

1 DENNIS J. HERRERA, State Bar #139669
City Attorney
2 THOMAS S. LAKRITZ, State Bar #161234
Chief Attorney
3 Neighborhood and Resident Safety Division
MICHAEL S. WEISS, State Bar #168378
4 MEGAN CESARE-EASTMAN, State Bar #253845
VICTORIA L. WEATHERFORD, State Bar #267499
5 Deputy City Attorneys
Fox Plaza
6 1390 Market Street, Sixth Floor
San Francisco, California 94102-5408
7 Telephone: (415) 554-3824
Facsimile: (415) 437-4644
8 E-Mail: michael.weiss@sfgov.org
E-Mail: megan.cesare@sfgov.org
9 E-Mail: victoria.weatherford@sfgov.org

10 Attorneys for Plaintiffs
11 CITY AND COUNTY OF SAN FRANCISCO and
PEOPLE OF THE STATE OF CALIFORNIA

12 SUPERIOR COURT OF THE STATE OF CALIFORNIA
13 COUNTY OF SAN FRANCISCO
14 UNLIMITED JURISDICTION
15

16 CITY AND COUNTY OF SAN
FRANCISCO, a Municipal Corporation, and
17 the PEOPLE OF THE STATE OF
CALIFORNIA, by and through DENNIS J.
18 HERRERA, City Attorney for the CITY AND
COUNTY OF SAN FRANCISCO,

19
20 Plaintiffs,

21 vs.

22 ANNE KIHAGI aka ANNA KIHAGI aka
ANNA SWAIN aka ANNE KIHAGI SWAIN
23 aka ANNA KIHAGI SWAIN, JULIA
MWANGI aka JULIA MUNENE,
24 CHRISTINE MWANGI aka CHRISTINA
MWANGI aka CHRISTINE JOHNSON,
25 XELAN PROP 1, LLC, RENKA PROP, LLC,
NOZARI 2, LLC, ZORIAL, LLC, and DOE
26 ONE THROUGH DOE FIFTY,

27 Defendants.
28

Case No. CGC-15-546152

DECLARATION OF JAMES AUSTIN IN
SUPPORT OF PRELIMINARY INJUNCTION
WITH EXHIBITS A THROUGH N

Hearing Date: December 23, 2015
Hearing Judge: Hon. Ronald E. Quidachay
Time: 9:30 a.m.
Place: Dept. 501

Date Action Filed: June 4, 2015
Trial Date: Not Yet Set

1 I, JAMES AUSTIN, declare as follows:

2 1. I have personal knowledge of the following facts except those stated on information
3 and belief. As to those facts, I believe them to be true. If called upon to testify, I could and would
4 testify competently to the contents of this Declaration.

5 2. From June 1, 1995 until January 12, 2015, I was a tenant of 195 Eureka Street, Unit
6 #4, in San Francisco, California, a two-bedroom, one bath, rent-controlled apartment in San
7 Francisco's Castro District (hereinafter, the "Eureka Property"). In June 2010, my then-registered
8 domestic partner (now husband), Raymond Schreiber moved in with me, with the consent and
9 approval of Rachel Beckert, my landlord at the time. As of January 12, 2015, we were paying
10 \$1,458.89 per month in rent.

11 4. I am a finance and operations director for a nonprofit organization. I have been
12 doing similar work for approximately 15 years. Raymond is an electrical engineer, and has been so
13 employed for 20 years.

14 5 During the first 18 years of my tenancy, from June 1, 1995 until December 2013, I
15 had three landlords: Germain Otero, JC Otero, and then Rachel Beckert. I had no conflicts or
16 problems with any of them.

17 6. In December 2013, Rachel Beckert sold the Eureka Property to Defendants,
18 including ANNE KIHAGI aka ANNA KIHAGI aka ANNA SWAIN aka ANNE KIHAGI SWAIN
19 aka ANNA KIHAGI SWAIN ("KIHAGI"), through her entity, Defendant RENKA PROP, LLC
20 ("RENKA").

21 7. The Eureka Property is comprised of five residential units, and one commercial unit.
22 At the time Defendants purchased our building in December 2013, four of the five residential units
23 were occupied, and one was vacant. Unit 1 was occupied by Sarah Hassan and her two children,
24 who are still there. Unit 2 was occupied by Allison Leshefsky and her partner Wendy Perkins, who
25 recently received a 60-day eviction notice for alleged capital improvements. Unit 3 was occupied
26 by Jerry James Stone, who moved out in September 2014. Unit 4 was our home. Unit 5, a one-
27 bedroom unit, was vacant, unfurnished, and empty for more than a year following the December
28

1 2013 purchase. The commercial unit is occupied by a property management company called Action
2 Property Management.

3 8. As part of the sale of the Eureka Property to Defendants, I completed and submitted
4 an apartment estoppel/Rental Information Questionnaire, on which I listed Raymond Schreiber. On
5 information and belief, Defendants received a copy of the estoppel document on or before the close
6 of escrow. A true and correct copy of the apartment estoppel is attached hereto as Exhibit A.

7 9. On or around March 1, 2014, Defendants slipped a document under our door called
8 "Notice to REMOVE ALL ITEMS ON LOWER LEVEL AND GARAGE. The stated purpose of
9 the notice was to clean the area. However, many of the tenants at the Eureka Property had long
10 stored their personal belongings there, including bicycles, sports equipment, and seasonal holiday
11 items. Nevertheless, the tenants held a "clean up the garage day" and removed all the items, as
12 requested. Within days after we moved our stuff out of the garage area, Defendants began to store
13 their cars and their workers' personal belongings, including tools and construction materials."

14 10. In or around June or July 2014, I suddenly noticed a decrease in the number of trash
15 and recycling bins provided for tenant use, and the trash and recycling had begun to overflow the
16 remaining bins, creating a smelly mess.

17 11. On or about July 31, 2014, Raymond saw and heard a parade of Defendants' workers
18 performing construction work on the back staircase and elsewhere in the building. On information
19 and belief, the San Francisco Department of Building Inspection ("DBI") had issued no permits to
20 Defendants to perform construction work on the stairs or elsewhere. For the next several months,
21 numerous workers became regular fixtures in our building – doing construction work, hauling
22 construction materials, smoking cigarettes, making noise, and hanging around. The noise, the dust,
23 the constant presence of others in our building was disruptive, and substantially and negatively
24 interfered with the quality of our lives. For these several months, the workers continuously left the
25 front door to the building open, during the day and night, presenting a security risk for all the
26 tenants.

1 12. Beginning in June or July 2014, Defendants' workers began staying at the Eureka
2 Property, first in the vacant and unfurnished Unit 5, and then after they demolished Unit 5 (see
3 paragraph 13), they began staying in an illegal unit located downstairs in the basement, across from
4 the garbage room. On information and belief, these mostly monolingual, Spanish-speaking workers
5 live in Los Angeles, but stay in San Francisco when they work on Defendants' local properties, and
6 then travel back to Los Angeles to work on Defendants' properties in Southern California. I have
7 observed the workers leave the Eureka property early in the morning (before 6:30 am.) and then
8 return as late as 7:30 or 8:00 p.m. I do not believe any of the workers are licensed contractors.

9 13. In August or September 2014, Defendants' workers began "gutting" Unit 5, literally
10 tearing it down to the studs, which we could clearly see from our back door. The remains of the
11 completely torn out kitchen and bathroom were tossed into a heap amidst the overflowing trash
12 bins. I later learned that Defendants did not have proper permits for this construction work.

