514920	1	I	SPECIAL ORDER #795516	796.84		
3/ 5/13	515021	1	I	PO # 63RD ST.	73.69		
3/ 6/13	515167	1	I	JOB-63RD.	36.85		
3/ 6/13	515191	1	I	INVOICE	34.43		
3/ 7/13	515309	1	C	OPEN CREDIT		34.43	
3/ 8/13	515474	1	I	INVOICE	10.86		
3/11/13	515668	1	I	SPECIAL ORDER #799685	121.79		
3/22/13	516947	1	I	INVOICE	231.73		
3/22/13	516949	1	C	OPEN CREDIT		87.92	
3/22/13	516987	1	I	INVOICE	8.93		
3/25/13	517148	1	I	INVOICE	8.28		
3/26/13	517236	1	I	INVOICE	30.41		
3/26/13	517268	1	I	INVOICE	20.27		
3/27/13	517404	1	I	INVOICE	36.85		
3/27/13	517410	1	I	7-9 WED 3/27	1209.15		
3/28/13	517593	1	I	INVOICE	11.73		
				NEW BALANCE	2529.07		
TAX	SUMMARY			BERKELEY, ALAMEDA CO.	108.18		
				CA LUMBER TAX 1%	20.56		
				EMERYVILLE, ALAMEDA CO.	98.95		
				** TOTAL **	227.69		
CURRENT	2529.07	1-30 DAYS	0.00	31-60 DAYS	0.00	61-90 DAYS	0.00
						OVER 90 DAYS	0.00

ck # 1287

TERMS: DUE IN FULL BY 10TH

FOR INVOICE DISCOUNT RANGE

20709

Transaction Codes
A - Adjustment C - Credit I - Invoice
B - Balance Forward F - Finance Charge P - Payment

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your next statement.

000491

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	3/ 1/13	8:30

Sold To
FEINER CONSTRUCTION
PO BOX 86
BERKELEY CA 94701
(510) 525-6261

Ship To

DUE DATE: 4/10/13
TERM#588
SLSPR: JO JOE MARMO
TAX : 01M BERKELEY, ALAMEDA CO.
DOC# 514728
DUPLICATE
* INVOICE ******

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	R410318HP	10 X 3-1/8 GRK R4 SCREW PK100	1	14.619/EA	14.62 C
** AMOUNT CHARGED TO STORE ACCOUNT **					15.94	TAXABLE	14.62
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	14.62
						TAX AMOUNT	1.32
						TOTAL AMOUNT	15.94

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20709				DUE IN FULL BY 10TH	GR	3/ 4/13	9:56

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PO BOX 86
BERKELEY CA 94701
(510) 525-6261

Ship To

DUE DATE: 4/10/13
TERM#590
SLSPR: GR ARTURO RODRIGUEZ
TAX : 01M BERKELEY, ALAMEDA CO.
DOC# 514919
DUPLICATE
* INVOICE ******

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	RR641	WOOSTER PRO DOO-2 COVR 3/16" NAP	1	3.37 /EA	3.37 C
** AMOUNT CHARGED TO STORE ACCOUNT **					3.67	TAXABLE	3.37
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	3.37
						TAX AMOUNT	0.30
						TOTAL AMOUNT	3.67

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #795516	DUE IN FULL BY 10TH	GR	3/ 4/13	9:57

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 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 3/ 1/13 TERM#590
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 514920
 DUPLICATE
 * INVOICE *

 ORDR 795516

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
128		LF	SOTT	5/4 X6 TT EARTHW EVO SLATE SE 8/16.00	128	3.46 /LF	442.88 *
72		LF	SOTT	7/1/4" TT RISER 12' 6/12.00	72	3.91 /LF	281.52 *
				HERE SEE NEXT MG 2.28 CC MG 2.28			
** AMOUNT CHARGED TO STORE ACCOUNT **					796.84	TAXABLE	724.40
						NON-TAXABLE	0.00
						SUBTOTAL	724.40
						TAX AMOUNT	72.44
						TOTAL AMOUNT	796.84

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709		63RD ST.	PO # 63RD ST.	DUE IN FULL BY 10TH	MP	3/ 5/13	8:55

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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#588
 SLSPR: MF MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 515021
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
2		EA	DM12510	DECKMASTER 22.5" 1.25" SCREW PK10	2	33.807/EA	67.61 C
** AMOUNT CHARGED TO STORE ACCOUNT **					73.69	TAXABLE	67.61
						NON-TAXABLE	0.00
						SUBTOTAL	67.61
						TAX AMOUNT	6.08
						TOTAL AMOUNT	73.69

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			JOB-63RD.	DUE IN FULL BY 10TH	GR	3/ 6/13	9:12

Sold To
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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#589
 SLSR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 515167
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	DM12510	DECKMASTER 22.5" 1.25"SCREW PK10	1	33.807/EA	33.81 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						36.85	TAXABLE	33.81
(MIKE FEINER)							NON-TAXABLE	0.00
							SUBTOTAL	33.81
							TAX AMOUNT	3.04
							TOTAL AMOUNT	36.85

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JO	3/ 6/13	10:42

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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#588
 SLSR: JO JOE MARMO
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 515191
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		PC	1816PTPP	1X8-16' PRIMED PINE S1S2E EJ PT	1	31.301/PC	31.30 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						34.43	TAXABLE	31.30
(MIKE FEINER)							NON-TAXABLE	0.00
							SUBTOTAL	31.30
							TAX AMOUNT	3.13
							TOTAL AMOUNT	34.43

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	3/ 7/13	8:57

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 (510) 525-6261

Ship To

TERM#590
 DOCH# 515309
 DUPLICATE
 CREDIT MEMO

SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
-1		PC	1816PTPP	1X8-16' PRIMED PINE S1S2E EV PT CREDIT RETURN Orig: 515191/1 03/06/13 TX:	1	31.301/PC	-31.30RC
** AMOUNT CREDITED TO ACCOUNT **						34.43	TAXABLE -31.30
(MIKE FEINER)							NON-TAXABLE 0.00
							SUBTOTAL -31.30
							TAX AMOUNT -3.13
							TOTAL AMOUNT -34.43

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	3/ 8/13	11:09

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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#588
 DOCH# 515474
 DUPLICATE
 * INVOICE *

SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		EA	60CO	CONCRETE *60 LB* 1/2 CU FT	3	3.32 /EA	9.96 C
** AMOUNT CHARGED TO STORE ACCOUNT **						10.86	TAXABLE 9.96
(ALEX ROMERO XX)							NON-TAXABLE 0.00
							SUBTOTAL 9.96
							TAX AMOUNT 0.90
							TOTAL AMOUNT 10.86

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			SPECIAL ORDER #799685	DUE IN FULL BY 10TH	TN	3/11/13	11:05

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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 3/12/13 TERM#566
 SLSR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 515668
 DUPLICATE
 * INVOICE *

 ORDR 799685

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
32		LF	SOTT	5/4X6 TT BWEVO SLATE SE 2/16.00 HERE SEE NEXT MG 3.8 CC LM MG 3.8	32	3.46 /LF	110.72 *
** AMOUNT CHARGED TO STORE ACCOUNT **					121.79	TAXABLE	110.72
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	110.72
						TAX AMOUNT	11.07
						TOTAL AMOUNT	121.79

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	JC	3/22/13	11:31

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Ship To

DUE DATE: 4/10/13
 TERM#589
 SLSR: JC JOYCE CAIL
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 516947
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
3		PC	3122OPTDF	3X12 - 20' P/T D/F .40 ACQ BROWN	3	66.818/PC	200.45 C
1		PC	2812DF	2X8-12' #2/BTR DOUG FIR S4S	1	10.206/PC	10.21 C
** AMOUNT CHARGED TO STORE ACCOUNT **					231.73	TAXABLE	210.66
(ALEX)						NON-TAXABLE	0.00
						SUBTOTAL	210.66
						TAX AMOUNT	21.07
						TOTAL AMOUNT	231.73

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	GR	3/22/13	11:43

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 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

TERM#588
 SLSPR: GR ARTURO RODRIGUEZ
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 516949
 DUPLICATE
 CREDIT MEMO

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
-3		PC	31220PTDF	3X12 - 20' P/T D/F .40 ACQ BROWN CREDIT RETURN	3	66.818/PC	-200.45RC
3		PC	21220PTDF	2X12 - 20' P/T D/F .40 ACQ BROWN Orig: 516947/1 03/22/13 TX:	3	40.172/PC	120.52 C
** AMOUNT CREDITED TO ACCOUNT **					87.92	TAXABLE	-79.93
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	-79.93
						TAX AMOUNT	-7.99
						TOTAL AMOUNT	-87.92

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	3/22/13	2:11

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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 516987
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	X1016342	X A B 7-1/4" 24T RAZOR BACK BLD	1	8.189/EA	8.19 C
** AMOUNT CHARGED TO STORE ACCOUNT **					8.93	TAXABLE	8.19
(ALEX ROMERO XX)						NON-TAXABLE	0.00
						SUBTOTAL	8.19
						TAX AMOUNT	0.74
						TOTAL AMOUNT	8.93

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MF	3/25/13	11:06

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 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#597
 SLSPR: MF MICHAEL FULLER
 TAX : O1M BERKELEY, ALAMEDA CO.
 DOC# 517148
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		PC	268PTDF	2X6 - 8' P/T D/F .40 ACQ BROWN	1	7.516/PC	7.52 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						8.28	TAXABLE	7.52
(ALEX)							NON-TAXABLE	0.00
(ALEX)							SUBTOTAL	7.52
(ALEX)							TAX AMOUNT	0.76
(ALEX)							TOTAL AMOUNT	8.28

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20709				DUE IN FULL BY 10TH	MF	3/26/13	8:06

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 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#598
 SLSPR: MF MICHAEL FULLER
 TAX : O1M BERKELEY, ALAMEDA CO.
 DOC# 517236
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
6		EA	CO	CONCRETE *80 LB* APRX 2/3 CU FT	6	4.65 /EA	27.90 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						30.41	TAXABLE	27.90
(ALEX XX)							NON-TAXABLE	0.00
(ALEX XX)							SUBTOTAL	27.90
(ALEX XX)							TAX AMOUNT	2.51
(ALEX XX)							TOTAL AMOUNT	30.41

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20709				DUE IN FULL BY 10TH	JO	3/26/13	10:06

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Ship To

DUE DATE: 4/10/13
 TERM#589
 SLSPR: JO JOE MARMO
 TAX : OIM BERKELEY, ALAMEDA CO.
 DOCH# 517268
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UN	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
4		EA	CO	CONCRETE *80 LB* APPRX 2/3 CU FT	4	4.65 /EA	18.60 C
** AMOUNT CHARGED TO STORE ACCOUNT **					20.27	TAXABLE	18.60
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	18.60
						TAX AMOUNT	1.67
						TOTAL AMOUNT	20.27

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	ME	3/27/13	9:11

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#588
 SLSPR: ME MICHAEL FULLER
 TAX : OIM BERKELEY, ALAMEDA CO.
 DOCH# 517404
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UN	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	DM12510	DECKMASTER 22.5" 1.25"SCREW PK10	1	33.807/EA	33.81 C
** AMOUNT CHARGED TO STORE ACCOUNT **					36.85	TAXABLE	33.81
(ALEX XX)						NON-TAXABLE	0.00
						SUBTOTAL	33.81
						TAX AMOUNT	3.04
						TOTAL AMOUNT	36.85

X
 Received By

000499

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8998



PAGE NO 1
 BERKELEY 510.843.4832
 824 Ashby Avenue
 Berkeley, CA 94710
 Fax 510.843.3840

OPEN 6 DAYS A WEEK
 Mon-Fri 6:00 - 5:00 Sat 7:00 - 4:00

visit our website at www.ashbylumber.com

OPEN 7 DAYS A WEEK
 Mon-Fri 7 - 5:30 Sat 8 - 5 Sun 9 - 4:30

Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			7-9 WED 3/27	DUE IN FULL BY 10TH	NH	3/27/13	9:42

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To
 1153 63RD ST
 EMERYVILLE

DUE DATE: 4/10/13
 3/27/13 TERM#576
 SLSPR: PE PETER EASTERLY
 TAX : 010 EMERYVILLE, ALAMEDA C
 DOC# 517410
 DUPLICATE
 * INVOICE *
 ORDER 809049

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
272		LF	SOTT	5/4 X 6 TT EVO SLATE S/E	272	3.46 /LF	941.12 *
				7/16.00 8/20.00			
36		LF	SOTT	7 1/4 RISER SLATE 12'	36	3.91 /LF	140.76 *
				3/12.00			
1		EA	NR	** SPECIAL ORDER ITEMS MAY	1	/EA	*
				** NOT BE RETURNED!!			
				SIZE,COLOR,STYLE & OTHER			
				SPECIFICATIONS ARE CONFIRMED			
				AND ARE CORRECT. CLAIMS FOR			
				DAMAGE OR SHORTAGES MUST			
				BE MADE WITHIN 5 DAYS OF			
				RECEIPT OF ORDER.			
1		EA	QD	QUOTED DELIVERY	1	17.50 /EA	17.50 *
				HERE SEE NEXT MG 3.26			
** AMOUNT CHARGED TO STORE ACCOUNT **					1,209.15	TAXABLE	1099.38
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	1099.38
						TAX AMOUNT	109.77
						TOTAL AMOUNT	1209.15

X _____
 Received By

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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	CT	3/28/13	2:28

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 4/10/13
 TERM#587
 SLSPR: CT CHRIS THORNE
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 517593
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	2RG1	7 X 2 RUST GUARD DECK SCREW BX1#	1	6.739/EA	6.74 C
2		EA	6768766	IRWIN TURBOMAX BIT 3/32" PK2	2	2.01 /EA	4.02 C
** AMOUNT CHARGED TO STORE ACCOUNT **					11.73	TAXABLE	10.76
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	10.76
						TAX AMOUNT	0.97
						TOTAL AMOUNT	11.73

X _____
 Received By

000500



STATEMENT

PAGE: 1 ASHBY LUMBER - CONCORD
 2295 ARNOLD INDUSTRIAL WAY
 CONCORD, CA 94520
 (925) 689-8999

CLOSING DATE: 4/30/13
 ACCT: 20709

FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701



DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT
4/ 2/13	517862	1	I	TT	120.68	
4/ 3/13	518003	1	I	INVOICE	3.62	
4/18/13	519621	1	I	PO # 63RD ST.	10.92	
4/23/13	520095	1	I	INVOICE	17.37	
4/24/13	520248	1	I	CALLED NO ANSWER	5.34	
4/30/13	520967	1	I	INVOICE	3.62	
				NEW BALANCE	161.55	
TAX	SUMMARY			BERKELEY, ALAMEDA CO.	13.33	
CURRENT		1-30 DAYS		31-60 DAYS	61-90 DAYS	OVER 90 DAYS
161.55		0.00		0.00	0.00	0.00

ck# 1288

TERMS: DUE IN FULL BY 10TH

FOR INVOICE DISCOUNT RANGE

20709

A - Adjustment
 B - Balance Forward

Transaction Codes
 C - Credit
 F - Finance Charge

I - Invoice
 P - Payment

000501

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8996



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Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709			TT	DUE IN FULL BY 10TH	TN	4/ 2/13	8:10


Sold To
FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 5/10/13
 3/29/13 TERM#589
 SLSPR: PE PETER EASTERLY
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 517862
 DUPLICATE
 * INVOICE *

 ORDR 811791

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
32	28	LF	SOTT	5/4 X 6 TT EVO SLATE GRAY S/E 2/16.00	32	3.46 /LF	110.72 *
				HERE SEE NEXT MG 4.1 CC LM MG 4.1			
** AMOUNT CHARGED TO STORE ACCOUNT **					120.68	TAXABLE	110.72
(MIKE FEINER)						NON-TAXABLE	0.00
						SUBTOTAL	110.72
						TAX AMOUNT	9.96
						TOTAL AMOUNT	120.68

X 
 Received By

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 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8996



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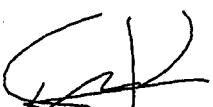
Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MO	4/ 3/13	8:09

Sold To
FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 5/10/13
 TERM#589
 SLSPR: MO MARIO GROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 518003
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	60CO	CONCRETE *60 LB* 1/2 CU FT	1	3.32 /EA	3.32 C
** AMOUNT CHARGED TO STORE ACCOUNT **					3.62	TAXABLE	3.32
(2) FOR AUTH. TO C)						NON-TAXABLE	0.00
						SUBTOTAL	3.32
						TAX AMOUNT	0.30
						TOTAL AMOUNT	3.62

X 
 Received By

000502

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8996



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 824 Ashby Avenue
 Berkeley, CA 94710
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visit our website at www.ashbylumber.com

OPEN 7 DAYS A WEEK
 Mon-Fri 7 - 5:30 Sat 8 - 5 Sun 9 - 4:30


Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709		63RD ST.	PO # 63RD ST.	DUE IN FULL BY 10TH	ME	4/18/13	8:15

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 5/10/13
 TERM#589
 SLSPR: ME MICHAEL FULLER
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 519621
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	X1016342	X A B 7-1/4" 24T RAZOR BACK BLD	1	8.19 /EA	8.19 C	
3		EA	146L	1/4 X 6 LAG SCREW	3	.61 /EA	1.83 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						10.92	TAXABLE	10.02
(ALEX)							NON-TAXABLE	0.00
(ALEX)							SUBTOTAL	10.02
(ALEX)							TAX AMOUNT	0.90
(ALEX)							TOTAL AMOUNT	10.92

X 
 Received By

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8996



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visit our website at www.ashbylumber.com

OPEN 7 DAYS A WEEK
 Mon-Fri 7 - 5:30 Sat 8 - 5 Sun 9 - 4:30


Customer No.	Job No.	Purchase Order No.	Reference	Terms	Clerk	Date	Time
20709				DUE IN FULL BY 10TH	MO	4/23/13	8:29

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 5/10/13
 TERM#589
 SLSPR: MO MARIO OROPEZA
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 520095
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION	
1		EA	8524530	DAP LATEX CAULK WHITE 10.1 OZ	1	2.24 /EA	2.24 C	
1		EA	1030055	BONDO WOOD FILLER QT	1	8.08 /EA	8.08 C	
1		EA	309912	ZAR WOOD PATCH NEUTRAL PINT	1	5.62 /EA	5.62 C	
** AMOUNT CHARGED TO STORE ACCOUNT **						17.37	TAXABLE	15.94
(ALEX)							NON-TAXABLE	0.00
(ALEX)							SUBTOTAL	15.94
(ALEX)							TAX AMOUNT	1.43
(ALEX)							TOTAL AMOUNT	17.37

X 
 Received By

000503

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8998



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 Berkeley, CA 94710
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visit our website at www.ashbylumber.com

OPEN 7 DAYS A WEEK
 Mon-Fri 7 - 5:30 Sat 8 - 5 Sun 9 - 4:30

Customer No. 20709	Job No.	Purchase Order No.	Reference CALLED NO ANSWER	Terms DUE IN FULL BY 10TH	Clerk TN	Date 4/24/13	Time 9:27
-----------------------	---------	--------------------	-------------------------------	------------------------------	-------------	-----------------	--------------

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 5/10/13
 TERM#589
 SLSR: TN TOM NIXON
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 520248
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
2		EA	F71847	4.5"X 1/16" METAL CUTOFF BLADE	2	2.45 /EA	4.90 C
** AMOUNT CHARGED TO STORE ACCOUNT **						5.34	
(ALEX XX)							
						TAXABLE	4.90
						NON-TAXABLE	0.00
						SUBTOTAL	4.90
						TAX AMOUNT	0.44
						TOTAL AMOUNT	5.34

X Received By

CONCORD 925.689.8999
 2295 Arnold Industrial Way
 Concord, CA 94520
 Fax 925.689.8998



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 BERKELEY 510.843.4832
 824 Ashby Avenue
 Berkeley, CA 94710
 Fax 510.843.3840

OPEN 6 DAYS A WEEK
 Mon-Fri 6:00 - 6:00 Sat 7:00 - 4:00

visit our website at www.ashbylumber.com

OPEN 7 DAYS A WEEK
 Mon-Fri 7 - 5:30 Sat 8 - 5 Sun 9 - 4:30

Customer No. 20709	Job No.	Purchase Order No.	Reference	Terms DUE IN FULL BY 10TH	Clerk TB	Date 4/30/13	Time 3:37
-----------------------	---------	--------------------	-----------	------------------------------	-------------	-----------------	--------------

Sold To
 FEINER CONSTRUCTION
 PO BOX 86
 BERKELEY CA 94701
 (510) 525-6261

Ship To

DUE DATE: 5/10/13
 TERM#589
 SLSR: TB TONY BLOMERT
 TAX : 01M BERKELEY, ALAMEDA CO.
 DOC# 520967
 DUPLICATE
 * INVOICE *

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1		EA	60CO	CONCRETE *60 LB* 1/2 CU FT	1	3.32 /EA	3.32 C
** AMOUNT CHARGED TO STORE ACCOUNT **						3.62	
(ALEX RAMONO XX)							
						TAXABLE	3.32
						NON-TAXABLE	0.00
						SUBTOTAL	3.32
						TAX AMOUNT	0.30
						TOTAL AMOUNT	3.62

X Received By

000504

WASTE MANAGEMENT
DIVISION
1201 Second Street
Berkeley, CA 94710
(510) 981-7270

CITY OF BERKELEY TRANSFER STATION

TRANSACTION TICKET

All construction and demolition loads achieve a 50% recycling rate as measured by the city's construction and demolition sorting facilities.

Save money-recycle your cardboard, mixed paper and metal at nearby facilities. Please review your receipt for accuracy. You may be asked to show your receipt before leaving the premises.

TICKET
234628

Date: 3/18/2013
Time: 13:26:08 - 13:54:5

Customer: CASH/Cash Customer
Truck: 119

Truck Type: pickup Truck

Gross: 4120 lb In Scale A
Tare: 3340 lb Out Scale B
Net: 780 lb

Carrier: PUBLIC/Public

Comment:

Origin	Materials & Services	Quantity Unit	Rate/Unit	Amount
4/Berkeley	14/ORGANIC MATERIAL	0.39 Ton	\$67.00/TON	\$26.13

Total Amount: \$26.13
 Visa: ~~xxxxx~~: \$26.13
 Change: \$0.00

Driver: _____ Deputy Weighmaster: EH

PUBLIC WORKS DEPARTMENT
ZERO WASTE DIVISION
1201 Second Street
Berkeley, CA 94710
510-981-7270

CITY OF BERKELEY TRANSFER STATION

TRANSACTION CERTIFICATE

TICKET
304390

We accept loads from all jurisdictions. Please state city where materials were generated.
 All Construction and Demolition loads achieve 93% recycling rate as measured by our C&D processing facility.
 Recyclables and Plant Debris are required to be separated from self-haul refuse loads or a surcharge will be applied, per County Ordinance.

Date: 10/21/2013 No Hazardous Wastes accepted at this facility. See www.household-hazwaste.org for more info.
 Time: 16:19:15 - 16:20:0 No salvaging allowed. We are not responsible for tire damage.

Customer: CASH/Cash Customer
Truck: 88 25

Truck Type: pickup Truck

Gross: 4780 lb In Scale A
Tare: 3520 lb Out Scale B
Net: 1260 lb

Carrier: PUBLIC/Public

Comment:

Origin	Materials & Services	Quantity Unit	Rate/Unit	Amount
4/Berkeley	12/REFUSE	0.63 Ton	\$126.00/TON	\$79.38

Total Amount: \$79.38
 Cash: \$100.00
 Change: \$20.62

630

Driver: _____ Deputy Weighmaster: RENEE BEYBUS ADDISON

RENEE BEYBUS ADDISON

\$ 97.28

FOR YOUR SAFETY: Absolutely NO SALVAGING allowed. Children and pets must remain in vehicle. We are not responsible for any damage to your vehicle.
 WARNING: NO HAZARDOUS WASTE accepted in this facility. For proper disposal call 1-800-606-6808 or go to their website www.household-hazwaste.org.
 WHICHEVER LETTER IN PLATE THIS IS U.C.H.R. #1 that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy as prescribed by Chapter 7 (commencing with Section 12700) of Division 7, California Business and Professional Code, administered by the Division of the Measurement Standard of the California Department of Food and Agriculture.

PUBLIC WORKS DEPARTMENT
ZERO WASTE DIVISION
1201 Second Street
Berkeley, CA 94710
510-981-7270

CITY OF BERKELEY TRANSFER STATION

TRANSACTION CERTIFICATE

We accept loads from all jurisdictions. Please state city where materials were generated.
All Construction and Demolition loads achieve 93% recycling rate as measured by our C&D processing facility.
Recyclables and Plant Debris are required to be separated from self-haul refuse loads
or a surcharge will be applied, per County Ordinance.
No Hazardous Wastes accepted at this facility. See www.household-hazwaste.org for more info.
No salvaging allowed. We are not responsible for tire damage.

TICKET
DIFF

Date: 4/30/2013
Time: 13:34:10 - 13:55:4

Customer: CASH/Cash Customer
Truck: 88 72

Truck Type: pickup Truck

Gross: 4580 lb In Scale A
Tare: 3280 lb Out Scale B
Net: 1300 lb

Carrier: PUBLIC/Public

Comments:

Origin	Materials & Services	Quantity Unit	Rate/Unit	Amount
4/Berkeley	12/REFUSE	0.65 Ton	\$126.00/TON	\$81.90
Total Amount:				\$81.90
Visa: xxxxx				\$81.90
Change:				\$0.00

Driver: _____

Deputy Weighmaster: _____

Juan Ramon

East Bay Glass/Jal-Vue Window

510-834-2535

Fax: 510-350-3256

295 6th Ave.

Oakland, CA 94606

Invoice

Date	Invoice #
7/11/2013	21868

Bill To
Michael Feiner

Ship to
1153 63RD ST Oakland,, CA

S.O. No.	Terms	Rep	Installed By	Completed	Phone	PO#
		SB			367-1778	
Qty	Item	Size	Description	Rate	Frame/Glass Size	Amount
			FURNISH AND INSTALL			
1	Mirror		1/4" CLEAR MIRROR WITH SEAMED EDGES	254.92	38 3/8" X 40 1/2"	254.92
1	Mirror		1/4" CLEAR MIRROR WITH SEAMED EDGES	254.92	38 3/8" X 40 1/4"	254.92
1	Mirror		1/4" CLEAR MIRROR WITH SEAMED EDGES	306.60	45 7/8" X 48 7/8"	306.60
	DISCOUNT		PRICES INCLUDE MATERIAL, TAX, AND LABOR.	-150.00		-150.00
				Subtotal		\$666.44
				Sales Tax (9.0%)		\$0.00
				Total		\$666.44
				Payments/Credits		\$0.00
				Balance Due		\$666.44

CUSTOMER MUST INSPECT ALL MERCHANDISE BEFORE SIGNING

Name: _____ Date: ____/____/____

Frequently used terminology: CLR=Clear B/F=Block Frame R/F=Retrofit N/O=Nail On OBS=Obscure

In an effort to maintain the best quality products at the lowest price, our call centers will not be calling customers regarding completed orders. Please keep track of your scheduled pick-up date.

50% DEPOSIT IS NON-REFUNDABLE.

ck# 1339

000507

STANDARD INDUSTRIAL

Crown THE WASHINGTON STATE INDUSTRIAL BANK, INC.

1000 BROADWAY STREET BERKELEY, CALIFORNIA 94701
TELEPHONE 848-2400

36749 59

PEINER CONSTRUCTION
PO BOX 36
BERKELEY CA 94701

10/22/80 10/22/80 10/22/80 10/22/80 10/22/80

MSA 70 27 00 00 WASHINGTON
70 27 00 00 WASHINGTON

TAX 3 1234
3 1234
3 1234

THE WASHINGTON STATE INDUSTRIAL BANK, INC.
1000 BROADWAY STREET BERKELEY, CALIFORNIA 94701
TELEPHONE 848-2400

Standard Industrial Bank of California

STANDARD MAIL PERMIT NO. 1000

Cramer

TELEPHONE SERVICE MEDICAL INC.