13 14. On or about August 3, 2014, Defendant KIHAGI left a voicemail message asking me
14 to call her. When I called her back, she insisted that we were delinquent in our rent, only she could
15 not determine which of the last six months we had neglected to pay our rent. The next day (on
16 August 4, 2014), we sent a certified letter to Defendants KIHAGI and RENKA regarding the
17 August 3 conversation. With the letter we sent all of the necessary documentation to prove that we
18 were not delinquent, including our cashed/canceled checks. In the letter, we took pains to document
19 that Defendant KIHAGI was representing herself as the property manager not the owner, and
20 claiming that "her bookkeeper" was concerned about an unspecified month of rent that was missing.
21 A true and correct copy of the August 4, 2014 letter is attached hereto as Exhibit B.

22 15. On August 6, 2014, Defendants slipped under our door a document dated July 30,
23 2014, titled, "House Rules." These new rules upended many longstanding arrangements enjoyed by
24 the tenants. For example, the new rules required that tenants pay for garbage service, when none of
25 us had paid for garbage before. The new rules also set a maximum number of days that a tenant's
26 guest could stay (15 days in a calendar year), whereas no such restriction had existed before. The
27 new rules purported to ban pets, ban bicycles, ban satellite dishes, and impose intrusive restrictions
28 such as requiring giving notice before going on vacation. The new rules advises tenants in an

1 emergency to contact "Anna Swain" aka Defendant KIHAGI. I had heard that on occasion,
2 Defendant KIHAGI used the name Anna Swain. The new House Rules felt unreasonable and
3 oppressive and made us fearful of further harassment and/or eviction. A true and correct copy of
4 the House Rules is attached hereto as Exhibit C.

5 16. On August 16, 2014, we sent a letter to Defendants rejecting their proposed "House
6 Rules." In that letter, we noted that the "House Rules" contained terms that were different than our
7 rental agreement, which was signed on June 1, 1995. In the letter, we directed Defendants to the
8 sections of the Rent Ordinance which provide for rejecting such unilaterally imposed conditions on
9 a preexisting lease. We requested that all communications be in writing. A true and correct copy of
10 the August 16, 2014 letter is attached hereto as Exhibit D.

11 17. On August 19, 2014, we received a disturbing and threatening voicemail message
12 from Defendant KIHAGI. Pretending that we had not already responded to her bogus claims that
13 we were behind on our rent, ignoring that we had sent her all the cashed/canceled checks showing
14 we paid all of our rent, and insisting that we still owed rent for some unknown month, Defendant
15 KIHAGI warned us that we would be receiving a Three-Day Notice from her attorney.

16 18. On August 20, 2014, I hand-delivered a letter to the P.O. Plus store on Castro Street
17 used by Defendants KIHAGI and RENKA for their mail. In the letter, Raymond and I documented
18 the August 19, 2014 voicemail message in which Defendant KIHAGI continued to harass us
19 regarding her bogus claim of failing to pay rent for an unidentified month and threatening us with
20 eviction. We noted that on August 4, 2014, we had sent a certified letter stating that we had paid
21 our rent for all months, and we had even included canceled/cashed checks from each month, as
22 proof of payment. With this August 20, 2014 letter, we again included canceled/cashed checks,
23 showing all our rent checks had been deposited into a JP Morgan Chase account. We also noted
24 that Defendants had repeatedly disregarded our repeated requests to keep all communication in
25 writing, and warned her that her continued harassment was illegal. We informed Defendants that
26 their conduct was making us very anxious by raising the threat of eviction, despite our being model
27 tenants who had done nothing wrong, and had already twice provided proof that we were not
28

1 delinquent on our rent. A true and correct copy of the August 20, 2014 letter is attached hereto as
2 Exhibit E.

3 19. On August 21, 2014, a letter was sent to us by attorney Aaron A. Farmer from the
4 Law Offices of Karen Uchiyama on behalf of their client, “the Owner of 195 Eureka,” stating in
5 essence that if we did not follow the 9-page House Rules that Defendants delivered in July 2014,
6 that we would be doing so “at our peril.” Neither the letter nor the proposed House Rules alerted us
7 that we had the option to decline the new rules. A true and correct copy of the August 21, 2014
8 letter is attached hereto as Exhibit F.

9 20. On September 16, 2014, we received a letter from Defendant KIHAGI, informing us
10 that she was mistaken in accusing us of not paying our rent, and blaming it on her bank. In the
11 letter, Defendant KIHAGI went on to state: “[w]e understand that you are the original tenant on the
12 unit but have since added Mr. Raymond Schreiber into the unit. We do not have any documentation
13 requesting he be added as an additional occupant to the unit. If you have such information, please
14 provide it by mail as soon as possible as an accurate count is required when we compute relocation
15 amounts.” This letter caused significant stress because we believed that Defendants’ use of the term
16 “relocation amounts” that they were threatening some type of “no fault” eviction. A true and
17 correct copy of the September 16, 2014 letter is attached hereto as Exhibit G.

18 21. On September 30, 2014, I sent a letter to Defendants, instructing them to stop
19 making false accusations and to stop leaving threatening voicemail messages. In the letter, I also
20 addressed the inquiry about Raymond’s tenancy. I informed Defendants (again) that Raymond and
21 I were registered domestic partners, and that Raymond’s tenancy had been approved by Rachel
22 Beckert, our former landlord, a fact disclosed in the apartment estoppel/Rental Information
23 Questionnaire completed and submitted during the sale of the building. I further directed
24 Defendants to consult Section 37.9(a)(2) of the Rent Ordinance, regarding evictions motivated by
25 the addition of a registered domestic partner. I further informed Defendants that we considered
26 their reference to “relocation amounts” an attempt to coerce us into vacating the unit, was a
27 disruption to our right to quiet use and enjoyment of our apartment, and constituted unlawful
28 harassment. Finally, I again requested that all further communication regarding our tenancy be

1 made in writing. A true and correct copy of the September 30, 2014 letter is attached hereto as
2 Exhibit H.

3 22. On October 19, 2014, we received another disturbing voicemail message from
4 Defendant KIHAGI stating that: “the management at RENKA” told me that we would be receiving
5 an Owner Move-In Eviction Notice from “one of the owners” who owns “a permanent interest in
6 the building.” Defendant KIHAGI stated that the relocation amount would be \$5,261 per person,
7 and said that we should call her before “Karen Uchiyama’s law firm gets to you” in case there is
8 “anything else I’m able to do” or “anything else we end up negotiating different from that amount.”

9 23. On October 20, 2014, Raymond and I filed a Report of Alleged Wrongful Eviction
10 with the San Francisco Rent Stabilization and Arbitration Board (“Rent Board”). A true and correct
11 copy of the Report is attached hereto as Exhibit I.

12 24. On November 18, 2014, we received a 60-Day Notice of Termination of Tenancy for
13 Owner Move-In (“OMI”). The OMI paperwork included a Grant Deed showing that on September
14 15, 2014, Defendant KIHAGI, acting as the manager for Defendant RENKA, transferred an
15 undivided 25% interest in the Eureka Property to Defendant JULIA MWANGI (“J. MWANGI”), a
16 transaction which was exempted from transfer tax. On information and belief, the exemption was
17 based on the fact that the proportional ownership was the same before and after the transaction,
18 which could only be true if Defendant J. MWANGI were a 25% owner/member of Defendant
19 RENKA. The OMI paperwork also included Defendant J. MWANGI’s Declaration, in which she
20 swore that she owned no other residential properties, and therefore owned no other vacant,
21 available, incomparable or comparable units anywhere else to offer us for rent. I am informed and
22 believe that at the time of our eviction, Unit 5 at the Eureka property was vacant and available, but
23 not disclosed or offered to us. Defendant J. MWANGI further swore in her Declaration that she
24 was not a member of Defendant RENKA. I later learned that Defendant RENKA also owned the
25 six-unit residential rental property at 1135-1139 Guerrero Street, San Francisco. I am informed and
26 believe that at the time they were evicting us, it was likely that there were vacant and available units
27 at the Guerrero Street property. A true and correct copy of the OMI, including the Grant Deed and
28 J. MWANGI’s Declaration, is attached hereto as Exhibit J.

1 25. On December 12, 2014, we took screen shots from Craigslist.com, showing that at
2 the same time as they were evicting us from our home, Defendants were advertising two vacant and
3 available apartments for rent on 18th Street and Sanchez Streets in the Castro. We took screen
4 shots of both the advertisement (first page) and the associated reply/contact information (second
5 page) showing the telephone number: 415-691-1264, a number we knew as one of Defendant
6 KIHAGI's phone numbers. Defendants were advertising a 1 BR/1 BA for \$4,000/month and a
7 2BR/1BA apartment for \$4,000/month. On information and belief, these units were located in
8 Defendants' six-unit building at 3947 18th Street. We know Darcy Harris and Kelly Kimball, who
9 used to be tenants there in Units 1 and 5, respectively, until Defendants evicted them in 2013/2014.
10 Defendants first tried to evict Darcy with an Owner/Relative Move In eviction, alleging that Julia
11 Munene aka Defendant J. MWANGI was going to move in to Unit 1. Defendants ultimately were
12 unsuccessful in doing that eviction, but then harassed her until she finally vacated. Defendants
13 served Kelly with three Owner Move-In eviction notices, alleging that Defendant KIHAGI was
14 going to move in to Unit 5. Following the three OMI eviction notices and two unlawful detainer
15 actions, Kelly was worn out, and surrendered Unit 5. True and correct copies of the December 12,
16 2014 screen shots are attached hereto as Exhibit K.

17 26. On or about December 18, 2014, there was a DBI Notice of Violation taped and
18 posted on the Eureka property. On information and belief, when Raymond saw the Notice of
19 Violation had fallen to the ground, he picked it up and re-taped it to the building. The next day, on
20 December 19, 2014, I received another disturbing text message from Defendant KIHAGI stating:

21 *"so I will make it easy to see your poor conduct like taping notice on door by getting*
22 *surveillance. will send official letter to both of you. plus your 60 day period is almost*
23 *over...."*

24 The threat of surveillance of us at our home left us feeling that our privacy was being
25 threatened. A true and correct copy of the screenshot of this text message from Defendant KIHAGI
26 is attached hereto as Exhibit L.

27 27. Having seen what happened to several other tenants who spent small fortunes to fight
28 (unsuccessfully) Defendants but ultimately lost their homes anyway, Raymond and I made the

1 painful decision to abandon our home. We knew from other tenants' experiences that Defendants
2 would not stop the harassment until we were out. We vacated our home on January 10, 2015. We
3 ultimately had to move to another San Francisco neighborhood. The current rents in the Castro
4 District had become stratospheric. Since being evicted, our housing expenses have significantly
5 increased, an unplanned financial drain.

6 28. On January 5, 2015, five days before we surrendered our home to Defendants, we
7 took screen shots from Craigslist.com, showing that Defendants were advertising an available
8 apartment for rent on 18th Street and Sanchez Streets in the Castro. We took screen shots of both
9 the advertisement (first page) and the associated reply/contact information (second page) showing
10 the telephone number: 415-691-1264, a number we knew as one of Defendant KIHAGI's phone
11 numbers. Defendants were advertising a 2BR/1BA apartment for \$4,000/month. On information
12 and belief, this unit was located in Defendants' six-unit building at 3947 18th Street. True and
13 correct copies of the January 5, 2015 screen shots are attached hereto as Exhibit M.

14 29. On March 6, 2015, we took screen shots from Craigslist.com, showing that
15 Defendants were advertising two vacant and available apartments for rent in the Castro District –
16 one on 19th Street and Sanchez Streets and one on Hancock at Church Street. We took screen shots
17 of both the advertisement (first page) and the associated reply/contact information (second page)
18 showing the telephone numbers: 415-691-1264 (for 19th Street) and 323-244-9178 (for Hancock),
19 phone numbers we knew as two of Defendant KIHAGI's phone numbers. The 19th Street unit was
20 a 3 BR/1BA being advertised for \$4,800/month and the Hancock Street unit was a 2BR/1BA
21 apartment for \$4,795/month. On information and belief, the 19th Street units was located in
22 Defendants' six-unit building at 40189-4022 19th Street. On information and belief, the
23 Hancock/Church unit was located in Defendant's 12-unit building at 650 Church Street. True and
24 correct copies of the March 6, 2015 screen shots are attached hereto as Exhibit N.

25 30. While Defendants were our landlords, they relentlessly harassed, intimidated and
26 retaliated against us. This time was incredibly stressful for us, and caused Raymond and me a great
27 deal of anxiety. They destroyed our quiet enjoyment, so we could not relax in our home. We lived
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1 in near constant fear of the next voicemail or text message falsely accusing us of something, or the
2 next letter from Defendants' attorneys, or the arrival of an eviction notice.

3 31. I lived at 195 Eureka Street, Unit #4 in the Castro for 20 years, the last five of them
4 with my husband, Raymond. We put thousands of dollars into renovating, painting, and upgrading,
5 even though we were renters. We loved living in the Castro, and had many longtime friends in the
6 neighborhood. It was a wonderful place to live. We knew most of our neighbors on the 100 Block
7 of Eureka Street, and we planted and cared for trees in front of our building. I miss our old life, our
8 home, our local friends and our neighborhood.

9
10 I declare under penalty of perjury that the foregoing is true and correct. Executed in San
11 Francisco, California.

12
13
14 DATED:



15 JAMES AUSTIN
16 Evicted Tenant of 195 Eureka St, #4
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1 **PROOF OF SERVICE**

2 I, MORRIS ALLEN, declare as follows:

3 I am a citizen of the United States, over the age of eighteen years and not a party to the
4 above-entitled action. I am employed at the City Attorney's Office of San Francisco, Fox Plaza
5 Building, 1390 Market Street, Sixth Floor, San Francisco, CA 94102.

6 On December 1, 2015, I served the following document(s):

7 **DECLARATION OF JAMES AUSTIN IN SUPPORT OF PRELIMINARY INJUNCTION
8 WITH EXHIBITS A THROUGH N**

9 on the following persons at the locations specified:

10 Aleksandr A. Volkov, Esq.
11 211 Gough Street, Suite 116
12 San Francisco, CA 94102
13 E-mail: alex@volff.com

14 Julie N. Nong, Esq.
15 NT Law
16 2600 W. Olive Avenue, Fifth Floor #647
17 Burbank, CA 91505

18 VIA PERSONAL DELIVERY AND
19 ELECTRONIC SERVICE

20 E-mail: julienong@ntlawgroup.com
21 VIA ELECTRONIC SERVICE

22 in the manner indicated below:

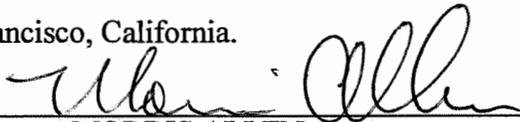
23 **BY PERSONAL SERVICE:** I sealed true and correct copies of the above documents in addressed
24 envelope(s) and caused such envelope(s) to be delivered by hand at the above locations by a professional
25 messenger service. A declaration from the messenger who made the delivery is attached or will
26 be filed separately with the court.