30 GARDEN STREET BERKELEY, CALIF. 94702
TELEPHONE 841-2200

CRAMER CONSTRUCTION
PO BOX 56
BERKELEY CA 94701

DATE: 10/22/72 TIME: 12:05 PM

TO: CRAMER CONSTRUCTION
PO BOX 56
BERKELEY CA 94701

NOV 1 1972
BY: [illegible]

POSTAGE WILL BE PAID BY ADDRESSEE
FIRST CLASS PERMIT NO. 1000 BERKELEY, CALIF.

POSTAGE WILL BE PAID BY ADDRESSEE

4/11/11
 137 Gilman Street
 Berkeley CA 94710
 600 613
 249.52
 NON NEGOTIABLE

SECTION 15000

Crown

SHAW-WALKER, INC. SPEEDY MOBILITY, INC.

30 CALIFORNIA STREET BERKELEY, CALIF. 94704
TELEPHONE 842-2000 FAX 842-2001

FINER CONSTRUCTION
PO BOX 36
BERKELEY, CA 94701

DATE: 05/23/85 TIME: 4:15 PM TO: FINER CONSTRUCTION

MEMO TO: FINER CONSTRUCTION

RE: [Handwritten]

DATE: 5/23/85
BY: [Handwritten]
S: [Handwritten]

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY ACTION. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.

SECTION 15000

RECEIVED BY THE ORDER OF *John J. ...*

DATE	TO THE ORDER OF	CHECK NUMBER	NET AMOUNT
<i>1/14/60</i>	<i>John J. ...</i>	<i>600</i>	<i>392.50</i>

John J. ...
37 ...
...

... NON-NEGOTIABLE



***** PICK/PACK LIST *****

S PAGE # : 1 **DUPLICATE**
H PACE SUPPLY - OAKLAND ORDER # : 101779898 SHIP VIA : OUR TRUCK
I 425 MARKET ST ORD DATE: 01/25/13 FRT TERMS: BEST WAY
P OAKLAND, CA. 94607 REQ DATE: 01/29/13 CUST PO# : BAXI HT
P TEL: 510-318-6900 ORD TYPE: REGULAR W/BY : KENNETH O'DOW
E FAX: 510-318-6794 P/DATE : 02/05/13 TERMS : CASH ON ACTUA
R P/DATE : 02/05/13 JOB NAME : HE2 HAWKSTONE
ORDERED BY: MATT

*** CASH/CHECK ***

B S PHONE# 510-525-6261
I 29436-00 H 29436-00
L FEINER CONSTRUCTION I FEINER CONSTRUCTION
L ** CASH ACCOUNT ** P 1153 63RD ST
PO BOX 86 OAKLAND, CA
T BERKELEY, CA 94701 T
O O

LN#	QTY-SHP	QTY-ORD	PART NUMBER / DESCRIPTION	LOCATION	UM	PRICE..	EXTENDED
1	1	1	BAX714095310 24V RELAY CARD F/ BAXI BOILER 6		EA	69.28	69.28
2	3	3	WR61F78151 THERMOSTAT SETBACK 5/2 DAY 24V OR MV WHITE	02070461	EA	48.75	146.25
3	1	1	BAX714059511 BAXI HT RESIDENTIAL COAXIAL EXTENSION PIPE	030907B1	EA	133.17	133.17
4	1	1	BAX714059712 BAXI HT RESIDENTIAL COAX 90* ELBOW	030907B2	EA	77.94	77.94
5	0	0	BAXHT380N BAXI HT380N CH/DHW NG COND BOILER ACCYS PACKED RECORD SERIAL#	030908B1	EA	3150.00	0.00
6	1	1	BAXHT380N BAXI HT380N CH/DHW NG COND BOILER ACCYS PACKED RECORD *** CONTINUE TO NEXT PAGE ***	030908B1	EA	3150.00	3150.00

000513



***** PICK/PACK LIST *****

S		PAGE # : 2	**DUPLICATE**
H	PACE SUPPLY - OAKLAND	ORDER # : 101779898	SHIP VIA : OUR TRUCK
I	425 MARKET ST	ORD DATE: 01/25/13	FRT TERMS: BEST WAY
P	OAKLAND, CA. 94607	REQ DATE: 01/29/13	CUST PO# : BAXI HT
P	TEL: 510-318-6900	ORD TYPE: REGULAR	W/BY : KENNETH O'DOW
E	FAX: 510-318-6794	P/TIME : 10:39AM	TERMS : CASH ON ACTUA
R		P/DATE : 02/05/13	JOB NAME : HE2 HAWKSTONE
			ORDERED BY: MATT

*** CASH/CHECK ***

B		S	PHONE# 510-525-6261
I	29436-00	H	29436-00
L	FEINER CONSTRUCTION	I	FEINER CONSTRUCTION
L	** CASH ACCOUNT **	P	1153 63RD ST
	PO BOX 86		OAKLAND, CA
T	BERKELEY, CA 94701	T	
O		O	

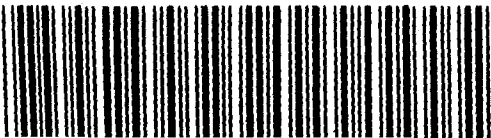
LN# QTY-SHP QTY-ORD PART NUMBER / DESCRIPTION LOCATION... UM PRICE.. EXTENDED
 =====
 SERIAL#
 TRANSFER FROM: PACE SUPPLY - CORP WHSE

Paid Visa

3 BXS

\$SUB TOTAL : 3576.64
 \$SHIP&HANDLING: 44.00
 \$TAX : 325.86
 \$TOTAL : 3946.50

\$SHIP&HANDLING: _____ SHIPPER#: _____ CARTON QTY: _____
 WEIGHT : _____ SHP DATE: _____ PULLED BY: *KASE/G/MC*



CUSTOMER SIGNATURE: _____ 000514
 CUSTOMER NAME (PRINT): _____

Transaction Date	Posting Date	Description	Reference Number	Account Number	Amount	To
Purchases and Adjustments						
02/05	02/07	GRANITE EXPO AND CO OAKLAND CA	4526	0524	28.78	
02/05	02/07	THE HOME DEPOT 627 EMERYVILLE CA	2867	0524	151.40	600
02/05	02/07	THE HOME DEPOT 627 EMERYVILLE CA	8568	0524	22.80	
02/05	02/07	THE HOME DEPOT 627 EMERYVILLE CA	1976	0524	123.45	600
02/06	02/07	BERKELEY BOWL MARKE BERKELEY CA	3509	0524	30.74	650
02/06	02/07	06119850002VS1Y7000974306				
02/06	02/07	PAGE SUPPLY CORP 10 707-5474462 CA	4771	0524	3,946.50	600
		101779898				
		SALES TAX AMT 3.25				
02/06	02/08	OAKLAND PARKING METER OAKLAND CA	0487	0524	2.00	340
02/08	02/09	BERKELEY BOWL MARKE BERKELEY CA	2567	0524	6.62	
		06119850002VS1Y7001072016				
02/08	02/09	TRAFFIC SCHOOL TO GO.C 877-689-0674 FL	0794	0524	12.95	650
		0524				
02/08	02/11	OAKLAND KOSHER FOODS I OAKLAND CA	7835	0524	29.17	
02/08	02/11	THE HOME DEPOT 627 EMERYVILLE CA	9538	0524	11.29	600
02/08	02/11	THE HOME DEPOT 627 EMERYVILLE CA	8993	0524	1.61	
02/08	02/11	THE HOME DEPOT 627 EMERYVILLE CA	5659	0524	56.03	600
02/08	02/11	SPORTS AUTHORITY 0007666 EMERYVILLE CA	5520	0524	58.75	650
		283040014485472				
02/11	02/12	IMPORT TILE BERKELEY CA	0010	0524	29.46	
02/11	02/13	THE LUMBER BARON, INC. ALBANY CA	8715	0524	64.38	600
02/11	02/13	THE HOME DEPOT 627 EMERYVILLE CA	5052	0524	30.30	
					\$8,566.55	

Interest Charged				
02/13	02/13	Interest Charged on Purchases		0.00
02/13	02/13	Interest Charged on Balance Transfers		0.00
02/13	02/13	Interest Charged on Dir Dep&Chk CashAdv		0.00
02/13	02/13	Interest Charged on Bank Cash Advances		0.00
TOTAL INTEREST FOR THIS PERIOD				\$0.00

2013 Totals Year-to-Date	
Total fees charged in 2013	\$0.00
Total interest charged in 2013	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Promotional Transaction Type	Promotional Offer ID	Promotional Rate Until	Balance Subject to Interest Rate	Interest Charges by Transaction Type
Purchases	15.99%V				\$0.00	\$0.00
Balance Transfers	15.99%V				\$0.00	\$0.00
Direct Deposit and Check Cash Advances	17.99%V				\$0.00	\$0.00
Bank Cash Advances	19.24%V				\$0.00	\$0.00

APR Type Definitions: Daily Interest Rate Type: V= Variable Rate (rate may vary)

Of Special Interest

Want flexibility to bank on your smartphone or tablet? Download Bank of America's free Mobile Banking App: Text APP1 to 228526. Must first enroll in Online Banking. Supported carriers include: Alltel, AT&T, Cellular One, T-Mobile, Virgin Mobile, US Cellular, Verizon Wireless. Wireless fees may apply. Text STOP to cancel and HELP for help to 228526.



***** PICK/PACK LIST *****

S		PAGE # : 1	**DUPLICATE**
H	PACE SUPPLY - OAKLAND	ORDER # : 101816049	SHIP VIA : PICK UP
I	425 MARKET ST	ORD DATE: 03/01/13	FRT TERMS: BEST WAY
P	OAKLAND, CA. 94607	REQ DATE: 03/04/13	CUST PO# : BOILER ITEMS
P	TEL: 510-318-6900	ORD TYPE: REGULAR	W/BY : KENNETH O'DOW
E	FAX: 510-318-6794	P/TIME : 11:38AM	TERMS : CASH ON ACTUA
R		P/DATE : 03/04/13	JOB NAME :
			ORDERED BY: MICHAEL

*** CASH/CHECK ***

B		S	PHONE# 510-525-6261
I	29436-00	H	29436-00
L	FEINER CONSTRUCTION	I	FEINER CONSTRUCTION
L	** CASH ACCOUNT **	P	** CASH ACCOUNT **
	PO BOX 86		PO BOX 86
T	BERKELEY, CA 94701	T	BERKELEY, CA 94701
O		O	

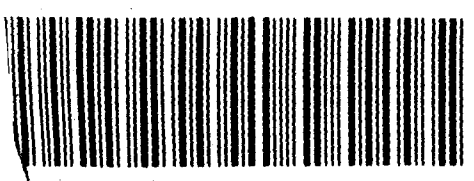
LN#	QTY-SHP	QTY-ORD	PART NUMBER / DESCRIPTION	LOCATION...	UM	PRICE..	EXTENDED
1	1	1	CLF519502A DIFF PRESSURE BYPASS VALVE 3/4 MIP CALEFFI TRANSFER FROM: PACE SUPPLY - SANTA ROSA	020704E1	EA	63.24	63.24
2	2	2	CLF519502A DIFF PRESSURE BYPASS VALVE 3/4 MIP CALEFFI	020704E1	EA	63.24	126.48

\$SUB TOTAL : 189.72
 \$SHIP&HANDLING: 0.00
 \$TAX : 17.07
 \$TOTAL : 206.79

\$SHIP&HANDLING: _____ SHIPPER#: _____ CARTON QTY: _____
 WEIGHT : _____ SHP DATE: _____ PULLED BY: *Jolo*

CUSTOMER SIGNATURE: *[Signature]*

CUSTOMER NAME (PRINT): _____ 000516



Transactions continued

Transaction Date	Posting Date	Description	Reference Number	Account Number	Amount	Total
Purchases and Adjustments						
02/14	02/15	ROYAL GROUND COFFEE ALBANY CA	2869	0524	14.75	650
02/14	02/16	THE HOME DEPOT 627 EMERYVILLE CA	8102	0524	39.95	600 st
02/15	02/18	THE LUMBER BARON, INC. ALBANY CA	9959	0524	770.87	650
02/15	02/18	BETH ISRAEL HAPPYPUR 201-4778746 NJ 183682	9638	0524	36.00	650
02/18	02/20	THE HOME DEPOT 627 EMERYVILLE CA	3045	0524	258.33	600 st
02/19	02/20	BERKELEY BOWL MARKE BERKELEY CA 06119850002VS1Y7000959199	0449	0524	35.82	650
02/19	02/20	WEST BAY PLASTICS CO 415-6260504 CA	3938	0524	2,110.00	600 st
02/20	02/22	SAFEWAY STORE00006767 ALBANY CA 469052030061245	1402	0524	16.00	
02/20	02/22	AMBA OAKLAND CA	5489	0524	11.99	
02/20	02/22	OAKLAND PARKING METER OAKLAND CA	1379	0524	2.00	650
02/21	02/23	SAFEWAY STORE00006767 ALBANY CA 303053028854057	1806	0524	13.27	
02/22	02/25	PASTA SHOP 4TH ST BERKELEY CA	7756	0524	12.74	
02/22	02/25	THE LUMBER BARON, INC. 510-5267224 CA	1085	0524	170.94	600 st
02/25	02/26	COPY EXPRESS ALBANY CA	6599	0524	33.02	835 fl
02/25	02/26	OAKLAND PLAN/BLDG OAKLAND CA	4996	0524	771.32	st
02/25	02/27	THE LUMBER BARON, INC. ALBANY CA	1428	0524	306.90	600 st
02/25	02/27	SPORTS AUTHORITY0007666 EMERYVILLE CA 083057038922131	1194	0524	49.03	
02/26	02/28	THE CHEESE BOARD CO BERKELEY CA	3904	0524	30.52	
02/28	03/01	ROYAL GROUND COFFEE ALBANY CA	6496	0524	12.75	650
03/01	03/04	SAFEWAY STORE00008767 ALBANY CA 303061062103084	1618	0524	36.02	
03/01	03/04	RIVOLI RESTAURANT BERKELEY CA	2520	0524	100.00	
03/04	03/05	PAGE SUPPLY CORP 10 OAKLAND CA 29436-00	3536	0524	206.79	600 st
		SALES TAX AMT 0.17				
03/04	03/05	PAISAN BERKELEY CA	2699	0524	43.60	
03/04	03/06	SAFEWAY STORE00006767 ALBANY CA 383064080409067	3160	0524	8.48	650
03/05	03/06	BERKELEY BOWL MARKE BERKELEY CA 06119850002VS1Y7000992113	1937	0524	40.30	
03/07	03/07	THE UPS STORE 0243 OAKLAND CA 055523	2517	0524	15.37	835 fl
03/06	03/08	AMBA OAKLAND CA	6941	0524	18.53	650
03/07	03/09	THE HOME DEPOT 627 EMERYVILLE CA	0957	0524	15.03	600 st
03/08	03/09	LAO THAI KITCHEN ALBANY CA	0088	0524	23.38	
03/08	03/09	SQ GRAND BAKERY OAKLAND CA 158925444	3141	0524	32.00	650
03/08	03/09	WELLS FARGO 800-288-3212 MD 0357476662399480000000000	7591	0524	817.00	st
03/08	03/09	VIRGINIA BAKERY 510-8486711 CA 1	0369	0524	42.20	650
03/08	03/11	BUA LUANG THAI CUISINE ALBANY CA	0065	0524	35.97	
					\$6,359.97	
03/14	03/14	Interest Charged			144.36	st
03/14	03/14	Interest Charged on Purchases			0.00	
03/14	03/14	Interest Charged on Balance Transfers			0.00	
03/14	03/14	Interest Charged on Dir Dep&Chk CashAdv			0.00	

continued on next page...



1911 Parker Street
Berkeley, CA 94704
CA Contractors Lic. 829148
(510) 812-5207

DATE	INVOICE #
8/18/2012	973

BILL TO	
Michael F. Finer Michael Feiner PO Box 86 Berkeley, CA 94701	
Project	
63ed Street	

HOURS.	DESCRIPTION	RATE	AMOUNT
2	Aug. 16 2012 Rough in for vent, top unit	95.00	190.00
	2 Baxi Coaxial extensions & Hardware	215.00	215.00

000518

1911 Parker Street
Berkeley, CA 94704
CA Contractors Lic. 829148
(510) 812-5207

DATE	INVOICE #
8/18/2012	973

BILL TO	
Michael Finer Michael Finer PO Box 86 Berkeley, CA 94701	
Project	
63rd Street	

HOURS.	DESCRIPTION	RATE	AMOUNT
2	Aug. 16 2012 Rough in for vent, top unit	95.00	190.00
	2 Baxi Coaxial extensions & Hardware	215.00	215.00

000520

City **Oakland** Zip code **94608**
 Phone # **510-367-1778** Phone # _____
 Email _____ Fax _____

Information about your floor	Description	Detail	Comments
1. Floor size	The size of your floors	<input type="radio"/> 2" by 5/16 <input type="radio"/> 4" by 5/16 <input type="radio"/> 6" by 5/16 <input type="radio"/> 3" by 3/4 <input type="radio"/> 4" by 3/4 <input type="radio"/> 6" by 3/4 <input type="radio"/> 3" by 5/16 <input type="radio"/> 5" by 5/16 <input type="radio"/> 7" by 5/16 <input type="radio"/> 3 1/4 by 3/4 <input type="radio"/> 5" by 3/4 <input type="radio"/> 7" by 3/4	
2. Floor type	How was installed	<input type="radio"/> TOP NAIL nail on top <input checked="" type="radio"/> STAPLE on the side <input type="radio"/> GLUE DOWNS nailed with glue <input type="radio"/> FLOOR	
3. Floor name	Wood specie name	<input checked="" type="radio"/> Oak <input type="radio"/> White Oak <input type="radio"/> Red Oak <input type="radio"/> Maple <input type="radio"/> Cherry <input type="radio"/> Walnut <input type="radio"/> Soft <input type="radio"/> OTHER	
4. Floor class	Class of the flooring	<input checked="" type="radio"/> Job site finish <input type="radio"/> Pre-finish <input type="radio"/> Solid <input type="radio"/> Engineer <input type="radio"/> OTHER	
5. Floor sheen	Sheen of the floor	<input type="radio"/> Satin finish <input type="radio"/> Semi-gloss <input type="radio"/> Gloss	
6. Coating type	Type of coating	<input type="radio"/> Oil base <input type="radio"/> Water base <input type="radio"/> Aluminum Oxide	

Stain/sheen Information	Description	Stain detail	Comments
1. Oil base standard colors	Ready mix	<input type="radio"/> Antique Brown <input type="radio"/> Ebony <input type="radio"/> Red Mahogany <input type="radio"/> Natural <input type="radio"/> Golden O. <input type="radio"/> Early American <input type="radio"/> Jacobean <input type="radio"/> Medium Brown <input type="radio"/> Rosewood <input type="radio"/> Provincial <input type="radio"/> Special Walnut <input type="radio"/> Nutmeg <input type="radio"/> Cherry <input type="radio"/> Puritan Pine <input type="radio"/> White	Select Max. 3 (three)
2. Oil base custom colors	Special mix	<input type="radio"/> Autumn Gold <input type="radio"/> Spice <input type="radio"/> Light Ebony <input type="radio"/> Dark Walnut <input type="radio"/> Midnight	
3. Sheen of preference	How shiny	<input checked="" type="radio"/> Satin finish <input type="radio"/> Semi-gloss <input type="radio"/> Gloss	Select 1 (one)

Flooring services	Description	Yes	No	Comments
Hardwood floor Refinish	The process of sanding a previously finished or new floor and then applying a coat of new finish, old floors make for new or good cases. Minimum charge for sanding.	<input checked="" type="checkbox"/>		Dustless system DCS®
NO sanding wood Refinish	System is a three-step process that requires no sanding/abrade and refinish the wood topcoat	<input type="checkbox"/>		The Wood-Solv™ System
Hardwood floor buffing	Gently abrading and smoothing the surface removing light scratches in the finish and dirt "burr"	<input checked="" type="checkbox"/>		Dustless and Dust-free
Hardwood floor stain O.B.	Because of the density of some wood or the type of the grain stain gets absorbed by the wood and only remember that the darker the stain the more like you will see imperfections.	<input type="checkbox"/>		Bona® Duraseal® Basics®
Hardwood floor bleach	Products that almost always remove the natural color of wood. They can also lighten a few stain pigments but they do not dye stains.	<input type="checkbox"/>		2 formula compound
Steps work	Installation, stain, repairs or refinish work included some times, landing, raise and new Scotia	<input type="checkbox"/>		
Wood floor installation	New floor is install this also included replaces of damage wood in a installation	<input checked="" type="checkbox"/>		Acclimation time required

Detail pricing	Description of job and materials	Sub-total \$ all you options	TOTAL \$ please add what would you like to have done
Sanding & refinish oil base	Approximate area // coating BONA® <input type="text"/>	+	
Sanding & refinish water	Approximate area // Coating BASICS® <input type="text"/>	+	
Stain color (1 extra day)	Stain by BONA® <input type="text"/>	+	\$ 5000 ck 1290 571113
Hardwood floor buffing	Approximate area // coating by BONA® and BASICS® <input type="text"/>	+	\$ 5000 ck 1291 576113
Flooring repairs	Approximate area <input type="text"/> Price \$ <input type="text"/>	+	\$ 848 ck 1304
Hourly labor or labor only	\$55 per hour X <input type="text"/> Labor ONLY \$ <input type="text"/>	+	\$ 848 ck 1304
Reducers/transitions	<input type="text"/>		5724113
Carpet/tile/floor removal	<input type="text"/>	+	000522
Paint removal, baseboards	<input type="text"/>		

new Installation of 1190sqf.



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3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 26027 07/08/12 01:46 PM
CASHIER - SPOS01

CUSTOMER AGREEMENT # 424102
RECALL AMOUNT 498.00
-----Lowe's 10% off Coupon-----
498.00 Lowe's 10% off Coupon -49.80
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 448.20
SALES TAX 39.22
TOTAL \$487.42
XXXXXXXXXXXX8750 VISA 487.42
AUTH CODE 51807C/0972203 TA



0627 97 26027 07/08/2012 7925

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

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TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

**COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE
GANAR.**

User ID:
52970 52440

Password:
12358 52343

*Ilraks
Agg
B*

1 REFRIGERATOR

000523

SPECIAL SERVICES CUSTOMER INVOICE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
 Home 0627 EMERYVILLE
 38 HOLLIS AVENUE
 EMERYVILLE, CA 94608

Phone: (510) 601-9400
 Salesperson: BXJ508
 Reviewer:

VALIDATION AREA

QUOTE for the merchandise and services printed below. This becomes an order on payment and an endorsement by a Home Depot register validation.

MICHAEL		Home Phone (510) 367-1778
63RD ST	Work Phone (510) 367-1778	
	Company Name	
	Job Description	
Zip 94608-2236	County	

QUOTE is valid for this date: 07/08/2012

DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

MERCHANDISE TO BE SHIPPED: S/O G.E. APPLIANCES REF # S01 ESTIMATED ARRIVAL DATE: 08/28/2012

SKU	QTY	UM	DESCRIPTION	UPT	TAX	PRICE EACH	EXT
833	1.00	EA	GTH18GBDBB / GTH18GBDBB / GTH18GBDBB <i>Pluge</i>		Y	\$498.00	
701	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT		Y	\$0.00	

SPECIAL INSTRUCTIONS: PLEASE CALL 30 MINUTES PRIOR TO ARRIVAL

SHIP TO: MICHAEL FEINER

3 63RD ST CITY: OAKLAND

P: 94608 COUNTY: ALAMEDA SALES TAX RATE: 8.750

MERCHANDISE TOTAL:

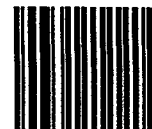
367-1778 ALTERNATE PHONE: (510) 367-1778

PAGER: (0) 0

END OF VENDOR DIRECT

NOT VALID FOR MERCHANDISE

Order status online at
 m



(9801)

o. 0627-424102

Customer Copy

000524

REGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	
SALES TAX	
TOTAL	
BALANCE DUE	

END OF ORDER No. 0627-424102



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More doing.SM**

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 26084 07/08/12 02:07 PM
CASHIER - SPOS01

CUSTOMER AGREEMENT # 424100
RECALL AMOUNT 717.00
CUSTOMER AGREEMENT # 424099
RECALL AMOUNT 1434.00
-----Buy More, Save More Appliances-----
CUSTOMER AGREEMENT # 424100
RECALL AMOUNT -150.00
CUSTOMER AGREEMENT # 424099
RECALL AMOUNT -300.00
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 1,701.00
SALES TAX 148.84
TOTAL \$1,849.84
XXXXXXXXXXXX8750 VISA 1,849.84
AUTH CODE 61800C/0972213 TA



0627 97 26084 07/08/2012 7925

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

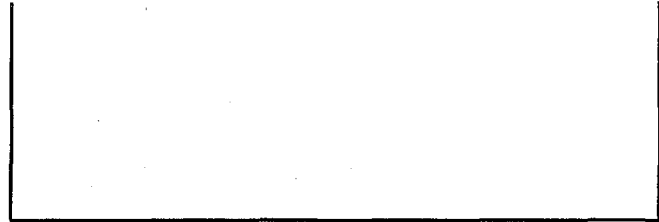
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and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE
GANAR.



3 HOOD / MICRO \$ 173.18/ea
3 RANGE \$ 393.82/ea
(w/o tax)

THANKS!