27 **BY OVERNIGHT DELIVERY:** I sealed true and correct copies of the above documents in addressed
28 envelope(s) and placed them at my workplace for collection and delivery by overnight courier service. I am
readily familiar with the practices of the San Francisco City Attorney's Office for sending overnight deliveries.
In the ordinary course of business, the sealed envelope(s) that I placed for collection would be collected by a
courier the same day.

BY ELECTRONIC MAIL: Based on a court order or an agreement of the parties to accept electronic
service, I caused the documents to be served electronically through File & ServeXpress in portable document
format ("PDF") Adobe Acrobat.

I declare under penalty of perjury pursuant to the laws of the State of California that the
foregoing is true and correct.

Executed December 1, 2015, at San Francisco, California.


MORRIS ALLEN

INDEX TO EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Request For Information Under Sections 37.9(i) and (j) of the San Francisco Residential Rent Stabilization and Arbitration Ordinance re 195 Eureka, Unit 4, by James Austin dated Sept. 11, 2013
B	Letter to Anna Kihagi, Renka LLC, from James Austin and Raymond Schreiber dated August 4, 2014
C	House Rules dated July 30, 2014, re 195 Eureka Street, Units 1 through 5, San Francisco, California
D	Letter to Renka LLC from James Austin and Raymond Schreiber dated August 16, 2014
E	Letter to Anna Kihagi, Renka LLC, from James Austin and Raymond Schreiber dated August 20, 2014
F	Letter to Mr. James Austin and Mr. Raymond Schreiber, 195 Eureka, Unit 4, from Aaron A. Farmer, Law Offices of Karen Y. Uchiyama, re House Rules, dated August 21, 2014
G	Letter to James Austin from Renka Prop LLC re Reconciliation of Rent Ledger & Additional Tenancy Request dated September 16, 2014
H	Letter to Renka PropLLC/Anna Kihagi from James Austin re Continued Harassment and Tenancy at 195 Eureka #4, San Francisco 94114, dated September 30, 2014
I	Report of Alleged Wrongful Eviction re 195 Eureka Street #4, received by Rent Board October 20, 2014
J	Sixty Day Notice of Termination of Tenancy to James A. Austin, Ray Schreiber, re 195 Eureka Street, Unit 4, received by Rent Board December 1, 2014
K	Craigslist listings \$4000/1br – Beautiful remodel in Dolores Park; Washer/Dryer; Open Sat 12/13@12, dated 12/12/14
L	Verizon 1:20 pm 84% Text Message Anne dated 12/19/14
M	Craigslist listings \$4000/2br – Elegant Remodel 2 Blocks to Dolores Park; Open Sun 1/4@12, dated 1/5/2015
N	Craigslist listings \$4800/3br – Delightful, Bright & Spacious; blocks to Dolores Park; Open Wed @6, dated 3/6/2015

EXHIBIT A



RENTAL INFORMATION QUESTIONNAIRE

San Francisco Association of REALTORS® Standard Form

Dear Occupant:

The information contained in this document will be provided to any future owner of the building in which you are residing. Please fill out the form as completely as you can and return it to _____ as soon as possible. The purpose of this form is to ensure that there are no discrepancies between information maintained by the current owner and that which is provided by you. This benefits all involved. Thank you in advance.

A. Property Address: 195 Eureka Unit No. 4

Names of all occupants	Move-in date	Home Phone No.	Work Phone No.
<u>James Austin</u>	<u>June 1, 1995</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>
<u>Ray Schreiber</u>	<u>June 1, 2010</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>

B. Names of occupants above not on written lease: Ray Schreiber - (domestic partner)

C. Names on written lease no longer occupying unit: Steven Hillon, Bruce Cohen

D. Date lease started: June 1, 1995 E. Date lease expired/converted to month-to-month: May 31, 1996

F. Current monthly rent: \$ 1458.89 G. Is one check or separate checks paid to owner?

H. Amount of security deposit: \$ 1250 I. Interest on deposits paid through: July 1, 2004

J. Any other prepaid rent or deposits? Yes No If Yes, please itemize below, including dates of deposits:

K. Due date of rent: 1st of month L. Rent currently paid through: Oct 1, 2013

M. Date of last rent increase: July 1, 2004 N. Amount of last rent increase: \$ 208.89

O. Does your rent include utilities? Yes No If Yes, which utilities? water, garbage, composting, recycling

Parking included? Yes No If yes, space # Any additional rent paid for parking: \$

Storage included? Yes No If yes, space # Any additional rent paid for storage: \$

Use of a laundry? Yes No Use of a garden? Yes No Use of a roof deck? Yes No

Does your current rent contain any operating expense or capital improvement passthroughs? Yes No

Amount attributable to passthroughs: \$ NA Date passthroughs started:

P. Are you receiving any rent concessions for any reason? Yes No If Yes, please explain the concessions:

Q. List any appliances, window coverings, light fixtures, etc. which YOU own: all window coverings; light fixtures in kitchen, smaller bedroom + bathroom; stove; refrigerator; range; bathroom sink; oven

R. Any pets? Yes No If Yes, how many and what kind?

S. Any oral agreements or active disputes with current owner or current problems with your unit? Yes No If Yes, please explain:

Signed: JAMES AUSTIN Date: Sept 11, 2013

Owner(s) Date

EXHIBIT B

Anna Kihagi
Renka LLC
584 Castro Street
PO Box 199
San Francisco, CA 94114

August 4, 2014

Anna,

We spoke Sunday afternoon, August 3, 2014 via phone. You mentioned that you're the property manager of 195 Eureka Street. You also mentioned that your bookkeeper had noticed that Raymond and I were missing one month of rent on Apartment 4, over the past six months, but that your bookkeeper was not sure which month of rent we were missing. You also mentioned that we were not missing the July 2014 rent.

Raymond and I have paid rent for all of these months well before the due dates.

As proof for your records, I have included cashed/cancelled checks to Renka LLC in the amount of \$1,458.89 for each month from January to June 2014.

They specifically show that they have been deposited into a JP Morgan Chase Bank NA account. If you have any questions, please write us at 195 Eureka #4, San Francisco CA 94114. Thanks.

James Austin
Raymond Schreiber

Attachments: Copies of canceled checks to Renka LLC from James Austin and Raymond Schreiber, January to June 2014 (6 copies in total)

EXHIBIT C

HOUSE RULES

Dated: July 30, 2014

Effective: 30 Days from Receipt
California Civil Code Section 827
(These Rules supersede all other Apartment House Rules)

I. GENERAL

This document is an addendum and is part of your Rental Agreement for your rental unit at property location: **195 Eureka Street, Units 1 through 5, San Francisco, California 94114.**

New policies and rules or amendments to this document may be adopted by the Landlord upon giving 30 days' notice in writing to Tenants with month-to-month tenancies. Tenant accepts the House Rules by remaining in possession after they come into effect and paying rent each month. If Tenant does not accept the House Rules, Tenant may opt to give 30 days' written notice to Landlord to terminate his or her tenancy and move out.

II. USE

1. All apartment units in the building are to be used exclusively as the primary and principal place of residence of the Tenant who is the "Original" Tenant of the premises, and for residential use only. No business operations may be run from the premises. Retail or commercial use is prohibited except that limited home office use will be allowed provided that Tenant complies with all applicable laws regulating such use.
2. Tenant may not assign this Agreement or sublet the whole or any portion of the Premises without obtaining the prior written consent of Landlord which MAY be unreasonably withheld. The Tenant(s) named in the rental agreement and/or who originally moves into the vacant rental unit is the only "original" Tenant. Tenant may not take in any boarders, lodgers, or roommates (including replacement roommates) without the prior written consent of the Landlord. No person other than the named Tenant(s) shall be permitted to regularly or continuously use or occupy the Premises unless he or she completes the Landlord's regular application process and abides by the guidelines set forth in Section 6.15 of the San Francisco Rent Board Rules & Regulations. Particularly, all of the following conditions must be met: (1) Tenant notifies Landlord in writing, stating a request to have a new person occupy the Premises; (2) said prospective occupant completes Landlord's rental application and pays the processing fee; (3) Landlord approves of the prospective occupant's credit worthiness and references

from prior landlords; and (4) The prospective occupant is served with a copy of Section 6.14 of the Rules and Regulation of the San Francisco Rent Ordinance. No action or inaction or acceptance of rent or knowledge on the part of Landlord shall be deemed to be a waiver of the provision of this Paragraph on the part of Landlord and shall not be deemed an approval of any person as a "subtenant" for any purpose.

3. Depending upon the habitable space in rooms used for sleeping purposes, as defined by the Uniform Housing Code, Landlord may place a reasonable limit on the number of persons occupying the rental unit. Where more than two persons occupy a room used for sleeping purposes, the required floor space may not be less than 70 square feet; and where more than two persons occupy a bedroom, the required floor space is increased by 50 square feet for each occupant in excess of two, minor children under six years old excepted.
4. No Tenant may use the kitchen, hallways, closets, stairwells, laundry rooms, or bathrooms or any room less than 70 square feet for sleeping purposes. Tenant must utilize portions of the rental property for living, sleeping, cooking or dining purposes only as they were respectively designed or intended to be used for such occupancies.
5. No guest(s) can stay for more than 7 consecutive days or 15 days in a calendar year without prior written consent of the Landlord. Violation of this rule shall be deemed a substantial and material breach of the rental agreement and just cause for eviction.
6. All common areas, such as backyard, must be shared equally amongst the tenants. Any areas designated for exclusive use by certain tenants must be mutually agreed to by all tenants. Once certain areas have been designated for exclusive use by certain tenants, then the other tenants shall courteously respect that designated and not trespass thereon.

III. RENT TERMS

1. All rents are due to Landlord by midnight on the first day of each month and deemed late after the fifth day. After that, Tenant will be responsible for payment of a late fee in the amount of \$50.00. Tenant will also be responsible for payment of \$25.00 for each bounced check. No cash rental payments will be accepted at any time. Failure to pay the late fee within 60 days after a written demand is made upon Tenant by Landlord for said payment will result in the late fee being deducted from the Tenant's security deposit.
2. Tenant must replenish the amount of the original security deposit in the possession of the Landlord by the Tenant's next Anniversary Date. Failure to do so will constitute a breach of a covenant of tenancy and lawful obligation, and a Three Day Notice to

Cure or Quit may be served by Landlord, at its option, and only cured by Tenant by the timely replenishment of the security deposit in full.

3. A written rental agreement with each Tenant's name, and/or present or former (Master Tenant's name on it if Tenant is a Subsequent Occupant as defined by Section 6.14 of the Rent Board Rules & Regulations, must be on file with the Landlord. The written rental agreement shall be the Landlord's then standard rental agreement or the standard written rental agreement used by a prior landlord at or about the time the Tenant's tenancy commenced (if said form is available). If a Tenant maintains that he has an oral rental agreement, then the House Rules promulgated by the Landlord shall apply to Tenant's tenancy if he or she has a month-to-month tenancy and continues to pay monthly rent.
4. A completed and signed Tenant Information Form or Tenant Application containing each Tenant's information (re general background check, current employment, credit and income information, references and emergency contact persons) must be on file with the Landlord and updated upon the Landlord's request.
5. If requested by the Landlord, Tenant will have ten (10) calendar days to provide updated Tenant Information and a signed written rental agreement to the Landlord.
6. After Tenant's written lease expires, Tenant's tenancy automatically becomes a month-to-month tenancy. Tenant must give 30 days' written notice to vacate Landlord. Tenant's security deposit cannot be used for last month's rent. The day Tenant vacates is the day he or she turns in the key to his apartment to the Landlord and fills out a *Statement of Condition* form with the Landlord, whichever is later. If Landlord accepts the key, the tenancy is terminated, and Tenant and Landlord are no longer responsible for performance under the terms of the applicable Rental Agreement.
7. If Tenant has given a 30-day notice to vacate, it is Tenant's responsibility to make an appointment with landlord to turn in the keys and fill out a *Statement of Condition* form with Landlord. Failure to do so may result in damage, cleaning, or other charges being withheld from Tenant's security deposit refund.
8. Whether or not Tenant informs Landlord that he or she is vacating the apartment, if Tenant vacates the apartment for longer than 180 days and sets up residency elsewhere (as his or her principal place of residency as defined by Section 1.21 of the San Francisco Rent Board Rules & Regulations) without making arrangements with the Landlord to continue his tenancy, that Tenant's tenancy is deemed terminated and treated like an abandonment without further notice by the Landlord or without formal acceptance by the Landlord or Tenant's termination of his tenancy, even if other Tenants, who resume responsibility of paying the rent under the applicable rental agreement for the apartment, remain.

9. Upon the request of Landlord, Tenants must disclose to the Landlord what amount of rent each Tenant contributes to the total rent on the rental unit. No master tenant may collect more rent (or charge for services relating to housing services) from his roommates or co-tenants more than what he pays the Landlord. Any such violation of the San Francisco Rent Control laws will result in eviction of all Tenants in the rental unit. Furthermore, no master tenant may charge more to his or her roommates than that proportional share of the rent which is being charged by and paid to the Landlord which is attributable to any exclusive use area rented to the subtenant, plus a reasonable pro-rata share of the common area space of the apartment unit that the subtenant has a right to utilize.
10. All communications with the Landlord must be in writing, or followed up in writing.
11. All sums of money received by the Landlord from Tenant shall be applied to the oldest outstanding monetary obligation owed by Tenant to Landlord (rent and late fees). Any other designation by Tenant of the manner in which said payment is to be applied shall be void and of no effect.

IV. NOISE AND CONDUCT

1. Tenant shall be courteous to all other tenants, Tenant shall not make or allow any excessive noise in the unit nor permit actions, which shall interfere with the rights, comforts or conveniences of other persons, especially between the hours of 9.00 p.m. and 8.00 a.m., that including cleaning in common areas, doing laundry in the laundry room (if applicable), operating machinery, equipment, playing with toys with wheels or motors, or toys that pound.
2. All floors that have the potential to cause excessive noise when walked upon, to surrounding rental units shall be covered, at the Tenant's expense. Alternatively, Tenant must remove his or her shoes before walking on such floors if he or she is unwilling to cover the floors at his or her own expense.
3. Tenant shall refrain from playing musical instruments, television sets, stereos, Radios, and other entertainment items at a volume which will disturb other persons.
4. Tenant shall refrain, and shall ensure that Tenant's guests likewise refrain, from Activities and conduct outside of the unit (in common areas, parking areas, etc.) which are likely to annoy or disturb other persons.
5. Tenant is responsible for the conduct of his or her guests. Bad conduct or property damage or destruction by a guest shall be charged to the Tenant. Tenant shall not permit any person on the premises with his permission, to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or rental unit, or the facilities, equipment, or appurtenances thereto, or do any such thing himself.
6. Any acts of harassment, verbal abuse, or property damage by any tenant upon

Another tenant, the landlord, or its representatives shall be grounds for eviction.