000526

SPECIAL SERVICES CUSTOMER INVOICE

Page 1 of 2 **No. 0627-424**

Order of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
 P.O. BOX 0627 EMERYVILLE
 1333 HOLLIS AVENUE
 EMERYVILLE, CA 94608

Phone: (510) 601-9400
 Salesperson: BXJ508
 Reviewer:

REPRINT

MICHAEL		Home Phone (510) 367-1778
63RD ST	Work Phone (510) 367-1778	
	Company Name	
	Job Description	
	Zip 94608-2236	County

2012-07-08 14:40

DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

ITEMS TO BE SHIPPED: S/O G.E. APPLIANCES REF # S01 P.O. #2

J	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXT
01	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT			\$0.00	

ADDITIONAL INSTRUCTIONS: PLEASE CALL 30 MINUTES PRIOR TO ARRIVAL

ITEMS TO BE SHIPPED: S/O L.G. APPLIANCES REF # S02 P.O. #2

J	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXT
53	1.00	EA	LMV1683SB / LMV1683SB / LMV1683SB 1690		Y	\$173.18	

ADDITIONAL INSTRUCTIONS: PLEASE CALL 30 MINUTES PRIOR TO ARRIVAL

ITEMS TO BE SHIPPED: S/O MAYTAG CO REF # S03 ESTIMATED ARRIVAL DATE: 08/28/2012 P.O. #2

J	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXT
88	1.00	EA	MGR7662WB / MGR7662WB / MGR7662WB RANGE		Y	\$393.82	

ADDITIONAL INSTRUCTIONS: PLEASE CALL 30 MINUTES PRIOR TO ARRIVAL

SHIP TO:	MICHAEL FEINER
63RD ST	CITY: OAKLAND

*** CONTINUED ON NEXT PAGE ***

Order status online at

0627-424100

* Indicates item markdown
 Customer Copy

000527

DIRECT SHIP #1

(Continued)

TO: CUSTOMER

94608

COUNTY: ALAMEDA

SALES TAX RATE: 8.750

MERCHANDISE TOTAL:

7-1778

ALTERNATE PHONE: (510) 367-1778

PAGER: (0) 0

END OF VENDOR DIRECT SHIP**CHARGES OF ALL MERCHANDISE & SERVICES****ORDER TOTAL****SALES TAX****TOTAL****BALANCE DUE****END OF ORDER No. 0627-424100**



**More saving.
More doing.SM**

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 85106 09/05/12 12:28 PM
CASHIER - SPOS01

CUSTOMER AGREEMENT # 429774
RECALL AMOUNT 1194.00
-----10% off Appliances \$397+-----
1194.00 10% off Appliances \$397 -119.40
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 1,074.60
SALES TAX 94.03
TOTAL \$1,168.63
XXXXXXXXXXXX0524 VISA 1,168.63
AUTH CODE 03511A/1974567 TA



0627 97 85106 09/05/2012 5360

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

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**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

**COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE
GANAR.**

User ID:
171128 170598

Password:
12455 170501

3 DISHWASHERS
\$ 358.20 / ea
(w/o tax)

000529

CIAL SERVICES CUSTOMER INVOICE

Page 1 of 3 **No. 0627-4297**

of Cancellation (see Exhibit A) may be sent to this address:

DEPOT U.S.A., INC.
1627 EMERYVILLE
COLLIS AVENUE
EMERYVILLE, CA 94608

Phone: (510) 601-9400
Salesperson: CMB5690
Reviewer:

VALIDATION AREA

**NOTE for the merchandise and services printed below. This becomes an
payment and an endorsement by a Home Depot register validation.**

\$358.20 / each

MICHAEL		Home Phone (510) 367-1778
1627 D ST	Work Phone (510) 367-1778	
Company Name		
Job Description		
Zip 94608-2236	County	

QUOTE is valid for this date: 09/05/2012

PROJECT SHIP #1 MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

ITEMS TO BE SHIPPED: S/O G.E. APPLIANCES REF # S01

QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTEN
1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT		Y	\$0.00	

ITEMS TO BE SHIPPED: S/O MAYTAG CO REF # S02 ESTIMATED ARRIVAL DATE: 09/26/2012

QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTEN
1.00	EA	MDBH949PAB / MDBH949PAB / MDBH949PAB		Y	\$398.00	
1.00	EA	MDBH949PAB / MDBH949PAB / MDBH949PAB		Y	\$398.00	
1.00	EA	MDBH949PAB / MDBH949PAB / MDBH949PAB		Y	\$398.00	

NAME TO:	MICHAEL FEINER
ADDRESS:	1627 D ST
CITY:	EMERYVILLE
ZIP:	94608
COUNTY:	ALAMEDA
SALES TAX RATE:	8.750
MERCHANDISE TOTAL:	\$1194.00
ALTERNATE PHONE:	(510) 367-1778
PAGER:	(0) 0

NOT VALID FOR MERCHANDISE

CARRY OUT

status online at



000530

(9801) 010

DIRECT SHIP #1

(Continued)

TO: CUSTOMER

END OF VENDOR DIRECT SHIP

CHARGES OF ALL MERCHANDISE & SERVICES

SALES TAX
 TOTAL
 BALANCE DUE

ORDER TOTAL	\$
SALES TAX	
TOTAL	\$
BALANCE DUE	\$

END OF ORDER No. 0627-429774



**More saving.
More doing.SM**

3838 HOLLIS AVE. EMERYVILLE, CA 94608

** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 26001 07/08/12 01:42 PM
CASHIER - SPOS01

CUSTOMER AGREEMENT # 424103	
RECALL AMOUNT	289.47
SUBTOTAL	289.47
SALES TAX	25.33
TOTAL	\$314.80
XXXXXXXXXXXX8750 VISA	314.80
AUTH CODE 51803C/0972201	TA



0627 97 26001 07/08/2012 7925

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

Quality job requests for trusted Pros
Introducing Redbeacon.com
1-855-723-2266 (1-855-RBEACON)

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

**COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE
GANAR.**

User ID:
52918 52388

Password:
12358 52291

Thanks!
B

Entries must be entered by 08/07/2012.
Entrants must be 18 or older to enter.
See complete rules on website. No

3 GARBAGE DISPOSER & PLUG
\$96.49/ea
(w/o tax)

000532

SPECIAL SERVICES CUSTOMER INVOICE

Page 1 of 2 **No. 0627**

VALIDATION AREA

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
 10627 EMERYVILLE
 HOLLIS AVENUE
 EMERYVILLE, CA 94608

Phone: (510) 601-9400
 Salesperson: BXJ508
 Reviewer:

NOTE for the merchandise and services printed below. This becomes an acknowledgment of payment and an endorsement by a Home Depot register validation.

MICHAEL		Home Phone (510) 367-1778
33RD ST	Work Phone (510) 367-1778	
	Company Name	
EMERYVILLE, CA	Job Description DISPOSAL X 3	
Zip 94608-2236	County	

QUOTE is valid for this date: 07/08/2011

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # W03 SKU # 515-664 The items listed in this section will be carried out of the store by the customer at time of sale.

MERCHANDISE CARRIED OUT:

QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXT
3.00	EA	1/2HP B500 CONTIN FEED GRBGE DISPSR / ET		Y	\$84.50	
3.00	EA	POWER CORD ACCESSORY KIT /		Y	\$11.99	

MERCHANDISE TOTAL:

END OF CARRY OUT MERCHANDISE - REF #W03

CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL

SALES TAX

TOTAL

BALANCE DUE

Order status online at



(9801)

Phone: 0627-424103

* Indicates item markdown
 Customer Copy

000533



**More saving.
More doing.SM**

3838th HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 22000 07/04/12 04:20 PM
CASHIER - SPOS01

CUSTOMER AGREEMENT # 423536
RECALL AMOUNT 5928.38
CUSTOMER AGREEMENT # 423747
RECALL AMOUNT 5730.48
CUSTOMER AGREEMENT # 423549
RECALL AMOUNT 4034.19
-----10% off Cabinets & Countertops-----
CUSTOMER AGREEMENT # 423536
RECALL AMOUNT -592.85
CUSTOMER AGREEMENT # 423747
RECALL AMOUNT -573.04
CUSTOMER AGREEMENT # 423549
RECALL AMOUNT -403.42
MUST RETURN ALL ITEMS FOR A FULL REFUND

-----BMSM S/O Kitchen Cabinets-----
14123.73 Buy More, Save More \$ -2000.00
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 12,123.74
SALES TAX 1,060.83
TOTAL \$13,184.57
XXXXXXXXXXXX8750 VISA 13,184.57
AUTH CODE 81403C/4971764 TA



0627 97 22000 07/04/2012 9582

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

Quality job requests for trusted Pros
Introducing Redbeacon.com
1-855-723-2266 (1-855-RBEACON)

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

*45621
w/ tax*

000534

SPECIAL SERVICES CUSTOMER INVOICE

of Cancellation (see Exhibit A) may be sent to this address:

DEPOT U.S.A., INC.
 0627 EMERYVILLE
 HOLLIS AVENUE
 EMERYVILLE, CA 94608

Phone: (510) 601-9400
 Salesperson: BXJ508
 Reviewer:

Page 1 of 3

No. 0627-4237

UNIT
 # A

REPRINT

MICHAEL		Home Phone	(510) 367-1778
RD ST		Work Phone	(510) 367-1778
Company Name			
ID		Job Description	KMD HAMIL TOFFEE #3
Zip	94608-2236	County	

2012-07-04 16:28

RECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of Merch sold to customers

TO: CUSTOMER

SE TO BE SHIPPED:

S/O KRAFTMAID
 FACTORY

REF # S01

ESTIMATED ARRIVAL DATE: 08/08/2012

P.O. #27

QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTEN
7	1.00	EA U241284BUTT / U241284BUTT UTILITY 241284BUTT / U241284BUTT FSIDES:B HINGES:B		Y	\$452.04	\$
7	1.00	EA REP1 1/2.84{R} / REP1 1/2.84{R} REFRIGERATOR END PANEL 1 {REP1 1/2.84{R} FSIDES:B HINGES:R		Y	\$95.14	\$
7	1.00	EA B15L / B15L BASE 15L / B15L FSIDES:B HINGES:L		Y	\$177.06	\$
7	1.00	EA EZR33R.WSS / EZR33R.WSS EASY REACH 33R.WSS / EZR33R.WSS FSIDES:B HINGES:B		Y	\$502.03	\$
7	1.00	EA BBC42L.PSO / BBC42L.PSO BASE BIND CORNER 42L.PSO / BBC42L.PSO FSIDES:L HINGES:L		Y	\$468.36	\$
7	1.00	EA BWBT18.2 / BWBT18.2 BASE TOP MOUNT WASTEBASKET 18.2 / BWBT18.2 FSIDES:B HINGES:L		Y	\$0.00	\$
7	1.00	EA WTCD18 / WTCD18 WOOD TIERED DRAWER STORAGE 18 {FA / ATT:BWBT18.2 WTCD18 FSIDES:B		Y	\$0.00	\$

*** CONTINUED ON NEXT PA

NOT VALID

er status online at

. 0627-423747

* Indicates item markdown
 Customer Copy

000535

DIRECT SHIP #1

(Continued)

TO: CUSTOMER

7	1.00	EA	SB27 / SB27 SINK BASE 27 / SB27 FSIDES:B HINGES:B	Y	\$0.00
7	1.00	EA	BD21.3 / BD21.3 BASE THREE DRAWER 21 / BD21.3 FSIDES:B HINGES:L	Y	\$298.58
7	1.00	EA	WR3015BUTT / WR3015BUTT WALL REFRIGERATOR 3015BUTT / WR3015BUTT FSIDES:B HINGES:B	Y	\$205.53
7	1.00	EA	W1530L / W1530L WALL 1530L / W1530L FSIDES:B HINGES:L	Y	\$129.51
7	1.00	EA	W3630BUTT / W3630BUTT WALL 3630BUTT / W3630BUTT FSIDES:B HINGES:B	Y	\$230.87
7	1.00	EA	WA2430L / WA2430L WALL ANGLE 2430L / WA2430L FSIDES:B HINGES:L	Y	\$216.65
7	1.00	EA	WA2430R / WA2430R WALL ANGLE 2430R / WA2430R FSIDES:B HINGES:R	Y	\$216.65
7	1.00	EA	W3930 / W3930 WALL 3930 / W3930 FSIDES:B HINGES:B	Y	\$229.48
7	1.00	EA	W2730 / W2730 WALL 2730 {BUTT} / W2730 FSIDES:B HINGES:B	Y	\$189.22
7	1.00	EA	APC / APC APC-ALL PLYWOOD CONSTRUCTION% / APC HINGES:L	Y	\$826.01
7	3.00	EA	LCM8.MS / LCM8.MS LARGE CROWN MOLDING W/ MOUNTING / LCM8.MS	Y	\$0.00
7	1.00	EA	VSB242134 / VSB242134 VANITY SINK BASE 242134 / VSB242134 HINGES:B	Y	\$189.21
8	1.00		KITCHEN CABINET FREIGHT	Y	\$0.77

INSTRUCTIONS: LINE: KMFRAME DSTYLE:CHOSEN DOOR STYLE USTYLE:WI4 WOOD:APC FINISH:TFM DSGNR:BXJ508

ADDRESS TO:	FEINER MICHAEL	CITY: OAKLAND	SALES TAX RATE: 8.750	MERCHANDISE TOTAL:	\$
3RD ST	COUNTY: ALAMEDA			PAGER:	
94608	ALTERNATE PHONE:				
7-1778					

END OF VENDOR DIRECT SHIP

CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	\$
SALES TAX	
TOTAL	\$
BALANCE DUE	

0627-423747

* Indicates item markdown
Customer Copy

000536

SPECIAL SERVICES CUSTOMER INVOICE

Page 1 of 3 **No. 0627-451**

of Cancellation (see Exhibit A) may be sent to this address:

DEPOT U.S.A., INC.
 0627 EMERYVILLE
 HOLLIS AVENUE
 EMERYVILLE, CA 94608

Phone: (510) 601-9400
 Salesperson: BXJ508
 Reviewer:

VALIDATION AREA

ORDER ID: 0627-451241
 RECALL AMOUNT
 ADDL NOSE SUBTOTAL
 SUBTOTAL
 SALES TAX
 TOTAL
 XXXXXXXXXXXX0524 VISA
 AUTH CODE 035916/9595406

NOTE for the merchandise and services printed below. This becomes an payment and an endorsement by a Home Depot register validation.

MICHAEL		Home Phone (510) 367-1778
RD ST	Work Phone (510) 367-1778	
	Company Name	
ND	Job Description KMD HAMILTON TOFFEE; MOLDING	
Zip 94608-2236	County	

QUOTE is valid for this date:04/15/2013

CUSTOMER PICKUP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # W02 SKU # 0000-515-664 Customer Pickup / Will Call

ITEMS TO BE PICKED UP: S/O KRAFTMAID FACTORY REF # S01 ESTIMATED ARRIVAL DATE: 05/20/2013

KU	QTY	UM	DESCRIPTION	UPI	TAX	PRICE EACH	EXT
98-407	1.00	EA	LCM8.NG / LCM8.NG LARGE CROWN MOLDING (ACCESSORY) / LCM8.NG HINGES:L	A	Y	\$108.37	
98-407	3.00	EA	TBM8 / TBM8 TRIPLE BEAD MOLDING (ACCESSORY) / TBM8 HINGES:L	A	Y	\$71.63	

ADDITIONAL INSTRUCTIONS: LINE: KMFRAME DSTYLE:WI4 - HAMILTON MAPLE (USTYLE:WI4 FINISH:TFM DSGNR:BXJ508 **RUSH** **RE PO27583881; 27583882***

PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise

MERCHANDISE TOTAL:

END OF CUSTOMER PICKUP - REF #W02

CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL

*** CONTINUED ON NEXT P

TOTAL

BALANCE DUE

ITEMS TO BE PICKED UP
 Held in the store for 7 days only.
 Order status online at
 /orderstatus

FOR WILL CALL
 MERCHANDISE PICK-UP
 PROCEED TO WILL CALL OR
 SERVICE DESK AREA
 (Pro Customers, Proceed To The Pro Desk)

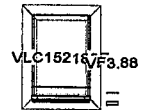
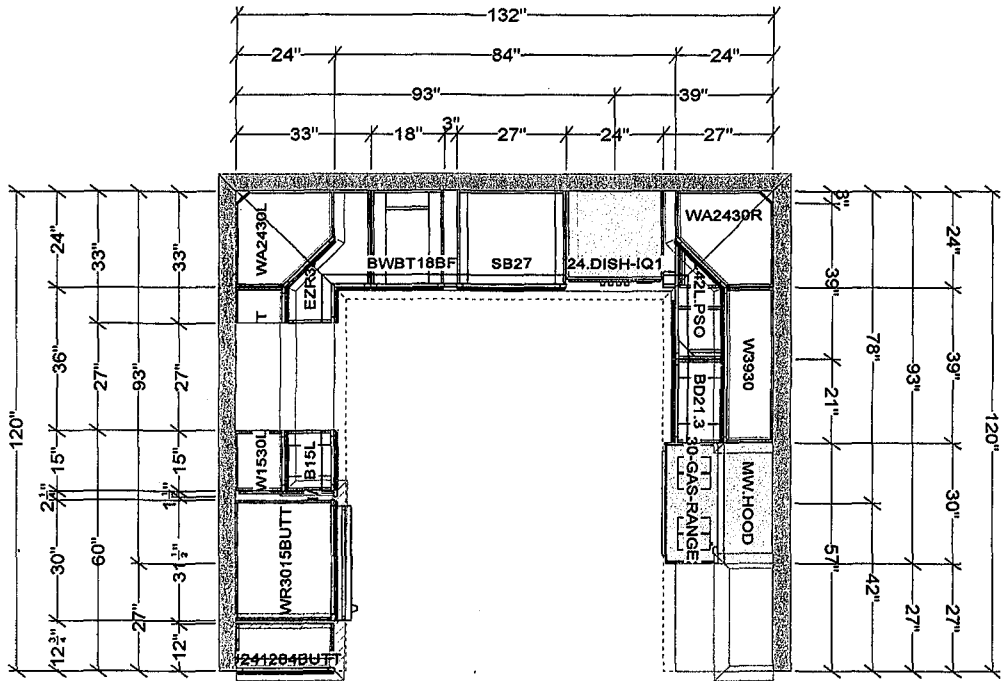


000537

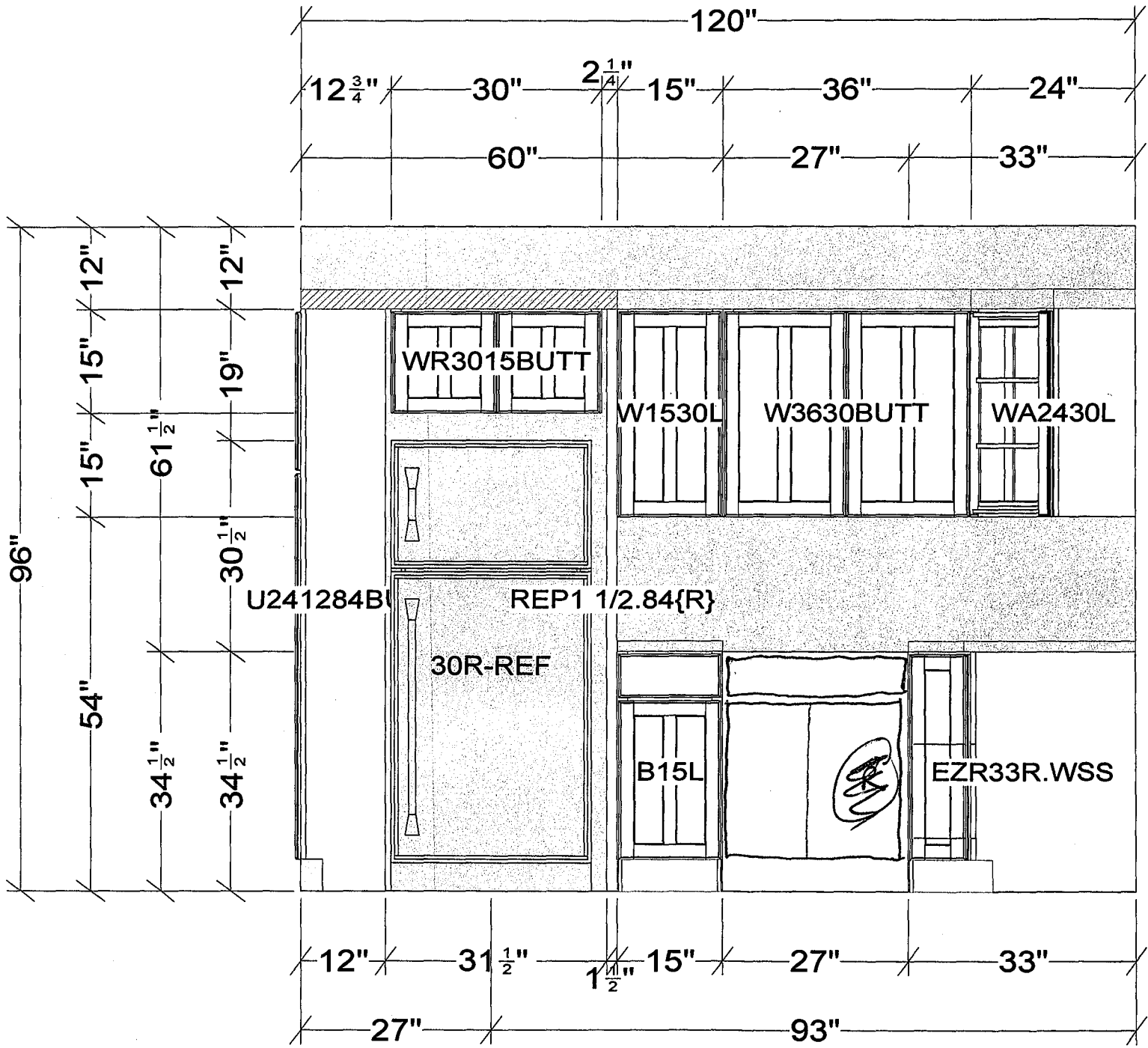
(9801)

0627 451241

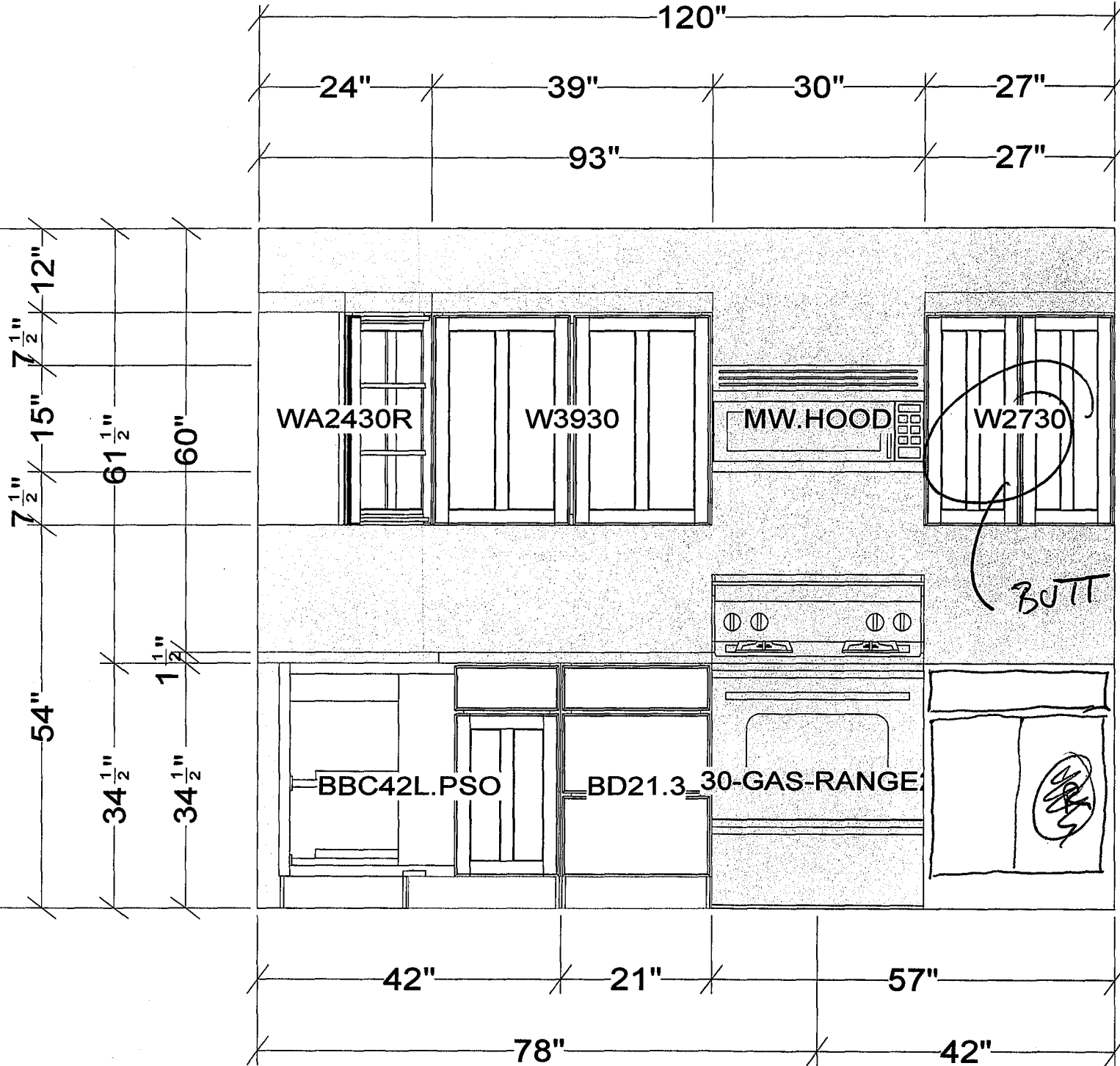
Customer Copy

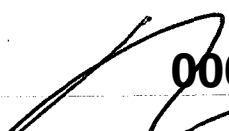


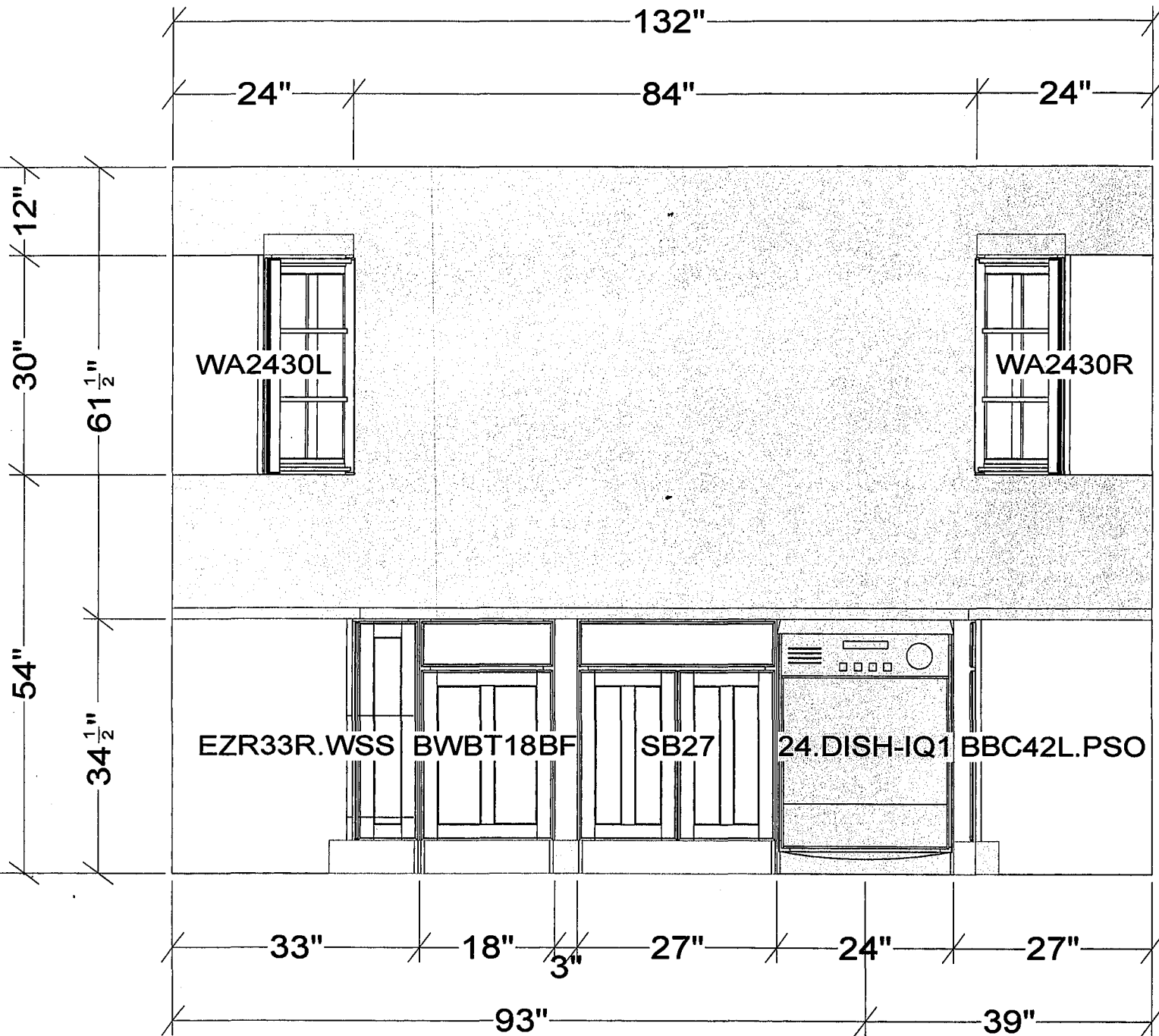
000538



000539




 000540



000541

SPECIAL SERVICES CUSTOMER INVOICE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
 10000 DEER CREEK BLVD
 EMERYVILLE, OH 44021
 10000 DEER CREEK BLVD
 EMERYVILLE, OH 44021

Phone: (510) 601-9400
 Salesperson: JET6021
 Reviewer:

VALIDATION AREA

Rocky

NOTE for the merchandise and services printed below. This becomes an offer of payment and an endorsement by a Home Depot register validation.

MICHAEL		Home Phone (510) 367-1778
3RD ST	Work Phone (510) 367-1778	
	Company Name	
ALAMEDA	Job Description HDC 2" WHITE	
Zip 94608-2236	County ALAMEDA	

QUOTE is valid for this date: 07/11/2013

EMERGENCY PICKUP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # W02 SKU # 0000-515-664 Customer Pickup / Will Call

MERCHANDISE TO BE PICKED UP:		S/O NIEN MADE (USA) INC.	REF # S01	ESTIMATED ARRIVAL DATE: 07/25/2013	UPI	TAX	PRICE EACH	EXT
641-387	1.00	EA	NA / FAUX WOOD BLINDS BOTTOM UP 32.5" X 77.12" / FAUXWOODBLIND32.5" X 77.125" BOTTOM UP INSIDE MOUNT =	<i>Bed 1</i>	A	Y	\$53.00	
641-387	4.00	EA	NA / FAUX WOOD BLINDS BOTTOM UP 32.75" X 77.125" / FAUXWOODBLIND32.75" X 77.125" BOTTOM UP INSIDE MOUNT =	<i>Bed 1</i>	A	Y	\$53.00	
641-387	1.00	EA	NA / FAUX WOOD BLINDS BOTTOM UP 33" X 77.125" / FAUXWOODBLIND33" X 77.125" BOTTOM UP INSIDE MOUNT =	<i>Bed 1</i>	A	Y	\$53.00	
641-387	1.00	EA	NA / FAUX WOOD BLINDS BOTTOM UP 29" X 77.125" / FAUXWOODBLIND29" X 77.125" BOTTOM UP INSIDE MOUNT =	<i>Bed 2</i>	A	Y	\$53.00	
811-859	1.00		S/O FREIGHT SKU D59		A	Y	\$0.00	

PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise

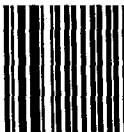
MERCHANDISE TOTAL:

*** CONTINUED ON NEXT PAGE ***

need 2 more
NOT VALID FOR PICKUP

EMERGENCY PICKUP
 Merchandise held in the store for 7 days only.
 Order status online at
www.homedepot.com/orderstatus

**FOR WILL CALL
 MERCHANDISE PICK-UP
 PROCEED TO WILL CALL OR
 SERVICE DESK AREA**
 (Pro Customers, Proceed To The Pro Desk)



(9801)

ORDER PICKUP #1

(Continued)

REF #W02

END OF CUSTOMER PICKUP - REF #W02

CHARGES OF ALL MERCHANDISE & SERVICES

FAULT POLICY.....;

not reserves the right to limit / deny returns. Please see the return policy sign in

ORDER TOTAL	
SALES TAX	
TOTAL	
BALANCE DUE	

END OF ORDER No. 0627-458781



**More saving.
More doing.SM**

3838 HOLLIS AVE. EMERYVILLE, CA 94608

** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 40291 07/11/13 12:43 PM
CASHIER - SPOS01

ORDER ID: 0627-458781

RECALL AMOUNT 371.00

SUBTOTAL 371.00

SALES TAX 33.39

TOTAL \$404.39

XXXXXXXXXXXX0524 VISA 404.39

AUTH CODE 045481/2972064 TA



0627 97 40291 07/11/2013 7456

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

**User ID:
81498 80968**

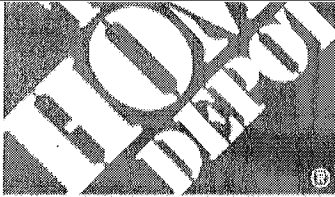
**Password:
13361 80871**

Entries must be entered by 08/10/2013.
Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

**INTRODUCING
WWW.REDBEACON.COM**

Free quotes by trusted home service pros

000544



OAKLAND, CA 94608-2236

Home Phone: 5103671778

Work Phone: 5103671778

Store Number:

0627

Customer Agreement # :

458781

Associate:

JESSIE

Product #	Product Description	Qty	Unit Price	Total Price
-----------	---------------------	-----	------------	-------------

100-1	Faux Wood Blinds Faux Wood Blind 32.5 x 77.125	1	\$53.00	\$53.00
-------	------------------------------------------------	---	---------	---------

Blinds on One Headrail = Single Unit

Mount Type = Inside Mount

Lift Type = Corded

Operation = Bottom Up

Slat Size = 2"

Ladder Options = Regular Route Hole

Color = White

Tilt Type = Wand Tilt

Tilt/Lift Location = Tilt Left, Lift Right

Cord Cleats = No

Valance Style = 2 1/2" Standard

Valance Color = White

Valance Returns = No Return

Butt Blinds = No

Bypass Blinds = No

Mitered Blinds = No

Room Location = Other

Custom Room Location = 0

Side by Side = No

Remake = No

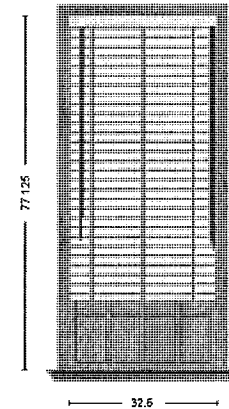
Special Instructions =

SKU = 641387

Customer Service = 800-666-1779

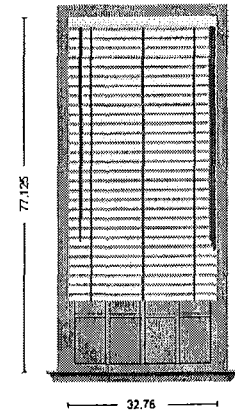
Vendor Number = 60024925

Catalog Version Date = 04/10/2013

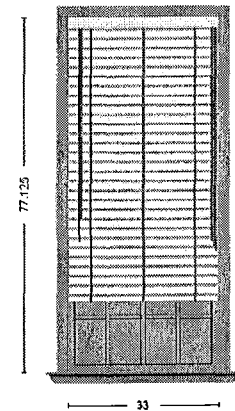


000545

Lift Type = Corded
 Operation = Bottom Up
 Slat Size = 2"
 Ladder Options = Regular Route Hole
 Color = White
 Tilt Type = Wand Tilt
 Tilt/Lift Location = Tilt Left, Lift Right
 Cord Cleats = No
 Valance Style = 2 1/2" Standard
 Valance Color = White
 Valance Returns = No Return
 Butt Blinds = No
 Bypass Blinds = No
 Mitered Blinds = No
 Room Location = Other
 Custom Room Location = 0
 Side by Side = No
 Remake = No
 Special Instructions =
 SKU = 641387
 Customer Service = 800-666-1779
 Vendor Number = 60024925
 Catalog Version Date = 04/10/2013

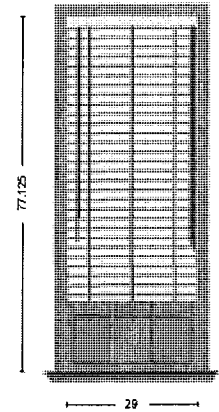


Product #	Product Description	Qty	Unit Price	Total Price
300-1	Faux Wood Blinds Faux Wood Blind 33 x 77.125 Blinds on One Headrail = Single Unit Mount Type = Inside Mount Lift Type = Corded Operation = Bottom Up Slat Size = 2" Ladder Options = Regular Route Hole Color = White Tilt Type = Wand Tilt Tilt/Lift Location = Tilt Left, Lift Right Cord Cleats = No Valance Style = 2 1/2" Standard Valance Color = White Valance Returns = No Return Butt Blinds = No Bypass Blinds = No Mitered Blinds = No Room Location = Other Custom Room Location = 0 Side by Side = No Remake = No Special Instructions = SKU = 641387 Customer Service = 800-666-1779 Vendor Number = 60024925 Catalog Version Date = 04/10/2013	1	\$53.00	\$53.00



000546

Lift Type = Corded
 Operation = Bottom Up
 Slat Size = 2"
 Ladder Options = Regular Route Hole
 Color = White
 Tilt Type = Wand Tilt
 Tilt/Lift Location = Tilt Left, Lift Right
 Cord Cleats = No
 Valance Style = 2 1/2" Standard
 Valance Color = White
 Valance Returns = No Return
 Butt Blinds = No
 Bypass Blinds = No
 Mitered Blinds = No
 Room Location = Other
 Custom Room Location = 0
 Side by Side = No
 Remake = No
 Special Instructions =
 SKU = 641387
 Customer Service = 800-666-1779
 Vendor Number = 60024925
 Catalog Version Date = 04/10/2013



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	Faux Wood Blinds Bottom Up 32.5" x 77.125"	\$53.00	1	\$53.00
200-1	Faux Wood Blinds Bottom Up 32.75" x 77.125"	\$53.00	4	\$212.00
300-1	Faux Wood Blinds Bottom Up 33" x 77.125"	\$53.00	1	\$53.00
400-1	Faux Wood Blinds Bottom Up 29" x 77.125"	\$53.00	1	\$53.00
Pretax Total Price:				\$371.00

000547

SPECIAL SERVICES CUSTOMER INVOICE

VALIDATION AREA

Order of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
 60627 EMERYVILLE
 133 HOLLIS AVENUE
 EMERYVILLE, CA 94608

Phone: (510) 601-9400
 Salesperson: JET6021
 Reviewer:

NOTE for the merchandise and services printed below. This becomes an order with payment and an endorsement by a Home Depot register validation.

MICHAEL		Home Phone (510) 367-1778
3RD ST	Work Phone (510) 367-1778	
	Company Name	
IND	Job Description HDC WHITE FAUXWOOD BLINDS.	
Zip 94608-2236	County ALAMEDA	

QUOTE is valid for this date:07/11/2013

ORDER PICKUP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # W02 SKU # 0000-515-664 Customer Pickup / Will Call

ITEMS TO BE PICKED UP: S/O NIEN MADE (USA) INC. REF # S01 ESTIMATED ARRIVAL DATE: 07/25/2013

SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXT
641-387	2.00	EA	NA / FAUX WOOD BLINDS BOTTOM UP 29" X 77.125" / FAUXWOODBLIND29" X 77.125"BOTTOM UPINSIDE MOUNT	A	Y	\$53.00	
811-859	1.00		S/O FREIGHT SKU D59	A	Y	\$0.00	

PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise

MERCHANDISE TOTAL:

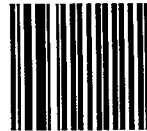
END OF CUSTOMER PICKUP - REF #W02

CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	
*** CONTINUED ON NEXT PAGE	
TOTAL	
BALANCE DUE	

ORDER PICK-UP
 Merchandise held in the store for 7 days only.
 Order status online at
[http://www.homedepot.com/orderstatus](#)

**FOR WILL CALL
 MERCHANDISE PICK-UP
 PROCEED TO WILL CALL OR
 SERVICE DESK AREA
 (Pro Customers, Proceed To The Pro Desk)**



(9801)

**CHARGES OF ALL
DISE & SERVICES**

#1

(Continued)

AULT POLICY.....;

It reserves the right to limit / deny returns. Please see the return policy sign in

END OF ORDER No. 0627-460920



**More saving.
More doing.SM**

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00097 41042 07/11/13 06:11 PM
CASHIER - SPOS01

ORDER ID: 0627-460920
RECALL AMOUNT 106.00

SUBTOTAL 106.00
SALES TAX 9.54
TOTAL \$115.54
XXXXXXXXXXXX0524 VISA 115.54
AUTH CODE 015232/2972177 TA



0627 97 41042 07/11/2013 7456

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

**User ID:
83000 82470**

**Password:
13361 82373**

Entries must be entered by 08/10/2013.
Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

**INTRODUCING
WWW.REDBEACON.COM**

000550

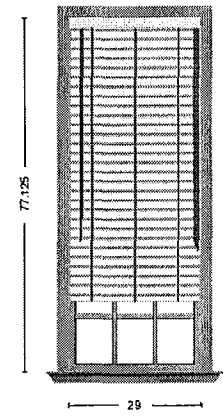
... by trusted home service pros



Address: OAKLAND, CA 94608-2236
 Home Phone: 5103671778
 Work Phone: 5103671778

EMERYVILLE, CA 94608
 Store Number: 0627
 Customer Agreement #: 460920
 Associate: JESSIE

Product #	Product Description	Qty	Unit Price	Total Price
100-1	Faux Wood Blinds Faux Wood Blind 29 x 77.125 Blinds on One Headrail = Single Unit Mount Type = Inside Mount Lift Type = Corded Operation = Bottom Up Slat Size = 2" Ladder Options = Regular Route Hole Color = White Tilt Type = Wand Tilt Tilt/Lift Location = Tilt Left, Lift Right Cord Cleats = No Valance Style = 2 1/2" Standard Valance Color = White Valance Returns = No Return Butt Blinds = No Bypass Blinds = No Mitered Blinds = No Room Location = Other Custom Room Location = 0 Side by Side = No Remake = No Special Instructions = SKU = 641387 Customer Service = 800-666-1779 Vendor Number = 60024925 Catalog Version Date = 06/18/2013	2	\$53.00	\$106.00



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	Faux Wood Blinds Bottom Up 29" x 77.125"	\$53.00	2	\$106.00
Pretax Total Price:				\$106.00

000551

Date	07-07-13
Store	BKY
Type	Delivery
Printed	070713 17:42
Customer ID	5103671778

BIH to

MICHAEL FEINER
1153 63RD ST
OAKLAND, CA 94608

Ship to

MICHAEL FEINER
1153 63RD ST
OAKLAND, CA 94608

Cross Stre MARSHALL

Warehouse	P/O Number	Delivery Date	Terms	Sold At		Bill to Phones	Ship to Phones
PDC		071173	COD	BKY	Home	(510) 367-1778	(510) 367-1778
Salesperson		Salesperson		Work			
706 YENSI CORONA		366 ELLIOTT JONES		Cell			
yensi@airportappliance.com		elliott@airportappliance.com		Email		maf100@hotmail.com	

DEL W/ B14353, B14354 INSTALL IN UNIT A CALL 30MIN BEFORE DEL

I CC, MTPL INV

Item Number	Description	Brand	Order	Ship	Each Price	Ext
STACKIT4X	STACKING KIT	FRI	1	0	39.99	
5305516562	WASHER HOSE SS 2PCS 6FT NDA BK310	FRIP	1	0	24.99	
5304471400	DRYER VENT PACKAGE NDA BB430	FRIP	1	0	19.99	
5305514146	DRYER 4FT 1/2 GAS LINE NDA G116	FRIP	1	0	19.99	
DE403	DOOR REVERSAL	LABOR	1	0		
STEAMKIT	1' HOSE+METAL Y+4'HOSE BK2	NDA	1	0	15.99	15.99
COACH	IN HOME DELIVERY & HOOKUP OF FREE STANDING APPLIANCES	LABOR	1	0	54.95	54.95
Package *1			1		1240.00	1240.00
FAFW3921NW	FL WASHER E* (A) Serial# <u>4C30503936</u>	FRI	1	0		
FASG7021NW	GAS DRYER (A) Serial# <u>4D30205675</u>					

SALE AMO

Mode:

Entry Method:

Approval Code

Batch #:

INVC.

CARD

000552

331-634888

FILE

000000

07/07/2013

2

B

2

AIRP

app

Date	07-07-13
Store	BKY
Type	Delivery
Printed	070713 17:42
Customer ID	5103671778

Item Number	Description	Brand	Order	Ship	Each Price	Extended
	<p>AIRPORT HM APPLIANCE B 2524 SHATTUCK AVE BERKELEY, CA 94704</p> <p>07/07/2013 17:40:52 MID: 00000003045849 TID: 04535848 334192834888</p> <p>CREDIT CARD VISA SALE</p> <p>CARD "XXXXXXXXXXXX0524 INVC. 14356 Batch #: 000156 Approval Code: 045094 Entry Method: Swiped Mode: Online</p> <p>SALE AMOUNT \$500.00</p> <p>CUSTOMER COPY</p>					

VS: 0524 Auth=045094 Credit Card 500.00 Sales Tax 1415.90

000553 Sales Tax 122.49

Total 1538.39

No returns on Plumbing and Ventillation, All Others 25% Restocking fee

SEND PAYMENT TO:

Laner Electric Supply Co. Inc.
1310 South 51st Street
Richmond, CA 94804

MAIL TO: 18458

FEINER CONSTRUCTION
P. O. BOX 86
BERKELEY, CA 94701 USA

SOLD TO: 18458

FEINER CONSTRUCTION
P. O. BOX 86
BERKELEY, CA 94701 USA

SHIPPED TO: 18458.1

FEINER CONSTRUCTION
P. O. BOX 86
BERKELEY, CA 94701 USA

WRITTEN BY: ELLY VOLLMER
SALES REP: Freer, Scott
ORDER REF #:
MARK ORDER:
CUSTOMER P.O. #: 63RD STREET
JOB NAME: FEINER SHOP/STOCK ACCOUNT
SHIPPED VIA: WILL CALL
ORDER/SHIP DATE: 04/16/13 | 04/26/13
SALES TAX/AREA: 9.000% Richmond (City)
PAGE #: 1

NON-TAXABLE ITEMS	0.00
HANDLING CHARGES	0.00
OUTBOUND SHIPPING	0.00
NON-TAXABLE SUBTOTAL	0.00
TAXABLE ITEMS	442.37
SALES TAX AMOUNT	39.81
INVOICE TOTAL	482.18

SKU #	QTY-ORD	QTY-SHP	QTY-B/O	U/M	MFGR / PART # / DESCRIPTION	T	UNIT PRICE	EXTENDED
222206	2	2	0	E	Fsc 4524-224 PUFF 24" 2/F24T5 Special Order Item! NO RETURNS ACCEPTED.	Y	109.50/E	219.00
222207	1	1	0	E	Fsc 4536-239 PUFF 2F39T5 LMPS Special Order Item! NO RETURNS ACCEPTED.	Y	112.65/E	112.65
189720	2	2	0	E	GE 46744 F39W/T5/830 39W T5 3000K LMP	Y	14.81/E	29.62
197366	4	4	0	E	GE 46699 F24W/T5/830/ECO 24W T5 3000K	Y	12.96/E	51.84
114484	1	1	0	E	COMMOD THERE WILL BE INCOMING FREIGHT CHARGES	Y	29.26/E	29.26
***** *** INVOICE TOTAL >>>								482.18
THANKS FOR CHOOSING Laner Electric Supply Co. Inc. !!								
<div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 50px; display: flex; align-items: center; justify-content: center;"> 132 </div>								
000554								

EMPEROR SUPPLY INC
119 10TH ST
OAKLAND CA 94607
510-832-8888

Merchant ID: 000003781401
Term ID: 00447542 Ref #: 0034

Sale *Scrum
electronic
(A)*

*****0524

VISA Entry Method: Swiped

Total: \$ 483.14

03/20/13 11:48:50

Inv #: 000034 Appr Code: 045870

Apprvd: Online Batch#: 000073

Customer Copy

DEPT. US TI \$19.33
MDSE ST \$443.25
TAXI \$39.89

ITEMS 1240
CHARGE \$483.14

12						
13	80405-W	"	1	129	10	
14	88014	"	2	39	-	
15	88011	"	3	159	10	
16	NP226W	"	7	279	-	
17						

RECEIVED BY <i>034 Vish</i>	SUB TOTAL	443.25
	TAX	39.89
	TOTAL	483.14

TERMS: Checks returned unpaid by your financial institution are subject to a service charge of \$25. Merchandise returned without our consent will not be accepted. Merchandise must be returned in original packaging and in resalable condition. All return, exchanges and claims must be accompanied by this sales slip & subject to a 25% restocking fee. All refund will be in financial form used for the purchase. No return after 60 days of invoice. Special Order, cut material, wire, pipe, and tools are non-returnable. We reserve the rights to deny any return.

PLIES/LIGHTING FIXTURES

TEL: (510) 832-8888
FAX: (510) 251-1021

VOICE POS AP12099811 #

PHONE DATE 3-20/13

085
Berkeley CA 94701

	U/M	QTY	PRICE	LESS%	AMOUNT
SPIN		1	35.99	-	
SPIN		3	15.99	-	
VITON		10	7.90		
PPV		5			
EVITON		48	25	-	
MY		6	3.79	10	
IN		7	35.99	10	
IN		2	24.99	10	
VITON		15	3.9	-	
"		3	1.99	-	
"		6	25	-	
"		10	9.9	10	
"		1	1.29	10	
"		2	3.9	-	
"		3	1.59	10	
"		7	2.79	-	

000555

Evan Williams
Sales Specialist

evan.b.williams@store.lowes.com



LOVE'S HOME CENTERS, INC.
1935 ARNOLD INDUSTRIAL WAY
CONCORD, CA 94520 (925) 566-9000

ORDER INFORMATION
TO OBTAIN A STATUS OF YOUR ORDER VISIT
WWW.LOVES.COM/STATUS

AFTER BEING NOTIFIED THAT THE PICKUP LATER ORDER IS
AVAILABLE, PLEASE COME TO THE CUSTOMER SERVICE DESK
TO PICK UP THE MERCHANDISE.

- SOS SALE -

SALES#: S2604KT1 1430259 TRANS#: 88983145 06-11-13

402352 6104 ENCORE	184.89
36, 6104 ENCORE (INTERIOR	
[PICK UP LATER - LOVES # 2604 on 06/12/2013]	
402352 6104 ENCORE	163.91
30, 6104 ENCORE (INTERIOR	
[PICK UP LATER - LOVES # 2604 on 06/12/2013]	

PO #: 159743029

INVOICE 85403 SUBTOTAL:	348.80
INVOICE 85403 SUBTOTAL:	348.80
TAX:	31.39
BALANCE DUE:	380.19
VISA:	380.19

VISA:XXXXXXXXXX0524 AMOUNT:380.19 AUTHCD:045020

KEYED REFID:983225260401 06/11/13 13:40:25

STORE: 2604 TERMINAL: 01 06/11/13 13:40:36



THANK YOU FOR SHOPPING LOVE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: KEVIN HARRISON

WE HAVE THE LOWEST PRICES, GUARANTEED!
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS.

000556

YOUR OPINIONS COUNT!

Ω
OMEGA SALVAGE
 GENERAL STORE

AVENUE • BERKELEY, CA 94702
 0767 • FAX (510) 843-7123
 www.ohmegasalvage.com

Return Policy

in original resaleable condition can be returned with
 returns without the original receipt... no exceptions.
 Consignment and non-stock special order sales are final!

Ω
OHMEGA SALVAGE
 GENERAL STORE

2400 SAN PABLO AVENUE • BERKELEY, CA 94702
 (510) 204-0767 • FAX (510) 843-7123
 www.ohmegasalvage.com

Return Policy

Within 30 days of purchase, items in original resaleable condition can be returned with
 receipt for a full store credit. No returns without the original receipt... no exceptions.
 After 30 days, absolutely no returns. Consignment and non-stock special order sales are final.

D.D.		CHARGE	RETURN	PAID OUT
DESCRIPTION		PRICE	AMOUNT	
rings			20	20
SUB TOTAL			20	20
TAX			1	80
TOTAL			21	80

Returned goods MUST be accompanied by this bill.

by Vish

THANK YOU

D.D.		CHARGE	RETURN	PAID OUT
DESCRIPTION		PRICE	AMOUNT	
CREDIT CARD		150.00	300.00	
VISA SALE		400	27.00	
CARD #		XXXXXXXXXXXX0524		
INVOICE		0003		
Batch #:		000165		
Approval Code:		025321		
Entry Method:		Swiped		
Mode:		Online		
SALE AMOUNT		\$127.00		
CUSTOMER COPY				
SUB TOTAL			127.00	
TAX			2	
TOTAL			127.00	

All claims and returned goods MUST be accompanied by this bill.

0022856

Rec'd by _____

000557 THANK YOU



SAN LEANDRO DOOR COMPANY
 2690 ALVARADO STREET
 SAN LEANDRO, CA, 94577
 510-351-1111 FAX 510-357-1149
 510 351-1111/FAX 510-357-1149
 QUOTE

TO: FEINER CONSTRUCTION
 P.O. BOX 86
 BERKELEY, CA 94701

JOB:
 SHIP: DELIVERY
 1153 63RD ST
 OAKLAND, CA.

CUST NUMBER 000123
 BID NUMBER 007570-00 TERMS DNBT
 BID DATE 09/04/2012
 SALESPER ALLEN SCHOENFELD

101"
 \$1,244.65

QUANTITY	DESCRIPTION	PER UNIT PRICE	TOTAL PRICE
6	SPECIAL ORDER DOOR 3/0 X 6/6 X 1-3/8 SC POHB NOMINAL FOR BY-PASS	190.75	1144.50
2	GRANT HDWR FOR 72" BIPASS 1-3/8 W72138	46.90	93.80
1.50	GRANT W7005 DEL RAIL BIPASS TRACK 1/2" ! CUT TO 3 PCS 6FT !	146.85	220.25

SUBTOTAL 1,458.55
 TOTAL EST. TAXES 131.27
 TOTAL EST. PRICE 1,589.82

BY _____

ACCEPTED BY *Michael* 000558

TITLE _____

DATE *8/5/2012*

ills 239.80 floor \$31.37
 bollnose \$5.62



More saving.
 More doing.™

3838 HOLLIS AVE. EMERYVILLE, CA 94608
 ** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00007 21670 02/03/13 12:28 PM
 CASHIER MARIE - MPK6025

730575730995 WALL TILE <A>
 3"X6" WHITE MODULAR TILE-12.5SF-CA 220.00
 10@22.00
 744704408273 3X10 BN <A>
 3X10 MARISSA CARRARAWALL BN -EA 60.27
 41@1.47
 081516289080 2X2 BN OUT <A>
 2X2 WHITE BN OUTCORNER-EA 5.16
 2@2.58
 744704403896 3X12 BN <A>
 3X12 MARISSA CARRARA FLOOR BN -EA 22.96
 5@2.87
 730576907594 2" OCT/DOT <A> 28.78
 2"X2" OCT WHT W/WHT DOT TILE 10SF-CA

SUBTOTAL 337.17
 SALES TAX 30.35
 TOTAL \$367.52
 XXXXXXXXXXXX0524 VISA 367.52
 AUTH CODE 035010/0073695 TA



0627 07 21F

floor tile



More saving.
 More doing.™

3838 HOLLIS AVE. EMERYVILLE, CA 94608
 ** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00057 76802 02/08/13 04:29 PM
 CASHIER SELF CHECK OUT - SCQ157

730576479466 2" OCT/DOT <A>
 2X2 OCT WHITE W/WHT DOT-EA 20@2.57 51.40

SUBTOTAL 51.40
 SALES TAX 4.63
 TOTAL \$56.03
 XXXXXXXXXXXX0524 VISA 56.03
 AUTH CODE 035061/5572225 TA



0627 57 76802 02/08/2013 2510

RETURN POLICY DEFINITIONS
 POLICY ID. DAYS POLICY EXPIRES ON
 A 1 90 05/09/2013
 THE HOME DEPOT RESERVES THE RIGHT TO
 LIMIT / DENY RETURNS. PLEASE SEE THE
 RETURN POLICY SIGN IN STORES FOR
 DETAILS.

ENTER

unit A
 tile
 \$708.97

floor \$219.60 /



Mo
 Mo

11939 SAN PABLO AVE. 5
 **RECEIPT REQUIRED FOR

0643 00009 61938 02/
 CASHIER ROSEZANN - RXH656

730576907594 2" OCT/DOT <A>
 2"X2" OCT WHT W/WHT DOT 7@28.78
 081516288960 2X6 BN <A>
 2"X6" WHITE BULLNOSE (80@0.74

SUBTOTAL SALES TAX
 TOTAL
 XXXXXXXXXXXX0524 VISA
 AUTH CODE 045156/0093497



0643 09 61938 02/03/

RETURN POLICY DEFINITIONS
 POLICY ID. DAYS POLICY EXPIRES ON
 A 1 90 05/09/2013
 THE HOME DEPOT RESERVES THE RIGHT TO
 LIMIT / DENY RETURNS. PLEASE SEE THE
 RETURN POLICY SIGN IN STORES FOR
 DETAILS.

000559

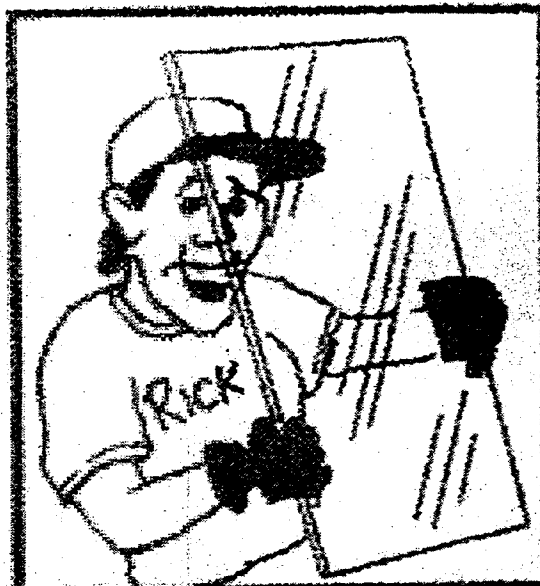
Glass On Wheels

oward Street
ond, CA 94804

205-5655 Fax # 510 237-2972

Bill To
ST
L

one # Customer Fax # P.O. No.