7. **NO SMOKING** in the building, including inside dwelling units and inside interior common areas.

V. CLEANLINESS AND TRASH

1. Tenant shall keep the rental unit clean, sanitary and free from objectionable odors and clutter at all times.
2. Tenant shall properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits.
3. Tenant shall maintain their own garbage service and put garbage cans on the curb for pick up timely and as required. No more than six persons may use one garbage can. Tenant shall pay for the use of additional garbage cans as the occupancy of his rental unit requires.
4. None of Tenant's belongings shall be stored anywhere on the premises, other than in Tenant's rental unit, or areas designated by the Landlord. Any fines or cost of enforcement may be deducted from Tenant's security deposit.
5. Tenant shall ensure that trash and other materials are not permitted to accumulate so as to cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
6. Tenant shall ensure that garbage is not permitted to accumulate and that it is placed in the trash containers provided for that purpose on a daily basis. Tenant shall ensure that large boxes are broken apart before being placed in the trash containers. Tenant shall be responsible, at Tenant's expense, for hauling to the dump those items too large to fit in the trash containers.
7. Tenant shall ensure that furniture and property is kept inside the unit and that unsightly items are kept out of view.
8. Newspapers are to be placed in the newspaper disposal bin located in on the premises.
9. Other than laundering delicate in need of hand washing, Tenant shall not use the sinks or bathtub inside the premises to launder his or her clothes, and instead use an outside Laundromat.
10. Tenant shall refrain from shaking or hanging clothing, curtains, rugs, and other coverings and plants outside of or on any window, ledge, or balcony.
11. Tenant shall refrain from disposing of any combustible or hazardous material in trash containers or bins.

12. Landlord cannot be held responsible for any damage or theft of any nature due to Tenant's personal property which might be stored in the common areas on the premises.
13. Bicycles cannot be parked or stored anywhere except in the garage, if one is Available. Tenant's apartment and common areas in the building cannot be used for bicycle parking or storage. It is Tenant's responsibility to keep his bicycle securely locked at all times. **Landlord cannot be held responsible for any damage or theft of any nature to Tenant's bicycle or any other personal property which might be stored on the premises.**
14. Scooters, mopeds, and motorcycles can only parked in rented garage spaces, if a garage is available. They are not allowed anywhere else, including sidewalks, driveways, or in the building.
15. Repairing Tenant's vehicle is not permitted ANYWHERE on the building property or adjoining driveways or sidewalks.
16. Parking is not allowed on sidewalks, nor may Tenant block the garage door or Service door entrances or fire escapes. Tenant is subject to towing, at his expense, if he parks on the sidewalk or blocks any entrances.
17. **THE ROOF OF THE BUILDING IS OFF LIMITS EXCEPT AS A FIRE ESCAPE.**
18. **NO PETS ALLOWED** – not even to visit or on a temporary basis, unless set forth in Tenant's Rental Agreement or in a written Pet Agreement. In the event Tenant obtains written consent of Landlord to keep a pet, all pets must be kept on leashes while in the common areas of the building property.
19. Tenant shall be responsible for paying for his own gas and electric bill as separately metered, or his proportional share of the Landlord's single bill. If said bill is not separately metered, then Tenant's fair share shall be determined by dividing up the bill by the number of occupants using and occupying Landlord's property (minors included), including Landlord and his family or co-occupants. .
20. No parking space may be used for storage or as a storage place for anything other than one working vehicle. Tenant may not store a nonworking, defunct or broken vehicle in any parking space for more than 60 days.
21. No parking space included in Tenant's rental or rented to Tenant under a separate rental agreement, or any portion thereof, may be sublet without the prior written consent of Landlord. Nor may Tenant's rental agreement be assigned to another without the prior written consent of Landlord.
22. No satellite dishes are allowed in or about the building.

VI. SAFETY/SECURITY

1. Security is the responsibility of each Tenant and guest. Landlord assumes no responsibility or liability, unless otherwise provided by law, for Tenants' and guests' safety and security, or for injury or damage caused by the criminal acts of other persons.
2. Tenant should help keep the building secure. Tenant should never allow any unknown person into the building and make sure the front and garage doors are locked behind him.
3. Tenant should ensure that all doors are locked during Tenant's absence.
4. Tenant may not install alarms, change the locks or add additional security hardware to his apartment, or any portion thereof, without prior written permission of the Landlord. Tenant shall provide a copy of the key to the Landlord. In case access is necessary, Tenant may never secure his apartment in any manner that would deny access to the apartment by Landlord.
5. Tenant should ensure that all appliances are turned off before departing from the premises.
6. When leaving for an extended period, Tenant should notify Landlord how long Tenant will be away.
7. Prior to any planned absence from the unit, Tenant shall give Landlord authority to allow entry to the unit to any person or provide Landlord with the name of any person or entity permitted by Tenant to enter the unit.
8. Tenant shall refrain from smoking in bed, and not within 20 feet from Landlord's or other tenants' residences. Tenant shall not throw away or leave any cigarette butts on Landlord's property.
9. Tenant shall refrain from storing at the premises, and shall regularly dispose of household hazardous waste such as paint, used batteries, pesticides, fluorescent lights, mercury thermometers, solvents, degreasers, antifreeze, gasoline, used motor oil, cleaning solvents or other combustibles, and electronics waste, etc. from the premises. All volatile materials shall be regularly disposed of by Tenant (at no charge) at the proper site on Tunnel Road in San Francisco, call (415) 554-4333 for instructions.

10. Tenant shall refrain from placing any newspapers, potted plants or any items in interior and exterior stairways, or fire escapes.
11. If Tenant is locked out of his apartment, Tenant may ask Landlord to let him in. In such a case, Landlord may charge Tenant \$100.00 for each incident. If unable to do so, Landlord will recommend Locksmith Company whose fees are to be determined by the company.

VII. MAINTENANCE, REPAIRS AND ALTERATIONS

1. Tenant shall advise Landlord any items requiring repair, such as dripping faucets, running toilets, and plumbing leaks. Tenant shall make repair requests as soon after the defect is noticeable and causing a continuous problem.
2. Each rental unit is entitled to have the drain in their rental unit snaked by a plumbing professional one time per year, at no charge. If the same drain needs to be snaked more than one time per year, and the plumber determines that the clog is due to improper care by Tenant (i.e., hair or food in the drain which could have been prevented by the use of a strainer or hair catch), then Tenant will be charged for and pay for the actual cost of the snaking.
3. If Tenant needs a repair within his unit, Tenant must make a work order request in writing unless it is an emergency. Until the Landlord has received a written request, signed by the Tenant, the repairs cannot be done. **TENANT MAY NOT UNILATERALLY MAKE REPAIRS TO THE PROPERTY AND DEDUCT IT FROM HIS RENT UNLESS LANDLORD HAS BEEN NOTIFIED AND GIVEN A REASONABLE AMOUNT OF TIME TO MAKE THE REPAIR.** All procedures regarding the "Repair and Deduct" remedy must be pursuant to applicable California law.
4. If Tenant has an EMERGENCY repair, contact Anna Swain at (415)691-1264.
5. Tenant shall be responsible for replacing batteries in all smoke detectors and advise Landlord if smoke detector(s) in his apartment are not operating properly.
6. Tenant shall refrain from making any alterations, modifications or improvements to the unit or building without written consent of Landlord.
7. Tenant shall refrain from using aluminum foil or paper as a window covering and shall obtain the approval of Landlord before using any window covering visible from the exterior of the building.
8. Tenant may not, under any circumstances, use the sink as a garbage disposal. Bones, grease, oil, egg shells, stringy vegetables, hard materials, etc. shall not be dumped down the sink drains or toilets.