In

Date
E-mail Ricksglassonwhe
Web Site www.ricksglass

Job Address
FEINER
1153 63rd St
Oakland CA

Rep Installed Date In

SIZE- H	Description	FRAME/GLASS	Price Each
①	IG Glass		\$125 ⁰⁰
②	IG Glass		\$125 ⁰⁰
③	DS Glass		\$50 ⁰⁰
			\$300

6/23/11
ADD
\$125
ch# 13

ED TO BEGIN JOB \$
PON COMPLETION OF JOB

Subtotal
Sales Tax (0.0%)
Total 300
Payments/Credits
Bal 000560

reby acknowledge the satisfactory completion of the above described work.

Theresa G. ...
 RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF					CHECK NUMBER	NET AMOUNT
4/10	Kick's Glass	ST		600		6266	300 -
		DESCRIPTION					

Theresa G. ... NON NEGOTIABLE

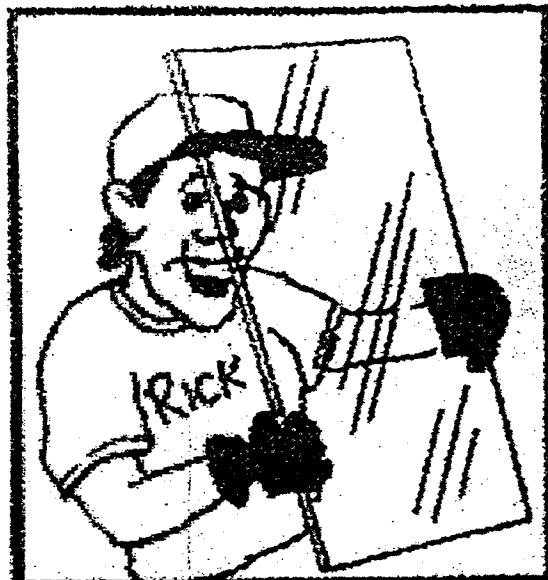
Glass On Wheels

Howard Street
Oakland, CA 94804

205-5655 Fax # 510 237-2972

Bill To
ST
K

Phone # Customer Fax # P.O. No.



In

Date
E-mail: Ricksglassonwheels
Web Site: www.ricksglass.com

Job Address
FEINER
1153 63rd St
Oakland CA

Rep Installed Date In

-SIZE- H	Description	FRAME/GLASS	Price Each
Ø	IG Glass		\$125 ^{ea}
Ø	IG Glass		\$125 ^{ea}
Ø	DS Glass		\$50 ^{ea}
			\$300

6/23/11
ADD
\$125
ch# 13

ED TO BEGIN JOB \$
ON COMPLETION OF JOB

Subtotal
Sales Tax (0.0%)
Total 300
Payments/Credits
Ba 000562

reby acknowledge the satisfactory completion of the above described work.

Thurs 4/2/81
RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
<i>4/1/81</i>	<i>Rich's Glass</i>	<i>st 600</i>	<i>6266</i>	<i>3.00 -</i>

W. L. C. Co. NON NEGOTIABLE

000563

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
7/31/13	Rankin Scaffold	ST	785 6264	400 -

Rankin Scaffold NON-NEGOTIABLE

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
9/6/13	Rankin Scaffold	ST	785 6163	2,000 -

45 days → Oct 21
60 days → Nov 5

Rankin Scaffold NON-NEGOTIABLE

RECORD OF PAYMENT OR EMPLOYEE PAY STATEMENT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	NET AMOUNT
11/13	Rankin Scaffold	ST	785 6268	600 -

000564

Merchant ID: 24032056
Term ID: 1938

Sale

VISA

XXXXXXXXXX0105

Entry Method: Swiped

Apprvd: Online Batch#: 000000

11/15/13 17:

Inv#: 000045 Appr Code: 025530

Total: \$ 33.79

Customer Copy

THANK YOU

CALL AGAIN

EASTERN SUPPLIES
2900 SHATTUCK AVE
BERKELEY, CA94705
(510)841-8606

REG 11-15-2013 05:27 PM
1235-000729

SCREEN \$31.00
TL \$33.79

TAX-AMT 1 \$31.00
TAX 1 \$2.79
TAX \$2.79
CHARGE \$33.79

1 No

Merchant ID: 24032056
Term ID: 1938

Sale

VISA

XXXXXXXXXXXX0105

Entry Method: Swiped

Apprvd: Online Batch#: 000004

10/22/13 15:08:59

Inv#: 00000034 Appr Code: 005855

Total: \$ 126.44

Customer Copy

THANK YOU

Screen

EASTERN SUPPLIES
2900 SHATTUCK AVE
BERKELEY, CA 94705
(510) 841-8606

Merchant ID: 24032056
Term ID: 1938

Sale

VISA

XXXXXXXXXXXX0105

Entry Method: Swiped

Apprvd: Online Batch#: 000000

11/07/13 12:33:11

Inv#: 00000008 Appr Code: 035237

Total: \$ 32.70

Customer Copy

THANK YOU

CALL AGAIN

EASTERN SUPPLIES
2900 SHATTUCK AVE
BERKELEY, CA94705
(510)841-8606

REG 11-07-2013 12:32
000747

SCREEN \$30.00
TAX-AMT 1 \$30.00
TAX 1 \$2.70
CHARGE \$32.70

1 No

YOUR RECEIPT
THANK YOU
CALL AGAIN

EASTERN SUPPLIES
2900 SHATTUCK AVE
BERKELEY, CA94705
(510)841-8606

REG 10-22-2013 03:09 PM
1235-001260

8 X @13.00
SCREEN \$104.00
SCREEN \$12.00
TL \$126.44

TAX-AMT 1 \$116.00
TAX 1 \$10.44
TAX \$10.44
CHARGE \$126.44

9 No

0627 00059 52569 06/09/13 11:31 AM
CASHIER SELF CHECK OUT - SCOT59

046677409432 PLC 4FT T8 <A> 32.47
PLC 4' T8 32W SOFT WHT FL BULB 10PK

SUBTOTAL 32.47
SALES TAX 2.92
TOTAL \$35.39

XXXXXXXXXXXX0524 VISA 35.39
AUTH CODE 035181/4591451 TA



0627 59 52569 06/09/2013 0685

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/07/2013
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

Kit \$108.90 (2) / RTR
A SINKS \$42.51 (1)

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00059 21200 02/05/13 10:51 AM
CASHIER SELF CHECK OUT - SCOT59

721015311249 OVAL LAV <A> 39.00
20"X17" ARAGON WHITE DROP IN SINK
6943658400225 KIT SINK <A>
GLACIER BAY SST 1-BASIN KITCHEN SINK
2049.95 99.90

SUBTOTAL 138.90
SALES TAX 12.50
TOTAL \$151.40

XXXXXXXXXXXX0524 VISA 151.40
AUTH CODE 055214/8395865 TA



0627 59 21200 02/05/2013 7893

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/06/2013
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

0634 00057 31020 05/31/13 11:36 AM
CASHIER SELF CHECK OUT - SCOT57

092903293511 PENDANT <A>
MINI-PENDANT ANTIQUE NICKEL CONE DNI
2069.97 139.94

NLP Savings \$40.00
762148098584 14" MINI 4PK <A>
NV 14W SW SPIRAL CFL BULB 4PK
206.97 13.94

046335811003 14IN FM SA <A>
2LT SANDSTONE/ALABASTER FLUSHMOUNT
2039.98 79.96

SUBTOTAL 233.84
SALES TAX 21.05
TOTAL \$254.89

XXXXXXXXXXXX0524 VISA 254.89
AUTH CODE 035102/3577937 TA

NEW LOWER PRICE (NLP) SAVINGS \$40.00



0634 57 31020 05/31/2013 2536

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON

Kit. faucet A



More saving.
More doing.®

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00057 13888 02/18/13 10:29 AM
CASHIER SELF CHECK OUT - SCOT57

034449593366 KIT FCT <A>
CLASSIC HDL KIT. FAUC DECK-SPRY CH
3079.00 237.00

SUBTOTAL 237.00
SALES TAX 21.33
TOTAL \$258.33

XXXXXXXXXXXX0524 VISA 258.33
AUTH CODE 025937/5575078 TA



0627 57 13888 02/18/2013 2077

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON

00

225 Capp Street
 San Francisco, CA 94110
 Tel: 415/626-0504 • Fax: 415/626-0310
 Lic. 946106

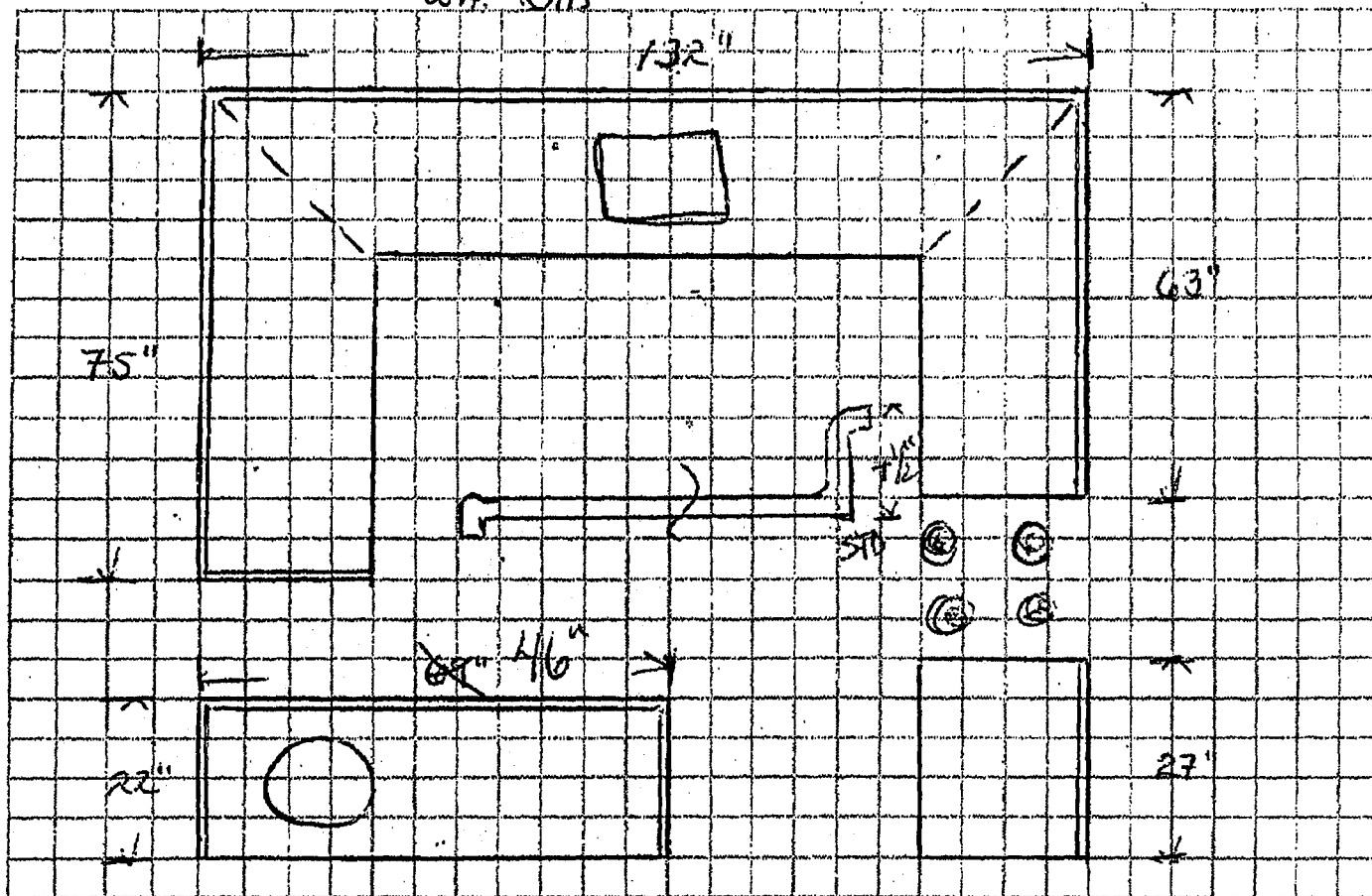
JOB ESTIMATE

To measure: 12/20/12
 9:30 - 10:30

TO Feiner Construction PHONE [REDACTED] DATE 12/13/12
 JOB NAME Michael
 Fax# (510) 525-6261 LOCATION 1153 63rd St Oakland
WILSON ART - GREEN LEGACY 4657-60

JOB DESCRIPTION

W.A. STS



WE RECOMMEND AVOIDING ANY SEAMS NEAR SINKS OR ANY OTHER MOISTURE SOURCE. ALTHOUGH OUR LAMINATE SEAMS ARE VERY TIGHT, REPEATED EXPOSURE TO MOISTURE WILL EVENTUALLY WEAR OUT THE SEAL AND RESULT IN SWELLING OF THE PARTICLEBOARD. THERE IS NO WARRANTY AGAINST WATER DAMAGE.

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE AND IS BASED ON OUR EVALUATION. IT DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS REQUIRED SHOULD UNFORESEEN PROBLEMS OR CONDITIONS ARISE AFTER THE WORK HAS BEGUN. INSTALLATION PRICES DO NOT INCLUDE

Kitchen
Photo
Camera

ESTIMATED
 JOB COST

installed revised
~~5285~~ 000567 1920

ESTIMATED

1/1/11 SON

Crown HEATING • SHEET METAL, INC.

739 GILMAN STREET • BERKELEY, CA 94710-1332
TELEPHONE 510-524-0844 CONTRACTORS LIC. NO. 245994

FEINER CONSTRUCTION
PO BOX 86
BERKELEY CA 94701

Date 07/16/13 Our No. 42802 Your No. Terms Net 30 days

Mfg: Three custom designed 24ga galv. washing
machine pans.

1 = \$ 190.35

9% TAX

\$ 525.00

47.25

\$ 572.25

ck # 1347

NOTICE

"UNDER THE MECHANICS' LIEN LAW (CALIFORNIA CODE OF CIVIL PROCEDURE, SECTION 1181 ET SEQ.), ANY CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY BUT IS NOT PAID FOR HIS WORK OR SUPPLIES, HAS A RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS THAT, AFTER A COURT HEARING, YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTEDNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR OWN CONTRACTOR IN FULL, IF THE SUBCONTRACTOR, LABORER, OR SUPPLIER REMAINS UNPAID."

Interest Charged on Overdue Balances

Crown HEATING • SHEET METAL, INC.

739 GILMAN STREET • BERKELEY, CA 94710-1332
TELEPHONE 510-524-0844 CONTRACTORS LIC. NO. 245994

FEINER CONSTRUCTION
PO BOX 86
BERKELEY CA 94701

Date 06/21/13 Our No. 42711 Your No. Terms Net 30 days

Mfg: 32oz copper door rack.

63rd
A CK # 1344

	\$ 150.00
TAX	<u>13.50</u>
	\$ 163.50

NOTICE

"UNDER THE MECHANICS' LIEN LAW (CALIFORNIA CODE OF CIVIL PROCEDURE, SECTION 1181 ET SEQ.), ANY CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY BUT IS NOT PAID FOR HIS WORK OR SUPPLIES, HAS A RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS THAT, AFTER A COURT HEARING, YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTEDNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR OWN CONTRACTOR IN FULL, IF THE SUBCONTRACTOR, LABORER, OR SUPPLIER REMAINS UNPAID."

Interest Charged on Overdue Balances

Your Store: Pleasanton #629 (Change)

El Cerrito - 9

Schlage Single Cylinder Aged Bronze Deadbolt

Model # B900K V 716 Store SKU # 617044

\$35.84 /EA-Each



Store Only

Buy Online, Pick Up In Store Today
Check Store Inventory

PRODUCT DESCRIPTION

The Schlage Single Cylinder Aged Bronze Deadbolt lends your exterior or interior door with ANSI grade protection. The aged bronze deadbolt installs easily with the included hardware and 2 keys let you have

- Compatible with 1-3/8 - 1-3/4 in. doors
- Only use Schlage keys on secure key locks
- Ideal for interior or exterior doors requiring a lock
- Solid brass with an aged bronze finish for added flair
- Single cylinder deadbolt
- Installs using included hardware
- Includes installation hardware, 2 keys and deadbolt
- ADP1 Grade 1 rated for optimal residential security
- Model # B900K V 716
- RECI Part # 177202

SPECIFICATIONS

ADA Compliant	No
Assembled Height (in.)	2.5 in
Backset size (in.)	Adjustable
Commercial Hardware Type	Cylinders
Deadbolt cross bore diameter (in.)	1.0
Deadbolt strike height (in.)	2.3
Deadbolt throw length (in.)	1.0



More saving.
More doing.SM

11939 SAN PABLO AVE. 510-235-0800
RECEIPT REQUIRED FOR ALL RETURNS

0643 00010 14406 06/02/13 02:33 PM
CASHIER JOHANNA JML9.0

043156171200 DEADBOLT <A>
SCHLAGE DEADBOLT SGL CYL ABZ 35.84

SUBTOTAL 35.84
SALES TAX 3.41
TOTAL \$39.25
AUTH CODE 035386/1102458 39.25
TA



0643 10 14406 06/02/2013 5146
RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS POLICY EXPIRES ON
A THE HOME DEPOT RESERVE 90 08/31/2013
Deadbolt

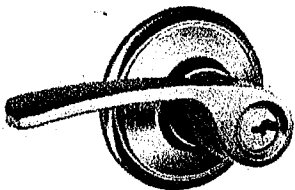
000570

Your Store: Pleasanton #629 (Change)

Emeryville

Schlage Merano Aged Bronze Keyed Entry Lever

\$55.98 /EA-Each



Store Only

Buy Online, Pick
Check Store Inventory

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

0627 00056 68082 06/02/13 03:09 PM
CASHIER SELF CHECK OUT - SCOT56

043374777925	ADJ SILL <A>	20.97
	MD 4-9/16"X1-1/8"X36"ADJ SILL-BZ	
043156171200	DEADBOLT <A>	35.84
	SCHLAGE DEADBOLT SGL CYL ABZ	
043156168217	FA51 MER 716 <A>	55.98
	SCHLAGE MER KEYED ABZ	

SUBTOTAL	112.79
SALES TAX	10.15
TOTAL	\$122.94
XXXXXXXXXXXX0524 VISA	122.94
AUTH CODE 015026/1568988	TA



0627 56 68082 06/02/2013 4414

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 1 90 08/31/2013
 THE HOME DEPOT RESERVES THE RIGHT TO
 LIMIT / DENY RETURNS. PLEASE SEE THE
 RETURN POLICY SIGN IN STORES FOR
 DETAILS.

DESCRIPTION

SKU ~~627-094~~ \$54.87
 103-814
 MER Keyed ABZ
 deadbolt

SKU 627-094
 single cyl ABZ
 \$35.84

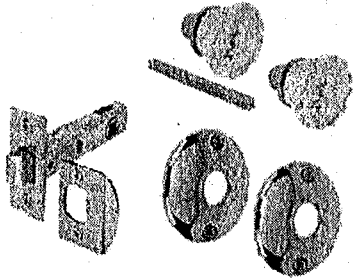
Brand (also manufacturer) Kwikset
 Color (metal finish) Brass
 Door Lock & Knob Product Type Levers
 Housing material Brass
 Housing width (in.) 6-1/8"

Backset (in.) 2-1/8"
 Core 1-1/2"
 Door Unfinished wood
 Door handling Unfinished wood
 Finish Aged Bronze
 Housing height (in.) 2-3/8"
 Interior/Exterior Interior

000571



Your Store: Emeryville #627 (Change)



Prime-Line Glass Knob Passage Handleset

Model # E 2317 Internet # 202314054 Store SKU # 173543
Store SO SKU # 173543

\$15.37 /EA-Each

This item cannot be shipped to the following state(s):
AK, GU, HI, PR, VI

Ships FREE with \$45.00 Order

Buy Online, Pick Up In Store Today
Check Store Inventory

PRODUCT DESCRIPTION

This passage handle set is constructed from brass. It includes 2 glass handles, spindle, rosettes, and fasteners for a quick and easy installation.

- Brass plated
- Glass handles
- Easy to install
- Fasteners included
- MFG Model #: E 2317
- MFG Part #: E 2317

SPECIFICATIONS

ADA Compliant	No
Assembled Height (in.)	6.5 In
Backset size (in.)	Adjustable
Door Locks & Knobs Product Type	Handlesets
Housing collar material	Brass
Knob cross bore diameter (in.)	0.25
Knob housing height (in.)	0.0
Knob material	Crystal
Lock Type	Unkeyed



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More doing.SM**

3838 HOLLIS AVE. EMERYVILLE, CA 94608
** RECEIPT REQUIRED FOR ALL REFUNDS**

Asse 0627 00025 24106 04/21/13 12:58 PM
CASHIER: SHAREECE - SS18XX

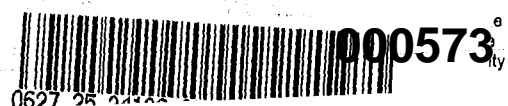
Corn 049793023179 PASSAGE SET <A>
GLASS PASSAGE HANDLE SET
@15.37 61.48

Inter 049793103130 VIEWER BZ <A>
DOOR VIEWER, UL 180 DEG BRONZE
@10.97 32.91

Kn 1 X = A

Kn SUBTOTAL 94.39
SALES TAX 8.50
TOTAL \$102.89
AUTH CODE 055824/3253389 102.89
TA

*interior
Door
HARDWARE*



MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER
1 [REDACTED]
STATEMENT DATE
06/23/11

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEF	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
3,422.96	1	1,525.00	1	0.10	.00	1,898.06

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
06/23	0.10	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
06/02	1101	1,525.00			

ACCOUNT BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
05/23	3,422.96	06/23	1,898.06
06/02	1,897.96		

***** INTEREST PAID INFORMATION *****
YOUR INTEREST PAID WAS CALCULATED USING YOUR DAILY BALANCE FOR
31 DAYS FOR AN ANNUAL PERCENTAGE YIELD EARNED OF 0.05%. THIS
BRINGS YOUR YTD INTEREST PAID TO 0.97.

000574

MICHAEL FEINER
JENNIFER SHY
83RD ST

1101

80702610

5/30/04

Pay to the
Order of

Norden Equipment

\$ 1,525

Thirteen hundred twenty five Dollars



USAA FEDERAL SAVINGS BANK

10750 UNIVERSITY

MANASSAS, TEXAS 76064

817-456-9000 FAX 817-456-9025

For

8890

[Signature]

000575

MICHAEL FEINER OR
JENNIFER SHV

ACCOUNT NUMBER
STATEMENT NUMBER
24
10/24/11

PAGE 1

BALANCE LAST STATEMENT	NO OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO OF DEF	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
1,898.30	3	6,512.58	2	5,000.07	.00	385.79

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
10/06	5,000.00	USAA FUNDS TRANSFER CR
10/24	0.07	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
09/26	1102	300.00	10/11	1104	5,912.58
10/04	1103	300.00			

ACCOUNT BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
09/23	1,898.30	10/06	6,298.30
09/26	1,598.30	10/11	385.72
10/04	1,298.30	10/24	385.79

***** INTEREST PAID INFORMATION *****
YOUR INTEREST PAID WAS CALCULATED USING YOUR DAILY BALANCE FOR
31 DAYS FOR AN ANNUAL PERCENTAGE YIELD EARNED OF 0.05%. THIS

000576

MICHAEL FEINER
JENNIFER SHY
63RD ST

1102

9/12/11

38 202/716

Pay to the Order of Robert Harold \$ 300-
Three hundred Dollars @

USA FEDERAL SAVINGS BANK
OFFICE IN DENVER CITY PARK
SAN ANTONIO, TEXAS 78208-0244
PHONE 214-828-1-2000-433-0724

USA
For GPL - Planning App Michael Z

Check: 1102 Amount: 300.00

MICHAEL FEINER
JENNIFER SHY

1103

9/27/2011

38 202/716

Pay to the Order of MSB Magic \$ 300-
Three hundred Dollars @

USA FEDERAL SAVINGS BANK
OFFICE IN DENVER CITY PARK
SAN ANTONIO, TEXAS 78208-0244
PHONE 214-828-1-2000-433-0724

USA
For Michael Z

Check: 1103 Amount: 300.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1104

9/16/2011

38 202/716

Pay to the Order of City of Oakland \$ 5,912.58
Five thousand nine hundred twelve 58/100 Dollars @

USA FEDERAL SAVINGS BANK
OFFICE IN DENVER CITY PARK
SAN ANTONIO, TEXAS 78208-0244
PHONE 214-828-1-2000-433-0724

USA
For aluminum application Michael Z

Check: 1104 Amount: 5,912.58

000577

MICHAEL FEINER OR
JENNIFER SHV

1

ACCOUNT NUMBER
STATEMENT DATE
11/22/11

24

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
385.79	2	5,225.00	3	5,200.04	.00	360.83

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
10/27	5,000.00	USAA FUNDS TRANSFER CR
11/18	200.00	USAA FUNDS TRANSFER CR
11/22	0.04	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
11/01	1105	5,000.00	10/28	1106	225.00

ACCOUNT BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
10/24	385.79	11/01	160.79
10/27	5,385.79	11/18	360.79
10/28	5,160.79	11/22	360.83

***** INTEREST PAID INFORMATION *****
YOUR INTEREST PAID WAS CALCULATED USING YOUR DAILY BALANCE FOR
29 DAYS FOR AN ANNUAL PERCENTAGE YIELD EARNED OF 0.05%. THIS
BRNGS YOUR YTD INTEREST PAID TO 1.32.