9. Tenant may not use sharp instruments to defrost the refrigerator, if damaged in this manner, he or she will be held responsible for the replacement cost of a new refrigerator.

VIII. NO WAIVER BY LANDLORD

1. No failure of the Landlord to enforce any term hereof shall be deemed a waiver. The receipt by Landlord of the rent with knowledge of any violation of a covenant or condition hereto shall not be deemed a waiver of such violation.
2. If any legal action or proceeding is brought by any party against the other under this rental contract, to enforce the terms hereof, or relating to the premises, each party shall pay their own attorney's fees and costs.
3. This set of House Rules supersedes any previous house rules for the property.

IX. AUTHORITY OF INDEPENDENT CONTRACTORS

4. Workers at the building are independent contractors of the Landlord, and are not designated property managers or agents authorized to act on behalf of the Landlord. No person, other than Management is authorized to approve tenancies, receive verbal or written notices from Tenant intended for the Landlord, receive formal complaints from Tenant intended for the Landlord, give permission to Tenant for anything concerning tenancies or use of the building, modify or amend rental agreements, promulgate House Rules, issue legal notices, or authorize repairs by Tenant or reimbursements to him or her.

EXHIBIT D

VIA FIRST CLASS MAIL BY DELIVERY CONFIRMATION

August 16, 2014

**Renka LLC
584 Castro Street #199
San Francisco CA 94114**

Dear Renka LLC,

On August 6, 2014, we received your proposed "House Rules," dated July 30, 2014, which was slid under our apartment door. [Please note that Renka LLC does not appear on this document.] These "House Rules" are different from the terms found in our present rental agreement, which James Austin signed on June 1, 1995.

We are writing to inform you that we do not agree to be bound by these "House Rules". We decline these proposed new and different terms. We reject that they be considered an addendum to our rental agreement.

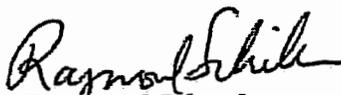
Please note that our rejection of these "House Rules," or new and different terms, is explicitly provided for under the San Francisco Rent Ordinance and Rent Board Rules and Regulations. See, for example, Rent Board Rules and Regulations § 12.20(a) and Rent Ordinance §§ 37.9(d) and (e). Please contact the Rent Board for further information.

By this letter, and by the previous one that we sent to you, which was dated August 4, 2014, and delivered to you via first class mail by delivery confirmation, we also continue to require that any further discussion of our tenancy must be done only in writing. We will not answer any questions in person. Please remember that you must comply with California Civil Code 1954.

Sincerely,



James Austin



Raymond Schreiber

**195 Eureka #4
San Francisco CA 94114**

EXHIBIT E

HAND DELIVERED AND TIME STAMPED AS RECEIVED BY P.O. PLUS, AT 584 CASTRO STREET, SAN FRANCISCO, CA 94114 ON AUGUST 20, 2014

Anna Kihagi, Renka LLC
584 Castro Street # 199
San Francisco, CA 94114

August 20, 2014

Anna,

You left me a voicemail message at (415) [REDACTED] yesterday, August 19, 2014.

In your voicemail you stated that the call was a courtesy call to inform me that you (and your bookkeeper/assistant) still maintain that we are missing a month of rent. You said that you would be requesting that your attorney issue to us a three-day notice on this Friday for not paying all rent due to you. You did not note for which month we missed paying rent.

You noted that you had not heard back from me regarding our call [on August 3, 2014], when you stated that we were missing a month of rent and that your bookkeeper was not sure which month we were missing for the months January to June 2014. You specifically mentioned that we were not missing the July 2014 rent.

Please note that in a letter dated August 4, 2014, which we sent you at the address above via first class mail and delivery confirmation, we stated that we had paid our rent for all months that you noted on the August 3, 2014, call, from January to June 2014 (i.e., the months that you have owned the property). We included in that letter the canceled checks (both sides) from those months as proof of payment. Copies of the certified mail receipt and return receipt are included here. Should this documentation prove unsatisfactory, our attorney will be in contact with you.

As further proof for your records, we have included a second copy of all canceled/cashed rent checks from January to June 2014, and we have also included canceled/cashed rent checks from July and August 2014. They specifically show that all the checks were deposited into a JP Morgan Chase Bank N.A., account.

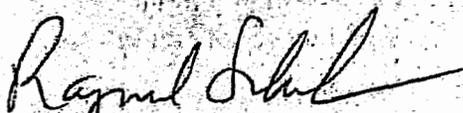
You have disregarded our repeated request to keep communication in writing and your continued harassment is illegal. You are making us very anxious by raising the possibility of eviction, even though we have been model tenants and we have provided proper evidence both in this letter and in our letter dated August 4, 2014.

Please stop this harassment or we will call the Police. You have offered no clear information or evidence that we have not paid our rent in full and on time nor have you offered any remedy to this situation. Your threatening phone calls have greatly interfered with our work and our lives.

By this letter, and by the previous ones that we sent to you, which were dated August 4, 2014, and August 15, 2014 (regarding our rejection of the "House Rules") and which were delivered to you via first class mail by delivery confirmation or walked in at P.O. Plus and stamped using P.O. Plus's time stamp, respectively, we also continue to require that any further discussion of our tenancy must be done only in writing. We will not answer any questions in person. Please write us at 195 Eureka #4, San Francisco CA 94114. Should you fail to comply with our request, our attorney will be in contact with you.

Please remember that you must comply with California Civil Code 1954.


James Austin


Raymond Schreiber

195 Eureka #4
San Francisco CA 94114

Attachments: Copies of canceled checks to Renka LLC from James Austin and/or Raymond Schreiber, January to August 2014; copy of the letter dated August 4, 2014, regarding the canceled checks and rent being paid in full, and certified mail receipt confirmation for the letter dated August 4, 2014. Also included is a copy of our letter rejecting the House Rules; that letter is dated August 15, 2014 and was delivered via first class mail and time stamped by P.O. Plus.

EXHIBIT F

L A W O F F I C E S
OF KAREN Y. UCHIYAMA

1441 Baker Street
San Francisco, CA 94115
415-563-9300
facsimile 415-563-9304
karen@uchlegal.com

VIA FIRST CLASS MAIL

August 21, 2014

Mr. James Austin
Mr. Raymond Schreiber
And All Occupants in Possession
195 Eureka, Unit #4
San Francisco, CA 94114

Re: House Rules

Dear Mr. Austin and Mr. Schreiber:

Please be advised that this office represents the Owner of 195 Eureka, San Francisco, CA. We recently received your letter which purports to reject the House Rules that recently supplemented your rental agreement pursuant to a valid thirty day notice of change in terms of tenancy. It appears you believe that by sending us a letter that you can reject the House Rules.

Please be advised that California Code of Civil Procedure Section 827 provides "The notice, when served upon the tenant, shall in and of itself operate and be effectual to create and establish, as a part of the lease, the terms, rents, and conditions specified in the notice, if the tenant shall continue to hold the premises after the notice takes effect."

Therefore, by continuing to pay rent and staying in possession of the apartment you are accepting the change in terms of your tenancy (the House Rules). **If you choose to ignore the House Rules that will control your tenancy after the thirty day notice takes effect, and violate them, you do so at your peril.** The manner in which breaches of House Rules are handled is currently on appeal in the Courts. Please feel free to contact me with any questions or concerns.