000578

MICHAEL FEINER
JENNIFER SHY
63RD ST

10/6/11

30-108-2100

Pay to the
Order of

Steve McKee

\$ 5,000

Five Thousand

Dollars



USAA FEDERAL SAVINGS BANK
1970 BUCKLEBERRY FWY
SAN ANTONIO, TEXAS 78261-0044
(214) 484-2000 | 800-832-8728

For

Michael Z

Check: 1105 Amount: 5,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1106

10/6/11

30-108-2100

Pay to the
Order of

Cecily Hunter

\$ 225

Two hundred twenty five

Dollars



USAA FEDERAL SAVINGS BANK
1970 BUCKLEBERRY FWY
SAN ANTONIO, TEXAS 78261-0044
(214) 484-2000 | 800-832-8728

For

Michael Z

Check: 1106 Amount: 225.00

000579

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER

STATEMENT DATE

12/22/11

PAGE 1

BALANCE (LAST STATEMENT)	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP.	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
360.83	4	2,861.47	2	3,000.04	.00	499.40

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Notes: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE.....	AMOUNT	TRANSACTION DESCRIPTION
12/07	3,000.00	USAA FUNDS TRANSFER CR
12/22	0.04	INTEREST PAID

CHECKS

DATE..	CHECK NO.....	AMOUNT	DATE..	CHECK NO.....	AMOUNT
11/29	1107	300.00	12/19	1109	900.00
12/12	1108	900.00	12/14	1110	761.47

ACCOUNT BALANCE SUMMARY

DATE.....	BALANCE	DATE.....	BALANCE
11/22	360.83	12/14	1,399.36
11/29	60.83	12/19	499.36
12/07	3,060.83	12/22	499.40
12/12	2,160.83		

***** INTEREST PAID INFORMATION *****
YOUR INTEREST PAID WAS CALCULATED USING YOUR DAILY BALANCE FOR
30 DAYS FOR AN ANNUAL PERCENTAGE YIELD EARNED OF 0.05%. THIS

000580

JENNIFER SHY
63RD ST
287462100

12/18/11

Pay to the Order of Cass Morris \$ 300
Three hundred Dollars

For Attire

USAA FEDERAL SAVINGS BANK
10750 ALBUQUERQUE HWY
SAN ANTONIO, TEXAS 78249-0444
(214) 486-8000 T 409-853-9751

Check: 1107 Amount: 300.00

JENNIFER SHY
63RD ST
287462100

12/17/11

Pay to the Order of Earth Science Consultants \$ 900
Nine hundred Dollars

For Attire

USAA FEDERAL SAVINGS BANK
10750 ALBUQUERQUE HWY
SAN ANTONIO, TEXAS 78249-0444
(214) 486-8000 T 409-853-9751

Check: 1108 Amount: 900.00

MICHAEL FEINER
JENNIFER SHY
63RD ST
1109

12/18/11

Pay to the Order of Earth Science Consultants \$ 900
Nine hundred Dollars

For Attire

USAA FEDERAL SAVINGS BANK
10750 ALBUQUERQUE HWY
SAN ANTONIO, TEXAS 78249-0444
(214) 486-8000 T 409-853-9751

Check: 1109 Amount: 900.00

MICHAEL FEINER
JENNIFER SHY
63RD ST
1110

12/18/11

Pay to the Order of Chase \$ 761.47
Seven hundred forty one 47 Dollars

For Attire

USAA FEDERAL SAVINGS BANK
10750 ALBUQUERQUE HWY
SAN ANTONIO, TEXAS 78249-0444
(214) 486-8000 T 409-853-9751

Check: 1110 Amount: 761.47

000581

2012

03648.R4SG.JSS532667991.03.01.78:

MICHAEL FEINER OR
JENNIFER SHY



ACCOUNT NUMBER



STATEMENT DATE
12/21/12

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEPOSITS MADE	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
31,372.17	14	15,220.86	1	0.17	.00	16,151.48

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	29.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
12/21	0.17	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
12/04	1215	3,200.00	12/10	1222	475.00
11/27	1217*	2,661.30	12/17	1223	1,278.00
12/03	1218	60.00	12/10	1224	288.00
11/26	1219	1,062.50	12/17	1225	2,200.00
12/05	1220	1,557.00	12/17	1226	752.26
11/27	1221	770.80			

OTHER DEBITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
11/26	417.00	ACH DEBIT 112612 BANK OF AMERICA ONLINE PMT *****5POS
12/17	249.00	ACH DEBIT 121712 BANK OF AMERICA ONLINE PMT *****5POS
12/17	250.00	ACH DEBIT 121412 CARDMEMBER SERV WEB PMT

000582

MICHAEL FEINER
JENNIFER SHY
63RD ST

1215

11/23/12 DATE

Pay to the Order of Ken Lusk \$ 3,200

Three thousand Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1215 Amount: 3,200.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1217

11/23/12 DATE

Pay to the Order of Ashtley Lyman \$ 2,661.30

Twenty six hundred sixty one and 30/100 Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1217 Amount: 2,661.30

MICHAEL FEINER
JENNIFER SHY
63RD ST

1218

11/23/12 DATE

Pay to the Order of Steve Akke \$ 60

Sixty Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1218 Amount: 60.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1219

11/23/12 DATE

Pay to the Order of Alexandro Romero \$ 1,062.50

One thousand sixty two and 50/100 Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1219 Amount: 1,062.50

MICHAEL FEINER
JENNIFER SHY
63RD ST

1220

11/23/12 DATE

Pay to the Order of Juan Lozano \$ 1,557

One thousand five hundred fifty seven Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1220 Amount: 1,557.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1221

11/23/12 DATE

Pay to the Order of Robertson Supply \$ 770.80

Seven hundred seventy and 80/100 Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1221 Amount: 770.80

MICHAEL FEINER
JENNIFER SHY
63RD ST

1222

11/27/12 DATE

Pay to the Order of Alexandro Romero \$ 475

Four hundred seventy five Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1222 Amount: 475.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1223

11/27/12 DATE

Pay to the Order of Juan Lozano \$ 1,278

Twelve hundred seventy eight Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

Check: 1223 Amount: 1,278.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1224

11/27/12 DATE

Pay to the Order of Karin Jahn \$ 288

Two hundred eighty eight Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

MICHAEL FEINER
JENNIFER SHY
63RD ST

1225

11/27/12 DATE

Pay to the Order of Carlos Alvarez \$ 2200

Twenty two hundred Dollars

USAA FEDERAL SAVINGS BANK
10700 MACDONALD Pkwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3731

For [Redacted]

000583

Check: 1225 Amount: 2,200.00

MICHAEL FEINER
JENNIFER SMY
83RD ST
[REDACTED]

12/15/10
1226
26-7482146

Pay to the Order of Chase \$ 752.26
Seven hundred fifty two — 26/100 Dollars @ 100 CENTS

USAA FEDERAL SAVINGS BANK
3070 SACHERMOTT Fwy
SAN ANTONIO, TEXAS 78201-2044
(814) 482-8228 1-800-428-0799

For [REDACTED] Kenneth J.

Check: 1226

Amount: 752.26

000584

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER	1 [REDACTED]
STATEMENT DATE	24
	11/23/12

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEF	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
8,238.08	10	24,866.23	3	48,000.32	.00	31,372.17

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	29.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
10/25	24,000.00	ACH CREDIT 102512 FIA CSNA DIRECT DEP *****9417
10/29	24,000.00	MAIL DEPOSIT
11/23	0.32	INTEREST PAID

CHECKS

DATE	CHECK NO.	AMOUNT	DATE	CHECK NO.	AMOUNT
10/25	1206	496.88	11/09	1212	2,200.00
10/25	1207	5,194.09	11/14	1213	1,440.00
10/31	1208	1,278.00	11/19	1214	752.26
11/08	1209	2,950.00	11/21	1216*	5,000.00
11/09	1211*	5,133.00			

OTHER DEBITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
10/24	422.00	ACH DEBIT 102412 BANK OF AMERICA ONLINE PMT *****5POS

000585

DEPOSIT TICKET

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 10/23/12

CASH 24,000.00

CHECKS OR TOTAL FROM OTHER SIDE

SUB TOTAL 24,000.00

LESS CASH

NET DEPOSIT \$ 24,000.00

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 0 Amount: 24,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 10/16/12

Pay to the Order of Wolstein Supply \$ 496.88

Four hundred ninety six and 88/100 Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1206 Amount: 496.88

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 10/23/12

Pay to the Order of Asky lumber \$ 5,194.09

Five thousand one hundred ninety four and 9/100 Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1207 Amount: 5,194.09

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 10/24/12

Pay to the Order of Wagner Jackson \$ 1,278.00

Twelve hundred seventy eight Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1208 Amount: 1,278.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 10/28/12

Pay to the Order of Kris Lawson \$ 2,950.00

Two thousand nine hundred fifty Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1209 Amount: 2,950.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 10/26/12

Pay to the Order of Oakland Drywall Supply \$ 5,133.00

Five thousand one hundred thirty three Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1211 Amount: 5,133.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 11/7/12

Pay to the Order of Stephanos Lawry \$ 2,200.00

Two thousand two hundred Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1212 Amount: 2,200.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 11/7/12

Pay to the Order of Wagner Jackson \$ 1,440.00

Fourteen hundred forty Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

Check: 1213 Amount: 1,440.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 11/16/12

Pay to the Order of Chase \$ 752.26

Seven hundred fifty two and 26/100 Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

MICHAEL FEINER
JENNIFER SHY
63RD ST

DATE 11/16/12

Pay to the Order of Carlos Viveros \$ 5,000.00

Five thousand Dollars

USAA FEDERAL SAVINGS BANK
1670 MACDONALD T Fwy
SAN ANTONIO, TEXAS 78244
(214) 486-8000 1-800-832-3734

000586

Check: 1216 Amount: 5,000.00

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER
12
STATEMENT DATE
24
10/23/12

PAGE 1

BALANCE LAST STATEMENT	NO OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
33,448.59	13	25,210.66	1	0.15	.00	8,238.08

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	29.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

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DEPOSITS AND OTHER CREDITS

DATE.....AMOUNT.TRANSACTION DESCRIPTION
10/23 0.15 INTEREST PAID

CHECKS

DATE..	CHECK NO.....	AMOUNT	DATE..	CHECK NO.....	AMOUNT
09/24	1192	1,341.00	10/10	1200	4.77
09/25	1194*	5.09	10/15	1201	120.00
09/26	1195	10,000.00	10/23	1202	3,085.15
09/26	1197*	1,972.39	10/12	1203	1,296.00
10/03	1198	4,175.00	10/16	1204	800.00
10/01	1199	1,233.00	10/17	1205	752.26

OTHER DEBITS

DATE.....AMOUNT.TRANSACTION DESCRIPTION
09/25 426.00 ACH DEBIT 092512
BANK OF AMERICA ONLINE PMT *****5POS

ACCOUNT BALANCE SUMMARY

DATE.....	BALANCE	DATE.....	BALANCE
09/21	33,448.59	10/10	14,291.34
09/24	32,107.59	10/12	12,995.34

000587

MICHAEL FEINER
JENNIFER SHY
63RD ST
1006 HOLBORN ST
ALBANY CA 94705

1192
30-1429218

9/26/12 DATE

Pay to the Order of Juan Joaquin

Three thousand four hundred and one

\$ 1,341.00

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1192 Amount: 1,341.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1194
30-1429218

9/23/12 DATE

Pay to the Order of PGE

Five

\$ 5.09

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1194 Amount: 5.09

MICHAEL FEINER
JENNIFER SHY

1195
30-1429218

9/26/12 DATE

Pay to the Order of RCR

Ten thousand

\$ 10,000.00

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1195 Amount: 10,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1197
30-1429218

9/26/12 DATE

Pay to the Order of Wilson Fein Supply

One thousand nine hundred and seventy two

\$ 1,972.39

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1197 Amount: 1,972.39

MICHAEL FEINER
JENNIFER SHY

1198
30-1429218

9/26/12 DATE

Pay to the Order of Erin Leubman

Four thousand one hundred seventy five

\$ 4,175.00

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1198 Amount: 4,175.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1199
30-1429218

9/24/12 DATE

Pay to the Order of Juan Joaquin

Twelve hundred and thirty three

\$ 1,233.00

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1199 Amount: 1,233.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1200
30-1429218

9/26/12 DATE

Pay to the Order of PGE

Four

\$ 4.77

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1200 Amount: 4.77

MICHAEL FEINER
JENNIFER SHY
63RD ST

1201
30-1429218

9/26/12 DATE

Pay to the Order of Mikee Lee

One hundred and twenty

\$ 120.00

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

Check: 1201 Amount: 120.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1202
30-1429218

9/26/12 DATE

Pay to the Order of Erin Leubman

Three thousand eight hundred and five

\$ 3,085.05

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

MICHAEL FEINER
JENNIFER SHY
63RD ST

1203
30-1429218

9/26/12 DATE

Pay to the Order of Juan Joaquin

Twelve hundred and eighty six

\$ 1,286.00

Dollars

USAA FEDERAL SAVINGS BANK
10710 MACCUMBOTT Fwy
SAN ANTONIO, TEXAS 78249-0044
(214) 488-0000 1-800-633-0734

For Michael Z

000588

Check: 1203 Amount: 1,286.00

MICHAEL FEINER
JENNIFER SHY
5800 ST
██████████

1204
10/16/18
20-108/2118

Pay to the Order of Alexandro Ponce \$ 800 -
Eight hundred Dollars

USA FEDERAL SAVINGS BANK
10700 WILSONWAY Fwy
SAN ANTONIO, TEXAS 78249-2044
(214) 488-8000 1-800-822-3734

For Attachment 2

Check: 1204

Amount: 800.00

MICHAEL FEINER
JENNIFER SHY
5800 ST
██████████

1205
10/16/18
20-108/2118

Pay to the Order of Chase \$ 752.26
Seven hundred fifty two and 26/100 Dollars

USA FEDERAL SAVINGS BANK
10700 WILSONWAY Fwy
SAN ANTONIO, TEXAS 78249-2044
(214) 488-8000 1-800-822-3734

For ██████████

Check: 1205

Amount: 752.26

000589

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER

7
24

09/21/12

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
4,538.29	10	12,091.11	4	41,001.41	.00	33,448.59

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	29.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
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DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
08/24	41,000.00	ACH CREDIT 082412 FIA CSNA DIRECT DEP *****9205
09/10	0.47	ACH CREDIT 091012 BILL PAY CHOICE ACCT CNFRM *****5POS
09/10	0.63	ACH CREDIT 091012 BILL PAY CHOICE ACCT CNFRM *****5POS
09/21	0.31	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
08/24	1186	405.00	09/12	1190	10.77
09/06	1187	5,575.00	09/18	1191	150.00
09/05	1188	1,440.00	09/17	1193*	752.26
09/07	1189	2,000.00			

OTHER DEBITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
09/10	1.10	ACH DEBIT 091012 BILL PAY CHOICE ACCT CNFRM *****5POS

000590

MICHAEL FEINER
JENNIFER SHY
63RD ST

1186
3/20/12

Pay to the Order of Eran Getz \$ 405-
Four hundred five Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

: 1186

Amount: 405.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1187
3/20/12

Pay to the Order of peir leman \$ 5,575-
Fifty five hundred seventy five Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

Check: 1187

Amount: 5,575.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1188
3/20/12

Pay to the Order of Juan Lopez \$ 1,440-
Fourteen hundred forty Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

Check: 1188

Amount: 1,440.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1189
3/21/12

Pay to the Order of Alexandro Lopez \$ 2,000-
Two thousand Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

Check: 1189

Amount: 2,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1190
3/20/12

Pay to the Order of PSE \$ 10.77
Ten Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

Check: 1190

Amount: 10.77

MICHAEL FEINER
JENNIFER SHY
63RD ST

1191
3/20/12

Pay to the Order of Alexandro Lopez \$ 150-
One hundred fifty Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

Check: 1191

Amount: 150.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1193
3/20/12

Pay to the Order of Cheryl \$ 752.26
Seven hundred fifty two Dollars

USAA FEDERAL SAVINGS BANK
12700 MOORE BLVD FRY
SAN ANTONIO, TEXAS 78244
(710) 484-8000 | 800-432-3721

For [Signature]

Check: 1193

Amount: 752.26

000591

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER
16
24
STATEMENT DATE
08/23/12

PAGE 1

BALANCE LAST STATEMENT	NO OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO OF DEP.	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
5,736.32	18	36,198.05	6	35,000.02	.00	4,538.29

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	29.00	0.00
This Year's Statements	29.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

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DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
08/03	7,000.00	USAA FUNDS TRANSFER CR
08/13	1,000.00	USAA FUNDS TRANSFER CR
08/17	2,000.00	USAA FUNDS TRANSFER CR
08/17	15,000.00	USAA FUNDS TRANSFER CR
08/20	10,000.00	USAA FUNDS TRANSFER CR
08/23	0.02	INTEREST PAID

CHECKS

DATE	CHECK NO.	AMOUNT	DATE	CHECK NO.	AMOUNT
07/24	1166	1,440.00	08/10	1177	930.00
07/24	1167	2,300.00	08/15	1178	250.00
07/24	1170*	1,800.00	08/13	1179	720.00
08/08	1172*	1,700.00	08/17	1180	761.47
08/07	1173	1,440.00	08/20	1181	120.00
08/07	1174	1,670.00	08/22	1182	1,431.00
08/23	1175	200.00	08/20	1183	1,550.00
08/14	1176	500.00	08/20	1185*	2,545.11

000592

OTHER DEBITS

MICHAEL FEINER
JENNIFER SHY
63RD ST

1166
30-1426-2140

Pay to the Order of Juan Jorguin \$ 1440 -
Forteen hundred forty Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1166

Amount: 1,440.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1167
30-1426-2140

Pay to the Order of Ken Lumban \$ 2300 -
Twenty three hundred Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1167

Amount: 2,300.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1170
30-1426-2140

Pay to the Order of Ken Lumban \$ 1800 -
Eighteen hundred Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1170

Amount: 1,800.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1172
30-1426-2140

Pay to the Order of Ken Lumban \$ 1,700 -
Seventeen hundred Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1172

Amount: 1,700.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1173
30-1426-2140

Pay to the Order of Juan Jorguin \$ 1,440 -
Forteen hundred forty Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1173

Amount: 1,440.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1174
30-1426-2140

Pay to the Order of Kristina Jensen \$ 1,670 -
Sixteen hundred seventy Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1174

Amount: 1,670.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1175
30-1426-2140

Pay to the Order of Sandra J Green \$ 200 -
Two hundred Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1175

Amount: 200.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1176
30-1426-2140

Pay to the Order of Robert Harold \$ 500 -
Five hundred Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

Check: 1176

Amount: 500.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1177
30-1426-2140

Pay to the Order of Express Handless \$ 930 -
Nine hundred thirty Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

MICHAEL FEINER
JENNIFER SHY
63RD ST

1178
30-1426-2140

Pay to the Order of Sandra J Green \$ 250 -
Two hundred fifty Dollars

USAA FEDERAL SAVINGS BANK
10730 MCKINLEY Fwy
SAN ANTONIO, TEXAS 78260-0544
(214) 486-8000 1-800-832-3724

For Michael Z

000593

MICHAEL FEINER
JENNIFER SHY
63RD ST

8/16/12 3074262140

Pay to the Order of Jose Casian \$ 720
Seven hundred twenty Dollars

USAA FEDERAL SAVINGS BANK
1770 MACRELLT PKWY
SAN ANTONIO, TEXAS 78201-0244
(214) 430-8000 1-800-837-3734

For Michael?

Check: 1179 Amount: 720.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

8/16/12 3074262140

Pay to the Order of Chase \$ 761.47
Seven hundred sixty one 47 Dollars

USAA FEDERAL SAVINGS BANK
1770 MACRELLT PKWY
SAN ANTONIO, TEXAS 78201-0244
(214) 430-8000 1-800-837-3734

For Michael?

Check: 1180 Amount: 761.47

MICHAEL FEINER
JENNIFER SHY
63RD ST

8/16/12 3074262140

Pay to the Order of Jose Casian \$ 120
One hundred twenty Dollars

USAA FEDERAL SAVINGS BANK
1770 MACRELLT PKWY
SAN ANTONIO, TEXAS 78201-0244
(214) 430-8000 1-800-837-3734

For Michael?

Check: 1181 Amount: 120.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

8/16/12 3074262140

Pay to the Order of Van Laquila \$ 1,431
Fourteen hundred thirty one Dollars

USAA FEDERAL SAVINGS BANK
1770 MACRELLT PKWY
SAN ANTONIO, TEXAS 78201-0244
(214) 430-8000 1-800-837-3734

For Michael?

Check: 1182 Amount: 1,431.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

8/16/12 3074262140

Pay to the Order of Alejandro Lopez \$ 1,550
Fifteen hundred fifty Dollars

USAA FEDERAL SAVINGS BANK
1770 MACRELLT PKWY
SAN ANTONIO, TEXAS 78201-0244
(214) 430-8000 1-800-837-3734

For Michael?

Check: 1183 Amount: 1,550.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

8/16/12 3074262140

Pay to the Order of Isabel Yumbe \$ 2,545.11
Twenty five hundred forty five 11 Dollars

USAA FEDERAL SAVINGS BANK
1770 MACRELLT PKWY
SAN ANTONIO, TEXAS 78201-0244
(214) 430-8000 1-800-837-3734

For 20709 Michael?

Check: 1185 Amount: 2,545.11

000594

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER
10 [REDACTED]
24 STATEMENT DATE
07/23/12

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP.	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
6,118.92	10	17,382.63	4	17,000.03	.00	5,736.32

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
06/26	5,000.00	USAA FUNDS TRANSFER CR
07/03	5,000.00	USAA FUNDS TRANSFER CR
07/16	7,000.00	USAA FUNDS TRANSFER CR
07/23	0.03	INTEREST PAID

CHECKS

DATE	CHECK NO.	AMOUNT	DATE	CHECK NO.	AMOUNT
06/26	1152	1,700.00	07/03	1163	5,502.00
06/26	1154*	1,500.00	07/10	1164	1,440.00
06/25	1159*	1,125.00	07/17	1165	761.47
06/25	1161*	1,152.00	07/20	1168*	4.78
06/28	1162	3,350.00	07/20	1169	847.38

ACCOUNT BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
06/22	6,118.92	07/10	349.92
06/25	3,841.92	07/16	7,349.92
06/26	5,641.92	07/17	6,588.45
06/28	2,291.92	07/20	5,736.29

000595

MICHAEL FEINER
JENNIFER SHY
63RD ST

1152
3674297148

Pay to the Order of Keri Leisban \$ 1,700
Seventeen hundred Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1152 Amount: 1,700.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1154
3674297148

Pay to the Order of Keri Leisban \$ 1,500
Fifteen hundred Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1154 Amount: 1,500.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1159
3674297148

Pay to the Order of Christy Hesse Morrow \$ 1,125
Eleven hundred twenty five Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1159 Amount: 1,125.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1161
3674297148

Pay to the Order of Juan Joaquin \$ 1,152
Eleven hundred fifty two Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1161 Amount: 1,152.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1162
3674297148

Pay to the Order of Keri Leisban \$ 3,350
Thirty three hundred fifty Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1162 Amount: 3,350.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1163
3674297148

Pay to the Order of Serra Pacific \$ 5,502
Fifty five hundred two Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1163 Amount: 5,502.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1164
3674297148

Pay to the Order of Juan Joaquin \$ 1,440
Fourteen hundred forty Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1164 Amount: 1,440.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1165
3674297148

Pay to the Order of Chase \$ 761.47
Seven hundred sixty one and 47/100 Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

For Keruehl

Check: 1165 Amount: 761.47

MICHAEL FEINER
JENNIFER SHY
63RD ST

1168
3674297148

Pay to the Order of PGE \$ 4.78
Four and 78/100 Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

MICHAEL FEINER
JENNIFER SHY
63RD ST

1169
3674297148

Pay to the Order of Ashley Hunter \$ 000596
Eight hundred forty seven Dollars

USAA FEDERAL SAVINGS BANK
10750 MAIZE BROOK Fwy
SAN ANTONIO, TEXAS 78260-0644
(214) 486-8000 1-800-832-3734

MICHAEL FEINER OR
JENNIFER SHY

ACCOUNT NUMBER
12
STATEMENT DATE
06/22/12

12

24

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
3,253.56	13	27,134.74	4	30,000.10	.00	6,118.92

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

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DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
05/24	10,000.00	USAA FUNDS TRANSFER CR
06/13	10,000.00	USAA FUNDS TRANSFER CR
06/14	10,000.00	USAA FUNDS TRANSFER CR
06/22	0.10	INTEREST PAID

CHECKS

DATE	CHECK NO.	AMOUNT	DATE	CHECK NO.	AMOUNT
06/01	1145	500.00	06/08	1151	4.60
06/11	1146	1,062.00	06/18	1153*	761.47
05/30	1147	144.00	06/22	1155*	902.90
05/31	1148	4,000.00	06/21	1156	302.00
06/11	1149	2,650.00	06/22	1158*	600.00
06/11	1150	1,296.00	06/22	1160*	4,132.22

OTHER DEBITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
06/18	10,779.55	ACH DEBIT
		CARDMEMBER SERV WEB PYMT *****6875

000597

JENNIFER SHY
63RD ST

1145

Pay to the Order of Alejandro Louero \$ 500 -
Five hundred Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

MICHAEL FEINER
JENNIFER SHY
63RD ST

1146

Pay to the Order of Juan Joaquin \$ 1,062 -
One thousand sixty two Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

Check: 1145 Amount: 500.00

Check: 1146 Amount: 1,062.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1147

Pay to the Order of Earth Science Consultants \$ 144 -
One hundred forty four Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

MICHAEL FEINER
JENNIFER SHY
63RD ST

1148

Pay to the Order of South Pacific Windows \$ 4,000 -
Four thousand Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For 556-10314 Michael

Check: 1147 Amount: 144.00

Check: 1148 Amount: 4,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1149

Pay to the Order of Lee Cochran \$ 2,650 -
Twenty six hundred fifty Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

MICHAEL FEINER
JENNIFER SHY
63RD ST

1150

Pay to the Order of Juan Joaquin \$ 1,296 -
Twelve hundred ninety six Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

Check: 1149 Amount: 2,650.00

Check: 1150 Amount: 1,296.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

1151

Pay to the Order of Chase \$ 4.60 -
Four Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

MICHAEL FEINER
JENNIFER SHY
63RD ST

1153

Pay to the Order of Chase \$ 761.47 -
Seven hundred sixty one Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

Check: 1151 Amount: 4.60

Check: 1153 Amount: 761.47

MICHAEL FEINER
JENNIFER SHY
63RD ST

1155

Pay to the Order of Home Services \$ 100.00 -
One hundred Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For 14703 Michael

MICHAEL FEINER
JENNIFER SHY
63RD ST

1156

Pay to the Order of Primy's Concrete Pumping \$ 302 -
Three hundred two Dollars

USA FEDERAL SAVINGS BANK
 1070 MACCARTHY Fwy
 SAN ANTONIO, TEXAS 78204-0644
 (214) 486-0000 1-800-832-3741

For Michael

000598

1150
JENNIFER SHY
33RD ST
6/1/14

Pay to the Order of Jose Suarez \$ 600-
Six hundred Dollars

USA FEDERAL SAVINGS BANK
10730 ALDEMARITE PWAY
SAN ANTONIO, TEXAS 78249-9944
(214) 436-8000 1-800-433-3731

For Amelia?

1150
JENNIFER SHY
33RD ST
6/1/14

Pay to the Order of Ashby Wumber \$ 4132.22
Forty one hundred thirty two and 22/100 Dollars

USA FEDERAL SAVINGS BANK
10730 ALDEMARITE PWAY
SAN ANTONIO, TEXAS 78249-9944
(214) 436-8000 1-800-433-3731

For 20709 Amelia?

Check: 1158 Amount: 600.00

Check: 1160 Amount: 4,132.22

000599

MICHAEL FEINER OR
JENNIFER SHY

[REDACTED] B

17
24

ACCOUNT NUMBER
[REDACTED]
STATEMENT DATE
05/23/12

PAGE 1

BALANCE LAST STATEMENT	NO OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
7,773.47	17	19,520.01	3	15,000.10	.00	3,253.56

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
04/24	10,000.00	USAA FUNDS TRANSFER CR
04/26	5,000.00	USAA FUNDS TRANSFER CR
05/23	0.10	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
04/26	1128	2,850.00	05/22	1137	1,296.00
05/02	1129	2,850.00	05/18	1138	262.00
05/02	1130	640.00	05/17	1139	2.38
05/07	1131	1,225.00	05/17	1140	761.47
05/02	1132	612.00	05/18	1141	845.00
05/02	1133	440.00	05/17	1142	882.56
05/03	1134	544.00	05/21	1143	1,549.66
05/04	1135	2,350.00	05/17	1144	609.94
05/14	1136	1,800.00			

ACCOUNT BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
04/23	7,773.47	05/14	9,462.47
04/24	17,773.47	05/17	7,206.12

000600

43RD ST
 4/26/12
 Pay to the Order of A Concrete \$ 2,850
Twenty eight hundred fifty Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALDITY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1128 Amount: 2,850.00

JENNIFER SHY
 4/26/12
 Pay to the Order of A Concrete \$ 2,850
Twenty eight hundred fifty Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1129 Amount: 2,850.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 4/26/12
 Pay to the Order of A Concrete \$ 640
Six hundred forty Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1130 Amount: 640.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 4/26/12
 Pay to the Order of Alexandro Romero \$ 1,225
Twelve hundred twenty five Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1131 Amount: 1,225.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 4/26/12
 Pay to the Order of Juan Joaquin \$ 612
Six hundred twelve Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1132 Amount: 612.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 4/26/12
 Pay to the Order of Simon's Concrete Pumping \$ 440
Four hundred forty Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1133 Amount: 440.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 4/30/12
 Pay to the Order of Peter Concrete Pumping \$ 544
Five hundred forty four Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

Check: 1134 Amount: 544.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 6/1/12
 Pay to the Order of A Concrete \$ 2,350
Twenty three hundred fifty Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Jose holdback

Check: 1135 Amount: 2,350.00

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 5/1/12
 Pay to the Order of Alexandro Romero \$ 1,000
Thirteen hundred Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael

MICHAEL FEINER
 JENNIFER SHY
 43RD ST
 5/1/12
 Pay to the Order of Juan Joaquin Soto \$ 1,296
Twelve hundred ninety six Dollars
 USAA FEDERAL SAVINGS BANK
 10700 MACDONALTY Fwy
 SAN ANTONIO, TEXAS 78244
 (214) 438-0200 1-800-433-3734
 For Michael 00601

JENNIFER SHY
63RD ST
[REDACTED]

30-7429/2110

Pay to the Order of A Concrete \$ 262-
Two hundred sixty two Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For [REDACTED] Stiller

Check: 1138 Amount:262.00

JENNIFER SHY
[REDACTED]

30-7429/2110

Pay to the Order of PGE \$ 2.38
Two Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For [REDACTED] Stiller

Check: 1139 Amount:2.38

MICHAEL FEINER
JENNIFER SHY
63RD ST
[REDACTED]

30-7429/2110

Pay to the Order of Chase \$ 761.47
Seven hundred sixty one and 47/100 Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For [REDACTED] Stiller

Check: 1140 Amount:761.47

MICHAEL FEINER
JENNIFER SHY
63RD ST
[REDACTED]

30-7429/2110

Pay to the Order of Urban Engineering \$ 845-
Eight hundred forty five Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For 153 631st St Oak [REDACTED] Stiller

Check: 1141 Amount:845.00

MICHAEL FEINER
JENNIFER SHY
63RD ST
[REDACTED]

30-7429/2110

Pay to the Order of Wenbergstein Supply \$ 882.58
Eight hundred eighty two and 58/100 Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For [REDACTED] Stiller

Check: 1142 Amount:882.58

MICHAEL FEINER
JENNIFER SHY
63RD ST
[REDACTED]

30-7429/2110

Pay to the Order of Wright & White \$ 1,549.66
One thousand five hundred forty nine and 66/100 Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For [REDACTED] Stiller

Check: 1143 Amount:1,549.66

MICHAEL FEINER
JENNIFER SHY
63RD ST
[REDACTED]

30-7429/2110

Pay to the Order of Ashby Lumber \$ 609.94
Six hundred nine and 94/100 Dollars

USAA FEDERAL SAVINGS BANK
1070 MADISON ST FRY
SAN ANTONIO, TEXAS 78204-0444
(210) 444-8000 (1-800-455-2724)

For [REDACTED] Stiller

Check: 1144 Amount:609.94

000602

MICHAEL FEINER OR
JENNIFER SHY

[REDACTED]

ACCOUNT NUMBER
12 [REDACTED]
STATEMENT DATE
04/23/12

PAGE 1

BALANCE LAST STATEMENT	NO. OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
10,478.19	13	22,704.80	5	20,000.08	.00	7,773.47

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE.....	AMOUNT.	TRANSACTION DESCRIPTION
03/29	5,000.00	USAA FUNDS TRANSFER CR
03/30	5,000.00	USAA FUNDS TRANSFER CR
04/16	5,000.00	USAA FUNDS TRANSFER CR
04/20	5,000.00	USAA FUNDS TRANSFER CR
04/23	0.08	INTEREST PAID

CHECKS

DATE..	CHECK NO.....	AMOUNT	DATE..	CHECK NO.....	AMOUNT
03/28	1114	1,750.00	04/04	1122	4,000.00
04/10	1117*	2,666.15	04/06	1123	500.00
03/26	1118	275.00	04/09	1124	500.00
04/16	1119	2,000.00	04/18	1125	2,370.00
04/05	1120	1,368.00	04/16	1126	1,422.00
04/04	1121	3,375.00	04/17	1127	761.47

OTHER DEBITS

DATE.....	AMOUNT.	TRANSACTION DESCRIPTION
04/17	1,717.18	ACH DEBIT 041512 CARDMEMBER SERV WEB PYMT *****6875

000603

JENNIFER SHY
63RD ST

3/15/12

Pay to the Order of Alexandro Comero \$ 1,750
Seven hundred and fifty Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1114 Amount: 1,750.00

JENNIFER SHY
63RD ST

3/11/2012

Pay to the Order of McKee Associates \$ 2,666.15
Twenty six hundred sixty six and 15/100 Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1117 Amount: 2,666.15

MICHAEL FEINER
JENNIFER SHY
63RD ST

3/11/2012

Pay to the Order of KD Associates \$ 275
Two hundred seventy five Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1118 Amount: 275.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

3/27/12

Pay to the Order of Alexandro Comera \$ 2,000
Two thousand Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1119 Amount: 2,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

3/27/12

Pay to the Order of Team Topspin \$ 1,368
Thirteen hundred sixty eight Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1120 Amount: 1,368.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

4/1/12

Pay to the Order of Post \$ 3,375
Thirty three hundred seventy five Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1121 Amount: 3,375.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

4/1/12

Pay to the Order of MAAZ Enterprises \$ 4,000
Four thousand Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1122 Amount: 4,000.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

4/1/12

Pay to the Order of 16E \$ 500
Five hundred Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

Check: 1123 Amount: 500.00

MICHAEL FEINER
JENNIFER SHY
63RD ST

4/1/12

Pay to the Order of POE \$ 500
Five hundred Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2

MICHAEL FEINER
JENNIFER SHY
63RD ST

4/9/12

Pay to the Order of Alexandro Comera \$ 2,370
Twenty three hundred seventy Dollars

USAA FEDERAL SAVINGS BANK
10700 MACCUMBIFF HWY
SAN ANTONIO, TEXAS 78260-0044
(214) 486-8000 1-800-832-3724

For Arnold 2 **000604**

Pay to the Order of Alan Joseph \$ 1,422
Fourteen hundred twenty two Dollars

USAA FEDERAL SAVINGS BANK
10001 SAN ANTONIO TOWER
SAN ANTONIO, TEXAS 78203-5504
EST. 1959-1970 1-800-850-8776

For Michael L

Check: 1126 Amount: 1,422.00

Pay to the Order of Chase \$ 761.47
Seven hundred sixty one Dollars

USAA FEDERAL SAVINGS BANK
10001 SAN ANTONIO TOWER
SAN ANTONIO, TEXAS 78203-5504
EST. 1959-1970 1-800-850-8776

For Michael R

Check: 1127 Amount: 761.47

000605

MICHAEL FEINER OR
[REDACTED]

ACCOUNT NUMBER
5 [REDACTED]
STATEMENT DATE
03/22/12

5
24

PAGE 1

BALANCE LAST STATEMENT	NO OF DEBITS PAID	TOTAL AMOUNT OF DEBITS PAID	NO. OF DEP	TOTAL AMOUNT OF DEPOSITS MADE	SERVICE CHARGES	BALANCE THIS STATEMENT
499.40	7	12,021.23	6	22,000.02	.00	10,478.19

Please examine immediately and report if incorrect. If no report is received within 60 days, the account will be considered correct.

	TOTAL NONSUFFICIENT FUNDS (NSF) FEES	TOTAL OVERDRAFT (OD) FEES
This Statement	0.00	0.00
This Year's Statements	0.00	0.00

Note: Fee reversals/refunds made by USAA will not reduce the totals on this chart.

ARE YOU SAVING FOR AN EMERGENCY OR RETIREMENT? USAA
CERTIFICATES OF DEPOSIT MAY BE RIGHT FOR YOU. GO TO USAA.COM
OR GIVE US A CALL AT 1-800-531-8722(USAA) TO LEARN MORE.

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
03/14	5,000.00	USAA FUNDS TRANSFER CR
03/15	5,000.00	USAA FUNDS TRANSFER CR
03/16	5,000.00	USAA FUNDS TRANSFER CR
03/19	2,000.00	USAA FUNDS TRANSFER CR
03/22	5,000.00	USAA FUNDS TRANSFER CR
03/22	0.02	INTEREST PAID

CHECKS

DATE	CHECK NO	AMOUNT	DATE	CHECK NO	AMOUNT
02/27	1111	7.32	03/19	1115*	761.47
03/16	1112	12.09	03/19	1116	479.99
03/22	1113	1,512.00			

OTHER DEBITS

DATE	AMOUNT	TRANSACTION DESCRIPTION
03/14	0.00	DEBIT PRENOTIFICATION 031312
		CARDMEMBER SERV ELECT PYMT *****6875
03/16	9,248.36	ACH DEBIT 031512
		CARDMEMBER SERV WEB PYMT *****6875

000606

2/13/12

Order of VCE \$ 7.32
Seven 321 Dollars

USAA FEDERAL SAVINGS BANK
 10700 W. LOOP WEST, FIVE
 FLOOR, DALLAS, TEXAS 75243-0544
 (214) 454-0000 T 800 972-3724

For Michael

Check: 1111 Amount: 7.32

Pay to the Order of PGE \$ 12.09
Twelve 092 Dollars

USAA FEDERAL SAVINGS BANK
 10700 W. LOOP WEST, FIVE
 FLOOR, DALLAS, TEXAS 75243-0544
 (214) 454-0000 T 800 972-3724

For Michael

Check: 1112 Amount: 12.09

MICHAEL FEINER 1113
 JENNIFER SHY 307403140
 63RD ST 3/13/12 307403140

Pay to the Order of Juan Joaquin \$ 1,512
Seven hundred twelve Dollars

USAA FEDERAL SAVINGS BANK
 10700 W. LOOP WEST, FIVE
 FLOOR, DALLAS, TEXAS 75243-0544
 (214) 454-0000 T 800 972-3724

For Michael

Check: 1113 Amount: 1,512.00

MICHAEL FEINER 1115
 JENNIFER SHY 307403140
 63RD ST 3/16/12 307403140

Pay to the Order of Chase \$ 761.47
Seven hundred sixty one 47 Dollars

USAA FEDERAL SAVINGS BANK
 10700 W. LOOP WEST, FIVE
 FLOOR, DALLAS, TEXAS 75243-0544
 (214) 454-0000 T 800 972-3724

For Michael

Check: 1115 Amount: 761.47

MICHAEL FEINER 1116
 JENNIFER SHY 307403140
 63RD ST 3/16/12 307403140

Pay to the Order of Leuda Construction \$ 479.99
Four hundred seventy nine 99 Dollars

USAA FEDERAL SAVINGS BANK
 10700 W. LOOP WEST, FIVE
 FLOOR, DALLAS, TEXAS 75243-0544
 (214) 454-0000 T 800 972-3724

For Michael

Check: 1116 Amount: 479.99

000607

Address: 1153 63RD ST Suite 200 APN: 016 -1465-001-00

Description: RAISE DWELLING AND ADD TWO UNITS BENEATH

Owner: SHY JENNIFER & FEINER MICHAEL
 Contractor:
 Construction Type: 5N
 Spec Insp: 09 PLY SHR WALL
 Appl# RB1200420 RE1200575 RP1200440 RM1200333
 Prepaid Insp: 12 6 8 5

RECEIVED
 CITY OF OAKLAND
 PERMIT REGISTRATION PROGRAM
 2017 MAR 27 AM 10:03
 Issued: 02/23/12
 Nbr Units: 3
 Sprinklers:

MAJOR INSPECTION	BUILDING	ELECTRICAL	PLUMBING	MECHANICAL	ZONING
TO SCHEDULE INSPECTION CALL 510-238-3441					510-238-6345
<ul style="list-style-type: none"> ZONING ROUGH & FINAL SIGN-OFF IS REQUIRED PRIOR TO BUILDING ROUGH & FINAL SIGN-OFF. SEE PHONE NUMBER ABOVE TO SCHEDULE. BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL INSPECTIONS MUST BE SCHEDULED SEPARATELY (PLEASE CALL WELL IN ADVANCE). ALL PERMITS ARE SEPARATE AND WILL EXPIRE UNLESS MAJOR INSPECTIONS ARE APPROVED BY THE CITY EVERY 6 MONTHS (OR SOONER). DO NOT CONCEAL ANY WORK UNTIL "OK TO POUR"; "OK TO COVER" HAS BEEN SIGNED AND DATED BY THE CITY. "BEST MANAGEMENT PRACTICES" MUST BE USED DAILY FOR DUST CONTROL AND TO PROTECT STORM WATER DRAINAGE SYSTEMS. SEPARATE PERMITS ARE REQUIRED TO RESERVE PARKING, OR TO OBSTRUCT THE SIDEWALK OR STREET IN ANY WAY. THIS INCLUDES SCAFFOLDING, PEDESTRIAN CANOPY, CONSTRUCTION FENCING, MATERIAL STOCKPILES, DUMPSTERS, TRAFFIC LANE CLOSURES, ETC. WORK ON SIDEWALK, CURB, GUTTER, AND/OR DRIVEWAY APPROACH REQUIRES SEPARATE CGS PERMIT. SPRINKLER SYSTEM PERMITTED THROUGH FIRE PREVENTION BUREAU, DO NOT DEMOLISH THE FIRE SUPPRESSION STANDPIPES UNLESS A REPLACEMENT IS READY TO BE INSTALLED. 					
01 FOUNDATION (6 MONTHS MAXIMUM)	10 SETBACK	30 CONSTRUCT POWER			60 ORIG GRADE ELEV
	11 PIERS	31 W/FR 4/26/12 AA			61 LOT COVERAGE
	12 REPORT / CERT / FEE				
OK TO POUR	13 OVER SLAB / EMBED	32 UNDER GROUND	40 UNDER GROUND	50 UNDER GROUND	62 SITE
	14 REPORT / CERT / FEE				
1 FLOOR (6 MONTHS MAXIMUM)	15 UNDER FLOOR	33 UNDER FLOOR	41 UNDER FLOOR	51 UNDER FLOOR	63 FLOOR ELEVATION
OK TO COVER	16 LATH / CEILING	34 SUSPENDED CEILING	42 DWV PIPING	52 SUSPENDED CEILING	64 ROOF HEIGHT
03 FRAME (6 MONTHS MAXIMUM)	17 MASONRY / RET WALL	35 PREMISES WIRING	43 GAS PIPING	53 FLUE	
	18 SHOWER WALL / ROOF	36 W/FR PANEL	44 WATER PIPING	54 DUCT (LOW PRESS)	
	19 CHAFT / FIREWALL	37 SERVICE / MCC	45 CONDENSATE PIPING	55 DUCT (TYPE I HOOD)	
	20 TUB / SHOWER WALL	38 ROUGH	46 TUB / SHOWER PAN	56 FIRE DAMPER	
	21 INSULATION	39 EMERG SYSTEMS	47 WATER SERVICE	57 MANUF FIREPLACE	
	22 ROOF	40 UTILITY RELEASE	48 ROUGH	58 ROUGH	68 ROUGH (REQUIRED)
OK TO COVER	23 BRK / LBRD / SHINGLE	41 UTILITY RELEASE	49 GAS TEST	59 EQUIPMENT / HOOD	69 TREE ISSUES OPR (510) 615-5850
04 FINAL (6 MONTHS MAXIMUM)	29 REPORT / CERT / FEE	80 ENGR SERVICES (510) 238-4770	81 UTILITY RELEASE 4/12/13 AA	80 UTILITY RELEASE	80 LANDSCAPING / IRRIG
	80 ENGR SERVICES (510) 238-4770	82 PUBLIC WORKS (510) 238-3051	83 SEWER FINAL 510 / 238 - 3651	84 COUNTY HEALTH (510) 567-6700	85 SIDEWALK FINAL 510 / 238 - 3651
OK TO OCCUPY	86 FINAL BUILDING	86 FINAL ELECTRICAL	86 FINAL PLUMBING	86 FINAL MECHANICAL	86 FINAL PLAN (REQUIRED)

press "1" to bypass avg

000608

CA

OFFICIAL USE ONLY

RECEIVED

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

4/26/12: OK to pour footings of slab. *Alber*
 8-13-12 Ext. Shear ~~except~~ except kitchen DWV subject to spec. insp and eng approval of clin of LTP's where shear extends. *JK*
 4/26/12: Proof nail ok except H-clipse unsupported joints *JK*
 11/5/12: Framing ok, Insulation ok, Drywall *JK*
 for Ducts ok, Drywall + Int. Ply. to come *JK*
 11/6/12: Channel ok. Drywall *JK*
 5-8-13 Handrails at exterior back + front (ok per plan) ok - *JK*

6.20.13 BLDG FINAL OK SUBJECT TO ZONING/LANDSCAPING *JK*

ELECTRICAL

4-3-13: For SERVICE RELEASE OBTAIN AN AIC LETTER FROM PGE. IF NO > 10K THEN SERVICE RELEASE PENDING NO DOUBLE LUGGING OF GROUNDING CONDUCTORS OF DIFFERENT GAUGE AT THE SERVICE GROUNDING BUS BAR. -RN Bernal
 4/12/13: AIC Rating 18KA, Series rating OK.

PLUMBING/MECHANICAL

4/12/12: UG OK pending verification that backwater valve not required. *Alber*
 4-6-12 UG DWV ok - BACKWATER VALVE & CLEANOUT TO COME. UPPER LINE SEPARATED FROM LOWER UNTIL AFTER BACKWATER VALVE. TO UPPER = (2) 3" & (1) 2" *JK*
 5-8-13 Water heaters @ B+C ok - *JK*

PLANNING, ZONING, DESIGN REVIEW, LANDSCAPING

Michael Feiner & Jennifer Shy
POBox 86
Berkeley, CA 94701

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM

RC/BC

August 13, 2019

2019 AUG 14 AM 8:59

HAND DELIVERED TO RENT ADJUSTMENT PROGRAM OFFICE

Hearing Office
City of Oakland, Rent Adjustment Program
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612

RE: Case Number L17-0061, Feiner, et al. v. Tenants
Property Address: 1153 63rd Street, Oakland, CA 94608

Dear Hearing Officer,

Please find attached the following evidence and documents in support of our petition. All evidence and documents submitted by Owner to the City of Oakland Rent Adjustment Program are confidential and are for the sole purpose of evaluating Case Number L17-0061. This evidence and documents may not be shared with any other governmental agency including but not limited to ICE.

- Home Depot receipt to replace the previously submitted receipt listed under Costs Exclusive to Unit A as \$5973 (kit & bath cabinets).
- JW Enterprises & Endeavor Storage Container for job toilet and tool/materials storage – Total \$1,948 (Costs Common to Building)
- General Labor – Total \$111,157 (Costs Common to Building)

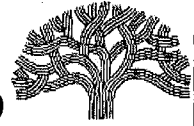
Receipts for materials costs for Units B & C:

- Rubenstein Plumbing Supply (heating equipment)
- Oakland Wood Floors
- Home Depot (appliances)
- Airport Appliance (appliances)
- Home Depot (kit & bath cabinets)
- Home Depot (window shades)
- Sierra Pacific Windows (windows)

Thank you,

Michael Feiner

000610



250 FRANK OGAWA PLAZA, ST. 5313, OAKLAND, CA 94612

Department of Housing and Community Development
Rent Adjustment Program

(510) 238-3721
FAX (510) 238-6181
CA RELAY 711

REMAND DECISION

CASE NUMBER: L17-0061, Feiner, et al. v. Tenants

PROPERTY ADDRESS: 1153 - 63rd St. Oakland, CA

APPEARANCES: Michael Feiner (Owner)
Jennifer Shy (Owner)
Joshua Safran (Attorney for Owners)
(No Appearance by Tenant)

DATE OF REMAND HEARING: August 30, 2019

DATE OF REMAND DECISION: August 28, 2019

PROCEDURAL HISTORY

This case involves an owner petition for a Certificate of Exemption for a 3-unit building on the grounds of both New Construction and Substantial Rehabilitation. The building had previously been a single family house, to which the owner had added two new units below, as well as somewhat expanding the upstairs portion of the building. The Hearing Decision partly granted the petition.

After the construction, the area that had been the single family house has been called Unit "A." The two new units below are Units "B" and "C." The Hearing Decision held that Units "B" and "C" are exempt from the Rent Adjustment Ordinance as being newly constructed. The Decision further held that one unit - Unit "A" - was not exempt from the Ordinance since it had existed as a single family house before the two new units were added.

The claim of substantial rehabilitation was denied because the owner failed to provide documentation of either the square footage of the building or construction costs.

000611

The owner appealed the Hearing Decision, and on October 11, 2018 the Board remanded the case to the Hearing Officer to further consider “for Unit A regarding new construction and substantial rehabilitation only.”

SUMMARY OF DECISION

Unit “A” is not exempt from the Rent Adjustment Ordinance under the standards for either New Construction or Substantial Rehabilitation.

THE ISSUES

- (1) Is Unit “A” exempt from the Rent Adjustment Ordinance as being “newly constructed”?
- (2) Is Unit “A” exempt from the Rent Adjustment Ordinance as being “substantially rehabilitated”?

EVIDENCE

The owner testified that there was originally a single family house (Unit “A”) on the subject property. The owner further testified that he had Unit “A” “completely gutted,” and added some additional space to this area, as well as raising the structure and adding 2 new units below (Units “B” and “C”). The owner submitted numerous documents reflecting construction expenses of more than \$300,000 total for all 3 units.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

New Construction: The Rent Adjustment Ordinance¹ states that dwelling units are not “covered units” under the Ordinance if such units “were newly constructed and received a certificate of occupancy on or after January 1, 1983. . . [T]he dwelling unit must be **entirely** newly constructed or created from space that was formerly entirely non-residential.” (emphasis added).

Before the construction began, the unit on the second floor (Unit “A”) was entirely residential; it was a single family house. Although the new unit is larger than it had been previously, this was not a new unit that was added to the building. It was merely an expansion of an existing residential unit, not a newly constructed unit. Therefore, Unit “A” is a “covered unit” under the Ordinance, and this portion of the owner’s petition is denied.

Substantial Rehabilitation: “In order to obtain an exemption based on substantial rehabilitation, an owner must have spent a minimum of fifty (50) percent of the average basic cost for new construction for a rehabilitation project.”² “For the substantial

¹ O.M.C. Section 8.22.030(A)(5)

² O.M.C. Section 8.22.030(B)(2)

rehabilitation exemption, the entire building must qualify for the exemption and not just individual units.”³

If the cost of construction were considered in isolation, the owner probably would meet the 50% threshold for substantial rehabilitation. However, the owner has previously been granted exemption from the Rent Adjustment Ordinance for the 2 new units (“B” and “C”) on the basis of new construction.

Under the Regulations, the entire building must qualify for the substantial rehabilitation exemption. The two new units were newly constructed. Therefore, the question is, were the new units “rehabilitated” when there was nothing to rehabilitate prior to construction?

The new units were clearly not part of a “rehabilitation project” and, therefore, the only logical answer to this question is “no.” No part of a building can be rehabilitated unless the entire building is rehabilitated. And since the entire building was not rehabilitated, it cannot be said that Unit “A,” was rehabilitated. The claim of exemption based upon substantial rehabilitation is likewise denied.

ORDER

1. Unit “A” is not exempt from the Rent Adjustment Ordinance as either new construction or substantial rehabilitation.

2. 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 this decision. The date of service is shown on the attached Proof of Service. If the last day to file is a weekend or holiday, the appeal may be filed on the next business day.

Dated: September 18, 2019



Stephen Kasdin
Hearing Officer
Rent Adjustment Program

³ Regulations, Section 8.22.030(B)(3)(b)

PROOF OF SERVICE
Case Number L17-0061

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 documents listed below by placing a true copy 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:

Documents Included

Remand Decision

Owner

Michael Feiner & Jennifer Shy
P.O. Box 86
Berkeley, CA 94701

Owner Representative

Joshua Safran
1101 Marina Village Pkwy., Ste. 201
Alameda, CA 94501

Tenant

Daniel Abud, Resident
1153 63rd St #A
Oakland, CA 94609

Tenant

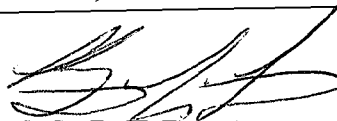
Resident
1153 63rd St #C
Oakland, CA 94609

Tenant

Resident
1153 63rd St #B
Oakland, CA 94609

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 **September 20, 2019** in Oakland, CA.

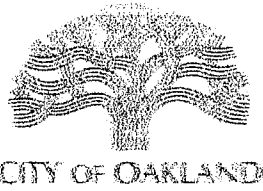


Brittni Lothlen
Oakland Rent Adjustment Program

000614

pe/sk

RECEIVED
CITY OF OAKLAND
RENT ARBITRATION PROGRAM



CITY OF OAKLAND
RENT ADJUSTMENT PROGRAM
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612
(510) 238-3721

For date stamp.
2019 OCT 10 PM 2:25

APPEAL

Appellant's Name Michael Feiner Jennifer Shy		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	
Property Address (Include Unit Number) 1153 63rd Street, Oakland, CA - Unit A only			
Appellant's Mailing Address (For receipt of notices) PO Box 86 Berkeley, CA 94701		Case Number L17-0061	Date of Decision appealed 8/30/2019 [incorrectly dated 8/28/2019]
Name of Representative (if any) Joshua Safran, Esq.		Representative's Mailing Address (For notices) Joshua Safran Rudder Law Group, LLP 1101 Marina Village Pkwy, Suite 201 Alameda, CA 94501	

Please select your ground(s) for appeal from the list below. As part of the appeal, an explanation must be provided responding to each ground for which you are appealing. Each ground for appeal listed below includes directions as to what should be included in the explanation.

- 1) There are math/clerical errors that require the Hearing Decision to be updated. *(Please clearly explain the math/clerical errors.)*
- 2) Appealing the decision for one of the grounds below (required):
 - a) The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board. *(In your explanation, you must identify the Ordinance section, regulation or prior Board decision(s) and describe how the description is inconsistent.)*
 - b) The decision is inconsistent with decisions issued by other Hearing Officers. *(In your explanation, you must identify the prior inconsistent decision and explain how the decision is inconsistent.)*
 - c) The decision raises a new policy issue that has not been decided by the Board. *(In your explanation, you must provide a detailed statement of the issue and why the issue should be decided in your favor.)*
 - d) The decision violates federal, state or local law. *(In your explanation, you must provide a detailed statement as to what law is violated.)*
 - e) The decision is not supported by substantial evidence. *(In your explanation, you must explain why the decision is not supported by substantial evidence found in the case record.)*


For more information phone (510) 238-3721.

- f) I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim. (In your explanation, you must describe how you were denied the chance to defend your claims 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.)
- g) The decision denies the Owner a fair return on my investment. (You may appeal on this ground only when your underlying petition was based on a fair return claim. You must specifically state why you have been denied a fair return and attach the calculations supporting your claim.)
- h) Other. (In your explanation, you must attach a detailed explanation of your grounds for appeal.)

Submissions to the Board must *not* exceed 25 pages from each party, and they must be received by the Rent Adjustment Program with a proof of service on opposing party within 15 days of filing the appeal. Only the first 25 pages of submissions from each party will be considered by the Board, subject to Regulations 8.22.010(A)(5). Please number attached pages consecutively. Number of pages attached: _____.

• You must serve a copy of your appeal on the opposing parties or your appeal may be dismissed. •
 I declare under penalty of perjury under the laws of the State of California that on October 10, 2019, 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: Despite there being no "opposing party" whatsoever:

Name	Daniel Abud, Resident
Address	1153 63rd Street #A, Oakland CA 94609
City, State Zip	
Name	
Address	
City, State Zip	

	October 10, 2019
SIGNATURE of APPELLANT or DESIGNATED REPRESENTATIVE	DATE

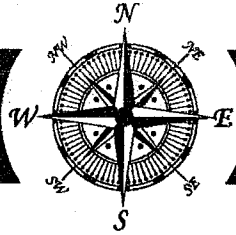
For more information phone (510) 238-3721.

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 the information required, or your appeal cannot be processed and may be dismissed.
- Any response to the appeal by the other party must be received by the Rent Adjustment Program with a proof of service on opposing party within 35 days of filing the appeal.
- The Board will not consider new claims. All claims, except jurisdiction issues, 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.
- The entire case record is available to the Board, but sections of audio recordings must be pre-designated to Rent Adjustment Staff.

For more information phone (510) 238-3721.



October 10, 2019

City of Oakland Rent Adjustment Program
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612-2043

Administrative Appeal of Remand Decision of "August 28, 2019"

Case: L17-0061, *Feiner*

Property Address: 1153 63rd St., Oakland, CA #A

To Whom It May Concern:

Thank you for the opportunity to present this administrative appeal of the Remand Decision that was made based on the Remand Hearing of August 30, 2019. The Remand Decision indicates that the Remand Decision was made on August 28, 2019, two days before our hearing.¹

This administrative appeal is brought on behalf of our clients, Michael Feiner and Jennifer Shy (the "Owners"), two hardworking individuals who own the property at 1153 63rd Street in Oakland, California (the "Property").

As discussed in greater detail below, and as more than amply documented by the supporting materials submitted by the Owners and the information already in the record, we ask for a determination that Unit A on the Property is exempt from the Rent Adjustment Ordinance on the ground of new construction and/or substantial rehabilitation and authorize issuance of a certificate of exemption for that unit.

I. Background

The Owners purchased the Property in 2001. At that time, the Property was improved with a single-family home. Under California's Costa-Hawkins Rental Housing Act ("Costa-Hawkins"), the Property was exempt, and remains exempt, from rent control because it was a single-family home. *See* Civil Code §1954.52(a)(3)(A). For the same reason, the Property is and was also exempt from rent control under the City of Oakland's ("City's") Residential Rent Adjustment Program ("Rent Program"). *See* Oakland Municipal Code §8.22.030.

Given the City's shortage of housing, the Owners were encouraged to build additional dwelling units on the Property. In 2012, they obtained a building permit

¹ We assume that dating the Remand Decision before the hearing date is one of many errors in the Remand Decision. If it was not an error and the decision was actually made before the hearing, we also appeal the decision for procedural due process violations, including rendering a decision before appellants had an opportunity to be heard.

to substantially remodel the existing dwelling unit (including construction of an additional bedroom, a full kitchen, and a laundry), to raise the building about 3 feet, and to add two new additional dwelling units on the first floor of the existing structure (collectively, the "Project").

The Project was completed in 2013. At that time, the Owners were informed by the City that no certificate of occupancy was required upon completion of the Project. Instead, in lieu of a certificate of occupancy, the Owners were issued a "last finalized permit." That permit indicated that the Owners spent in excess of 50% of the average basic cost for new construction for their Project and that the Owners performed substantial work on each of the three units in the building.

Upon completion of the Project, the Owners applied for a business license to rent out all three units, including the substantially rehabilitated and relocated original unit ("Unit A") and the two new units ("Units B & C"). At that time, the Owners asked whether any additional paperwork was required for compliance with the Rent Program. City staff informed the Owners that no additional paperwork was required because they had "three new units" that were "exempt" from the Rent Program.

About four years later, on March 15, 2017, the Owners received the Notice of Changes to the Rent Adjustment Ordinance ("Notice of Changes"). Page 3 of the Notice of Changes indicated that if Oakland property owners wanted an exemption from the Rent Program based on "Owner Occupancy" or "Substantial Rehabilitation," such owners needed to file a petition for a Certificate of Exemption by June 30, 2017. The Notice of Changes was silent as to both newly constructed units and single-family units.

The Owners subsequently received the City's Landlord Petition for Certificate of Exemption ("Landlord Petition"). The Owners were unclear whether they needed to file the Landlord Petition and, if so, which exemption they should apply for (new construction, substantial rehabilitation, and/or single-family residence/condo).

The Owners diligently followed-up on this issue, engaging in numerous telephone conversations and a few in-person meetings with City staff. They repeatedly explained the development history of the Property and asked if it was necessary for them to apply for an exemption if a newly constructed unit was categorically exempt under both State law and City ordinance. The Owners received different and contradictory responses from City staff. One staff member told them that no Landlord Petition was necessary; a second staff member told them that every owner must submit such a petition if the exemption is for a newly constructed unit; while a third staff member told them that he was not sure but advised the Owners to submit such a petition "just in case."

As part of this diligence, the Owners inquired about which of the boxes they should check on the Landlord Petition as it was not clear which option applied to the Property. Units B & C clearly appeared to be "new construction," while Unit A was: (1) exempt under Costa-Hawkins as a previously existing single-family home; (2)

exempt under Costa-Hawkins for having a "last finalized permit" issued after February 1, 1995; (3) exempt under the Rent Program for being exempt under Costa-Hawkins; and/or, (4) exempt under the Rent Program for being "substantially rehabilitated."

Given the conflicting and various advice received from City staff, the Owners submitted the Landlord Petition with the boxes for "newly constructed" for Units B & C and "substantial rehabilitation" for Unit A, along with supporting paperwork.

After overcoming various procedural hurdles, the Owners' Landlord Petition was ultimately heard by a panel of hearing officers (the "Panel") on August 8, 2017, which issued an appealable decision on August 28, 2017. The Panel held that Units B & C were exempt from the Rent Program because they were "newly constructed." However, it held that Unit A was not exempt because:

"An owner has the burden of proving that a building has been substantially rehabilitated by presenting convincing evidence of construction costs (i.e., invoices and proof of payment) as well as competent evidence of the square footage of the building. The owners submitted no such documentation. Therefore, this part of the owners' petition is denied."

The Owners duly filed a timely administrative appeal which set forth compelling arguments that a certificate of exemption should be issued for Unit A for the following reasons: (1) Unit A is exempt as a single-family home under Costa-Hawkins; (2) if Unit A is deemed to no longer be the original unit, it must be an exempt new unit; and, (3) even if Unit A were not otherwise exempt, it would be exempt as a substantially rehabilitated unit. The Owners briefed these issues in detail in their Owners' Statement for Appeal Hearing of October 11, 2018.

The Appeal Hearing was conducted on October 11, 2018. The Owners' were pleased and encouraged that the Housing, Residential Rent and Relocation Board ("Board") roundly rejected the Panel's finding that the Owners' could not present further evidence regarding the substantial rehabilitation of Unit A on a going forward basis. At the appeal hearing, some members of the Board expressed support for Owners to have the opportunity to present "convincing evidence" to establish that the construction costs met the thresholds for "substantial rehabilitation" without creating any precedent. The Board also discussed the uniqueness of the Owners' situation, specifically whether Unit A should be considered a "newly constructed" unit or a "substantially rehabilitated" unit and, if not, then what happens to the undisputed exempt status of the existing single family home (now, relocated and rehabilitated as the new Unit A) when dwelling units are added to it. The Board issued a Remand Decision (dated 10-26-2018) affirming the RAP exemption for Units B & C and " ... remand[ing] to the hearing officer for Unit A regarding new construction and substantial rehabilitation only" with the caveat that the Remand Decision would not be "precedent setting."

After numerous delays and continuances (over the objection of Owners), the Remand Hearing was held on August 30, 2019. Prior to the Remand Hearing, Owners timely submitted voluminous, exhaustive, and cross-referenced documentary evidence of expenditures to rehabilitate and construct Units A, B and C (construction receipts, bank statements, credit card statements, architectural and structural plans – stamped Approval by City of Oakland, as well as summaries of the proffered documentation to assist the Hearing Officer’s review on remand.) The lack of such documentation was cited as the ground for the Hearing Officer’s original August 28, 2017, denial of the RAP exemption as to Unit A, and had been discussed at the October 11, 2018 Board Appeal Hearing. The Remand Decision, issued September 18, 2019, stated that “[i]f the cost of construction were considered in isolation, the owner probably would meet the 50% threshold for substantial rehabilitation.” However, the hearing officer then concluded that Unit A should not be considered as either New Construction or Substantial Rehabilitation, and so found Unit A not exempt from the RAP.

Owners now appeal the “August 28, 2019” Remand Decision. The first Hearing Decision’s sole basis for denying the exemption for Unit A was that Owners did not present convincing evidence of construction costs and the square footage of the building. Owners cured that failure, and submitted such convincing evidence. The remand hearing officer concedes that Owners probably have met the City’s threshold, pursuant to the City’s Construction Valuation Tables. The documentary evidence submitted to the City (and accepted by the Hearing Officer) in support of Owners’ exemption for Unit A can and should be applied to a determination under New Construction or Substantial Rehabilitation, as the Board sees fit.

II. Legal Discussion for Appeal

The sole issue on remand should have been resolved with a finding that a certificate of exemption should be issued for Unit A for the following reasons:

A. Unit A Should Be Exempt as New Construction

The Property consisted of a single family house with an existing legally exempt status. Two dwelling units were added to the same structure and have been granted exempt status. If this new building is to be considered a newly-formed “triplex,” then Unit A should be considered New Construction because a triplex did not previously occupy this space. Additionally, the single family house was raised (to allow the construction of two new ground floor dwelling units) and Unit A now occupies “... space that was not previously used for housing.” *Castellanos v. Greer*, T01-0107; see also *Buggs v. Bay Property*, T16-0377.

If this building is to be considered a single family house with an attached duplex, the existing exempt status of the single family house never changed and the duplex units have been granted exempt status.

B. If Unit A Is Not “New Construction,” It Should Be Exempt as a Substantially Rehabilitated Unit

Owners have presented substantial convincing and undisputed evidence of Owners’ construction costs and building square footage, and the Hearing Officer on remand agreed that Owners probably meet the monetary threshold.

The Board received a Memo dated September 12, 2018 from Barbara Kong-Brown – Re: Request for Information Regarding Hearing Decisions on New Construction. None of the cases cited have exactly the same set of circumstances as Owners’ situation. However, the cases reflect the Board’s discretionary authority and provide guidance.

This Board has the discretionary authority to find that Unit A is exempt whether New Construction or Substantial Rehabilitation are applied (without creating precedent), or by acknowledging the unique circumstances of this situation.

It is clear that these unique circumstances more broadly implicate City of Oakland rental housing policy and policy goals, which include “encouraging rehabilitation of rental units [and] encouraging investment in new residential property in the [C]ity.” At the Board hearing Stone acknowledged that Owners’ circumstances – adding additional dwelling units to an existing legally exempt single family home – may raise a policy question for the City of Oakland to consider. Stone stated “I am very concerned that we not create a precedent of any kind where secondary units are discouraged because it places the entire building under rent control.”

Owners and their counsel intend to submit a Public Records Act request to determine whether similar circumstances have arisen and the manner in which they were addressed under the RAP.

III. Preservation of Issues on Administrative Appeal

While it appears that the Board rejected or ignored the Owners’ arguments that Unit A should be exempt as a single-family home under Costa-Hawkins and apparently disallowed it as an issue on remand, we hereby reassert and preserve that claim here for purposes of judicial review.

Further, we wish to maintain our arguments previously made on the record as to the significant and pervasive due process violations that have plagued the Owners’ administrative appeals to date. On multiple occasions, the Owners were given authoritative and, yet, conflicting guidance by staff and by hearing officers and the Board on a host of issues that implicate the Owners’ fundamental property rights in the Property. At various times, City officials, including most recently members of the Board, attempted to use the Owners’ alleged noncompliance with various procedural strictures of the administrative process to deprive them of their property rights in the Property.

Specifically, the Panel took action to deprive the Owners' of their property rights by holding that Unit A was not exempt simply because the Owners had not presented the overwhelming evidence of "substantial rehabilitation" in their possession in a procedural manner that satisfied the Panel. Luckily for the Owners, this holding was rejected by a majority of the Board who remanded this matter to afford the Owners further opportunity to present their evidence. However, we note that the losing minority on the Board echoed a preferred approach to that taken by the Panel.

This insistence on strict compliance with procedural rules that are both unknown to members of the public and inconsistent (both internally and with the forms and advice promulgated by Staff) is Kafkaesque. It is also a violation of basic Due Process. As a fundamental matter of Due Process, a public agency cannot arbitrarily and capriciously create and impose new procedural criteria on a property owner to deny such an owner an important property right. Due Process requires that the Owners receive meaningful notices of their rights and a meaningful opportunity to be heard.

Based on the (somewhat incoherent) reasonings shared by members of the Panel and Board who favored the strict adherence approach in this matter, it is the conclusion of Owners' counsel that the procedural requirements they favor are far more draconian, unforgiving, and confusing than those used by the California court system. We note, for the record, that even the courts provide clear and repeated warnings to pro se parties regarding their procedural rights and obligations along with pervasive warnings to hire an attorney to help them navigate through the process. We also note that the courts provide multiple opportunities for pro se parties to avoid being penalized for rules they were not aware of or did not understand. We would expect the City of Oakland's rent adjustment program to be at least as clear and as forgiving as the judiciary of the State of California. We believe the courts would, too.

To this end, we preserve for the record the Owners' objections to the arbitrary evidentiary standards promulgated by the Panel, the Board, and staff and maintain our Due Process objections to how each and every step of this administrative appeal process has been conducted.

Further, we incorporate by reference herein all prior submittals by Owners into the record in these proceedings as well as the transcripts maintained of all hearings in which Owners participated in this matter. The RAP's arbitrary restrictions on a page limit for this appeal unfairly precludes Owners from resubmitting all of those materials, but we rely on them. These materials are all already within the custody and control of the Board. Out of an abundance of caution and fear of the RAP's arbitrary evidentiary rules, we specifically designate as part of the record the entirety of the electronic recording of the Remand Hearing conducted before Stephen Kasdin on August 30, 2019, as part of the record to be submitted with this Appeal.

Further, we note for the record that while the RAP provides an "Appeals Decision Index" of precedential Administrative Decisions online, it does not actually provide the underlying decisions to the public in any meaningful way. We will be compelled to seek these decisions through a public records act request. We, therefore, reserve our right to cite such additional decision as may be applicable upon actually receiving the body of precedential decisions that the Board relies upon which, while apparently readily available to the RAP staff, are not at all readily available to the public.

Further, Owners wish to express to the Board their grave concern about the accuracy of the Proofs of Service issued by the Residential RAP department, attached to the various hearing decisions and appeal decisions mailed to Owners over the past 2.5 years. In the RAP's mailings there have been significant "lag times" between the dates on the POS, the Pitney-Bowes meter stamp on the mailed envelope (not a USPS cancellation, and thus not necessarily an accurate reflection of when the envelope was *actually deposited* into the U.S. Mail), and the time it then took for Owners to receive a mailing that had supposedly been deposited into the U.S. Mail "that same day" as the date on the POS. In light of the limited time to file an appeal, the RAP and Board surely understands that it is of the utmost importance to potential appellants that the sworn representations on the POS by a RAP representative are, in fact, accurate.

Most recently, Owners had 20 calendar days from the date of the Remand Decision POS to submit this Appeal. For reasons unknown to Owners and seemingly within the control of the City of Oakland RAP Department, this time to appeal was significantly truncated, as set forth below:

- September 18, 2019 – the date of the Remand Decision by the Hearing Officer (although page one of the Remand Decision incorrectly states the "Date of Remand **Decision**" as August 28, 2019 – we assume an error as the hearing was held on August 30.)
- September 20, 2019 – the date on the Proof of Service of the Remand Decision. The POS states under penalty of perjury that Brittni Lothlen placed the envelope "in a City of Oakland mail collection receptacle for mailing on [that] date" and "[u]nder that practice an envelope placed in the mail collection receptacle ... *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." (emphasis added)
- September 24, 2019 – the Pitney-Bowes date stamp on the mailing envelope (an internal City meter, not a USPS cancellation)
- October 4, 2019 – *10 days later* ... actual receipt in the U.S. Mail by Owners (in Berkeley) and their attorney (in Oakland).

• • •

For all of these reasons, the Hearing Officer should authorize issuance of a certificate of exemption for Unit A.

We look forward to discussing these issues with you at our administrative appeal hearing.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Joshua Safran".

Joshua Safran, Esq.



MEMORANDUM

Date: May 24, 2021
To: Members of the Housing, Rent Residential & Relocation Board (HRRRB)
From: Kent Qian, Deputy City Attorney
Re: Appeal Summary in T19-0007
Cortez v. Qmacin
Appeal Hearing Date: May 27, 2021

Property Address: 700 Sycamore Street, Unit A, Oakland, CA
Appellant/Owner: Daniel Merchant, Merchant Brothers Properties, LLC
Appellant/Owner Representative: Jill Broadhurst
Respondent/Tenant: Gonzalo Ignacio Cortez and Eliberta Gutiérrez
Respondent/Tenant Representative: Micaela Alvarez

PROCEDURAL BACKGROUND

On October 9, 2018, the tenants filed the petition contesting a rent increasing from \$1,500 to \$1,600. The Rent Adjustment Program sent a notification of the petition on January 10, 2019.

A transfer of ownership occurred, and the new owner requested a new hearing date on April 4, 2019. The senior hearing officer issued an order finding good cause for postponement and continuing the hearing from April 30, 2019 to June 12, 2019. The Order indicated that the response must be filed within 35 days from the date of the mailing of the order. The proof of service attached to the order indicates that the order was mailed on April 12, 2019. The owner filed the response on Monday, May 20, 2019.

RULING ON THE CASE

First, the hearing officer ruled that the response was untimely because the deadline to file a response was on Friday, May 17, 2019, 35 days after the mailing date

of the order granting postponement. The owner's response was filed on the following Monday on May 20, which was three days late. The owner argued that the deadline should be calculated from the postmark of April 16 but did not explain why the response was not filed by May 17, 2019. The hearing officer found no good cause for the late filing, and the owner's participation was limited to cross-examination and rebuttal.

On the merits, the hearing officer found that the rent increases were illegal because the tenants, who were Spanish speakers and negotiated the lease in Spanish, were not served with a valid RAP notice until March 2019. The hearing officer set the base rent at \$1,000 and ordered restitution for 3 years of rent overpayments totaling \$28,900 to be repaid at \$578 per month for 50 months.

GROUND FOR APPEAL

The owner appealed the hearing decision on the following grounds:

- The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board;
- The decision is inconsistent with decisions issued by other hearing officers;
- The decision raises a new policy issue that has not been decided by the Board;
- The decision is not supported by substantial evidence;
- I was denied a sufficient opportunity to present my claim or respond to the petitioner's claim.

Specifically, the owner contends the following:

1. The owner's May 20 response was timely because the RAP envelope had a USPS March 3 postmark. Even if the response was not timely there was no prejudice to the other side. In addition, another RAP hearing decision, T19-0202, allowed a late response due to a similar date calculation error.
2. Owner's direct testimony was excluded from the hearing.
3. Facts concerning parking and lights presented are incorrect.
4. The hearing officer incorrectly identified the (lack of) relationship with someone named Oscar.
5. Owner disagreed that RAP had jurisdiction over contract language and disagrees that original lease negotiations were conducted in Spanish.

ISSUES

1. Did the hearing officer correctly find that the owner's response was late and there was no good cause for the late filing?
2. Based on evidence in the record, did the hearing office correctly find that no RAP notice was served before March 2019?

APPLICABLE LAW AND PAST BOARD DECISIONS

Civil Code 1632(b) provides:

(b) Any person engaged in a trade or business who negotiates primarily in Spanish, Chinese, Tagalog, Vietnamese, or Korean, orally or in writing, in the course of entering into any of the following, shall deliver to the other party to the contract or agreement, and any other person who will be signing the contract or agreement, and before the execution thereof, a translation of the contract or agreement in the language in which the contract or agreement was negotiated, that includes a translation of every term and condition in that contract or agreement:

. . .

(3) A lease, sublease, rental contract or agreement, or other term of tenancy contract or agreement, for a period of longer than one month, covering a dwelling, an apartment, or mobilehome, or other dwelling unit normally occupied as a residence.

Board Decisions

Failure to File Timely Response

T02-0404 Santiago v. Vega

Party that fails to file a timely response is precluded from introducing evidence but is permitted to cross-examine opposing party and to present a closing argument.

T19-0236 Steimetz et al v. Protopappas

Board affirmed Hearing Decision granting tenant restitution for decreased services where owner failed to file a response or appear at hearing and when owner filed appeal late. Owner's claim that he had faxed in a response and that he did not appear due to a mistake on his representative's office calendar did not change the result, even though owner claimed a new construction exemption.

T16-0104 Meyer v. Harris

Board affirmed Hearing Decision granting restitution for tenant's claims of decreased housing services and found no good cause for owner's failure to file a response even though the owner's address was different from the address on the petition, where the owner testified at the Hearing that he had received the petition and at the Hearing he did not provide any reason for his failure to respond.

T19-0202 Pacheco v. Newsome

The hearing officer found that owner's late response was excusable because the filing was just one day late due to a calculation error and that there was no prejudice to the tenant. The decision was affirmed by the board on other grounds.

RAP Notice and Civil Code 1632

T06-154 Soriano, et al. v. Western Management Properties

The Board found good cause for late filing when decrease in housing services was ongoing and where Notice to Tenants of the scope and existence of the Rent Adjustment Program was not given in the same language used in negotiating the terms of the tenancy in compliance with Civil Code, § 1632(b)(3).



MEMORANDUM

Date: May 24, 2021
To: Members of the Housing, Rent Residential & Relocation Board (HRRRB)
From: Kent Qian, Deputy City Attorney
Re: Appeal Summary in T18-0238, T19-0403
Didrickson v. Commonwealth Company
Appeal Hearing Date: May 27, 2021

Property Address: 2230 Lakeshore Avenue, No.7, Oakland, CA
Appellants/Tenants: Glenda Didrickson
Carlos Didrickson
Respondent/Owner: Commonwealth Company

T18-0238

BACKGROUND

On April 20, 2018, tenants Glenda Didrickson and Carlos Didrickson filed a petition alleging decreased housing services under 5 different bases. At the time of the hearing, the parties agreed that the only remaining issue pursuant to the petition for decreased housing services was the blue tarp covering the window.

RULING ON THE CASE

The Hearing Officer awarded a 1 percent rent reduction from December 2017 through December 2018 for window due to the tarp covering.

GROUND FOR APPEAL

The tenants appealed, arguing that the 1 percent reduction the hearing officer awarded was too low. Because the windows were large, the tenants asked for \$25/day rather than \$1.44 per day that was awarded.

ISSUES

1. Did the hearing officer correctly award a 1% reduction in rent for windows that were covered with a tarp?

T19-0403

BACKGROUND

On August 21, 2019, the tenants filed a petition contesting a rent increase from \$2,517 to \$3,192. A notice of settlement conference and hearing for March 4, 2020 was mailed to all parties with a proof of service addressed to the tenants at 2230 Lakeshore Avenue Unit 7. The tenants did not appear at the March 4 hearing, and the petition was dismissed.

GROUND FOR APPEAL

The tenants appealed, stating that they did not received notice of the hearing. They also state that the hearing decision was sent to the wrong address (2330 Lakeshore Ave, instead of 2230 Lakeshore Ave.).

ISSUES

1. Is there good cause for the tenants' failure to appear at the hearing?

APPLICABLE LAW AND PAST BOARD DECISIONS

Board Decisions

A. Decreased Housing Services

T18-0153 Bush v. Dang

Board panel reduced rent restitution for hole in window from 10% of rent to 5% and directed staff to recalculate the restitution amount.

T17-0116 Zamora v. Telles

Board panel affirmed Hearing Decision granting restitution of 1% of rent for a broken window and 25% of rent for water leaks into bedroom closet and bedroom, plus extensive mold and water intrusion on walls and floors of several rooms.

T17-0070 Lee v. Dixon

Board panel upheld Hearing Decision that found no good cause for the owner's failure to file a response and to appear at the hearing. The Hearing Decision granting 3% rent reduction and restitution for bedroom window that did not fully close is affirmed.

B. Failure to Appear at Hearing

T01-0006 Jefferson v. Leath

Owner who failed to file response presented evidence that he did not receive notice of hearing which was in his name but sent to agent's address. Case remanded to determine whether owner received proper notice of the petition



MEMORANDUM

Date: May 24, 2021
To: Members of the Housing, Rent Residential & Relocation Board (HRRRB)
From: Kent Qian, Deputy City Attorney
Re: Appeal Summary in L17-0061
Feiner v. Tenants
Appeal Hearing Date: May 27, 2021

Property Address: 1153 63rd Street, Oakland, CA
Appellant/Owner: Michael Feiner
Respondent/Tenant: Residents

PROCEDURAL BACKGROUND

On March 27, 2017, owner Michael Feiner filed a petition for an exemption from the Rent Adjustment Ordinance on the basis of new construction and substantial reconstruction. No tenant filed a response to the owner’s petition. The subject building consists of three units. Prior to construction the property consisted of a single-family residence. The owner “gutted” the existing single family residence, renovated it and increased it in size. He also raised the house, designated it as unit A, and constructed two new units under it, which he designated as units B and C.

The Hearing Decision granted the exemption for unit’s B and C. and denied it for unit A on the ground that it was not entirely newly constructed or created from space that was entirely nonresidential.

RULING ON THE CASE

The owner appealed the Hearing Decision, which the Board heard on October 11, 2018, affirming the Decision regarding unit’s B and C, and remanding it to the Hearing Officer regarding unit A as to new construction and/or substantial rehabilitation.

The Remand Decision issued on September 20, 2019, stated that prior to construction unit A was entirely residential as a single-family house. The new unit was merely an expansion of an existing residential unit, not a newly constructed unit. Therefore, the unit was not newly constructed.

As to the claim of substantial rehabilitation, the entire building must qualify for the exemption. The building consists of units A, B and C, since unit's B and C were newly constructed, there was nothing in these units to rehabilitate. Since the entire building was not rehabilitated, it does not qualify for an exemption based on substantial although the owner probably meets the 50% construction threshold for substantial rehabilitation if unit A was considered in isolation.

GROUND FOR APPEAL

The owner appealed the hearing decision on the following grounds:

- The decision is inconsistent with OMC Chapter 8.22, Rent Board Regulations or prior decisions of the Board;
- The decision is inconsistent with decisions issued by other hearing officers;
- The decision raises a new policy issue that has not been decided by the Board;
- The decision violates federal, state or local law;
- The decision is not supported by substantial evidence.

Specifically, the owner contends the following:

1. Unit A should be exempt as new construction. The property consists of a single-family residence which is legally exempt. If the building is deemed a triplex, it should be exempt as new construction because a triplex did not previously occupy this space. Units B and C have been granted an exemption based on new construction.

If the building is considered as a single-family house with an attached duplex, the existing exempt status of the single-family house never changed and the duplex units have been granted exempt status.

2. If unit A is not new construction it should be exempt based on substantial rehabilitation. The owner presented convincing evidence of the construction costs and building square footage which the hearing officer on remand aged met the monetary 50% threshold for new construction.

The owner further contended that there were due process violations, complained that the proofs of service for documents were inaccurate and he was given contradictory and ambiguous information by Rent Program staff; and that this case involves unique

circumstances and impacts the City's rental housing policy and goals encouraging rehabilitating of rental units and encouraging investment in the City.

ISSUE

1. Is Unit A exempt from the Rent Adjustment Ordinance on the basis of new construction?
2. Is Unit A exempt from the Rent Adjustment Ordinance on the basis of substantial rehabilitation?

APPLICABLE LAW AND PAST BOARD DECISIONS

New Construction

In order to qualify for an exemption based on new construction, O.M.C. section 8.22.030.A.5 of the Rent Ordinance states that the dwelling unit must receive a certificate of occupancy on or after January 1, 1983, **and** must be entirely newly constructed or created from space that was formerly entirely non-residential.

Substantial Rehabilitation

The Applicable Law: O.M.C. 8.22.030.A.6 states that dwelling units located in "substantially rehabilitated buildings" are not "covered units" under the Rent Ordinance.

- a. In order to obtain an exemption based on substantial rehabilitation, an owner must have spent a minimum of fifty (50) percent of the average basic cost for new construction for a rehabilitation project.
- b. The average basic cost for new construction shall be determined using tables issued by the chief building inspector applicable for the time period when the substantial rehabilitation was completed.¹

To perform this calculation, the average basic cost for new construction is determined using tables issued by the chief building inspector applicable during the period when the substantial rehabilitation was completed. The tables require the square footage of the property to complete the calculation.

Regulation 8.22.030.A.3 states that:

- a. In order to qualify for the substantial rehabilitation exemption, the rehabilitation work must be completed within a two (2) year period after the issuance of the building permit for the work unless the Owner demonstrates good cause for the work exceeding two (2) years.

¹ O.M.C. Section 8.22.030(B)(2)

- b. For the substantial rehabilitation exemption, the entire building must qualify for the exemption and not just individual units.

Board Decisions

1. L17-0120 Bergen v. Tenants

Board affirmed Hearing Decision that granted exemption from the Rent Ordinance for a new ground floor unit as new construction where the owner converted a single-family residence into two units by raising the original house and constructing a new unit on the ground floor. The decision held that the second floor was a pre-existing residential unit and was not exempt from the Rent Ordinance.

2. T01-0107, Castellano v. Greer

The property is a three-bedroom lower unit in a building containing two units. The original structure consisted of a single-family dwelling constructed in December 1970. The tenant contested a rent increase. The owner appealed from a hearing decision granting the tenant petition.

The Board held that the unit was exempt as new construction and the certificate of occupancy was issued after January 1, 1983. Even though the original building was built prior to 1983 the unit was newly created out of space not previously used for housing. It was added to the original structure.

3. T16-0377, Buggs v. Bay Property

The property consisted of a single-family residence that was demolished. A totally new building was built which consists of 10 residential units built after January 1, 1983. The Board stated the hearing officer erred in interpreting the Ordinance to mean that both the condition of (1) new construction and (2) no prior residential use were required to qualify for the exemption.

4. T16-0683*, Prager v. Lagos

The property consisted of a single-family residence that was demolished. A totally new building was built which consists of 10 residential units built after January 1, 1983. The Board stated the hearing officer erred in interpreting the Ordinance to mean that both the condition of (1) new construction and (2) no prior residential use were required to qualify for the exemption.