Very truly yours,

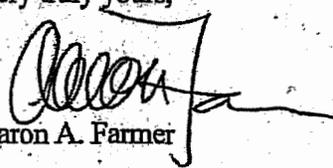

Aaron A. Farmer

EXHIBIT G

Renka Prop LLC
584 Castro Street, #199
San Francisco, CA 94114
(415) 691-1264

September 16, 2014

James Austin
195 Eureka Street, #4
San Francisco, CA 94114

RECONCILIATION OF RENT LEDGER
& ADDITIONAL TENANCY REQUEST

Dear James,

We appreciate the time you took to get your bank to send copies of your rent payments. As it turns out our bank had not included your payment for the month of February in our total and hence we have been short this rent amount. They have given us a temporary credit while correcting their records which should happen over the next couple of weeks.

Your rent ledger now has a zero balance and matches your record.

We also have had more time to review your file and records. We understand you are the original tenant on the unit but have since added Mr. Raymond Schreiber into the unit. We do not have any documentation requesting he be added as an additional occupant to the unit. If you have such information, please provide it by mail as soon as possible as an accurate count is required when we compute relocation amounts. We anticipate hearing from you hopefully by the time you send your next rent payment.

Sincerely,



RENKA Prop LLC

Note: Proof of service USPS.

EXHIBIT H

**RE: CONTINUED HARASSMENT AND TENANCY AT 195 EUREKA #4, SAN FRANCISCO 94114
VIA FIRST CLASS MAIL (BY DELIVERY CONFIRMATION TO RENKA LLC/ANNA KIHAGI)**

September 30, 2014

Renka Prop LLC/Anna Kihagi
584 Castro Street #199
San Francisco CA 94114

Dear Renka LLC/Ms. Kihagi:

We received your letter regarding our rent balance and Raymond Schreiber's tenancy.

You now note that our rent is paid in full but only after you left two harassing voice mails to James Austin claiming we were delinquent with our rent. Our rent has been paid on time, every month for the entire time we have lived at 195 Eureka #4. The February 2014 rent check, which you mentioned as problematic, was deposited to your account on February 5. Section 37.10B of the San Francisco Rent Board Rules and Regulations does not allow you to make false accusatory statements and leave us harassing voice mails. Please stop this harassment immediately. We have the right to quiet use and enjoyment of our apartment as that right is defined by law.

About your inquiry regarding Raymond Schreiber's tenancy and your need to use this information to "compute relocation amounts": Raymond Schreiber and James Austin are registered domestic partners in the State of California and the City and County of San Francisco. We are the only occupants of 195 Eureka #4, and the former owner approved Mr. Schreiber's tenancy. This was disclosed to you in the Rental Information Questionnaire during the close of escrow on 195 Eureka Street. We have verified this with the previous owner of the building. Please contact the previous owner or your real estate agent if you did not receive these documents.

Please consult Section 37.9(a)(2) of the City and County Rent Board Rules and Regulations regarding evictions motivated by the addition of a registered domestic partner. We believe that the portion of this letter discussing relocation is an attempt us to coerce us into vacating the unit, a disruption to our right to quiet use and enjoyment of our apartment, and therefore grounds for harassment under Section 37.10B of the San Francisco Rent Board Rules and Regulations.

We require that any further discussion of our tenancy must be done only in writing. We will not answer any questions in person. Please remember that you must comply with California Civil Code 1954.

Sincerely,



James Austin



Raymond Schreiber

Tenants of 195 Eureka #4, San Francisco CA 94114

Enclosures: Letter from Renka LLC, dated September 16, 2014
Letters from James Austin & Raymond Schreiber, dated August 4 and August 20, 2014

Copies to: Delene Wolf, Executive Director, City and County of San Francisco Rent Board
Housing Rights Committee, San Francisco
Organizing tenants

EXHIBIT I

Rod



San Francisco Residential Rent Stabilization and Arbitration Board

RECEIVED
 2014 OCT 20 PM 2:38
 S.F. RESIDENTIAL RENT
 STABILIZATION AND
 ARBITRATION BOARD
 Rent Board Date Stamp

NOTE: If your building was constructed after June 13, 1979, the rental unit is not subject to just cause eviction unless 37.9D (foreclosure eviction) applies.

REPORT OF ALLEGED WRONGFUL EVICTION E141941

↓ Rental Unit Information ↓

195 Eureka Street #4 San Francisco, CA 941 114
 Street Number of Unit Street Name Unit Number Zip Code

195 Eureka Street 6
 Name of Building Complex (if Applicable) Entire Building Address (lowest & highest numbers) # of Units in Building

Was the building constructed before June 13, 1979? Yes No Don't Know Foreclosure on property? Yes No

Move-In Date: 6/11/1995 At move-in, this was a vacant unit part of existing tenancy Section 8 voucher? Yes No

The rent is paid to (select one): Owner Property Manager Master Tenant Other LLC

This household includes children under 18. Yes No The number of school aged children (grades K-12) is: _____

Please list the case numbers of prior relevant Rent Board petitions: N/A
MASTER

↓ Tenant Information ↓ Please provide contact information for every tenant who wishes to be included in this report. Attach additional sheet if necessary.

James A Austin
 First Name Middle Initial Last Name

195 Eureka Street #4 San Francisco CA 94114
 Mailing Address: Street Number Street Name Unit Number City State Zip Code
(be specific, e.g. 1, 2, A, B, upper/lower/rear/front)

Primary Phone Number Other Phone Number

If you share the same residential address as the owner or master tenant, please provide a second address where you can be reached.

2nd Mailing Address: Street Number Street Name Unit Number City State Zip Code

Primary Phone Number Other Phone Number

↓ Tenant Representative Information ↓ Attorney Non-attorney Representative Interpreter

First Name Middle Initial Last Name

Mailing Address: Street Number Street Name Unit Number City State Zip Code

Primary Phone Number Other Phone Number

San Francisco Residential Rent Stabilization and Arbitration Board

REPORT OF ALLEGED WRONGFUL EVICTION

Please provide the following information for all parties who should receive notice of this report.

Owner Information

Anne Kihagi / Renka Prop LLC
First Name Middle Initial Last Name
584 Castro St. #199 San Francisco CA 94114
Mailing Address: Street Number Street Name Unit Number City State Zip Code
415 691 1264 323 244 9178
Primary Phone Number Other Phone Number

Master Tenant Information (if applicable)

Other Owner (25%)

Julia Mwangi
First Name Middle Initial Last Name
Mailing Address: Street Number Street Name Unit Number City State Zip Code
Primary Phone Number Other Phone Number

Property Manager Information (if applicable)

Name of Company First Name of Manager Middle Initial Last Name
Mailing Address: Street Number Street Name Unit Number City State Zip Code
Primary Phone Number Other Phone Number

Other Landlord Representative Information (if applicable) Attorney Non-attorney Representative

Karen Y Uchiyama
First Name Middle Initial Last Name
144 Baker Street San Francisco CA 94115
Mailing Address: Street Number Street Name Unit Number City State Zip Code
415 563 -9300
Primary Phone Number Other Phone Number

WARNING TO TENANTS: The filing of this report will not prevent the landlord from filing an Unlawful Detainer (eviction) lawsuit against you in court. IF YOU RECEIVE COURT PAPERS, YOU SHOULD SEEK LEGAL ASSISTANCE IMMEDIATELY.

REPORT OF ALLEGED WRONGFUL EVICTION

I am filing this petition for the following reason(s):

1. I received a written Notice to Quit or Vacate my rental unit (an eviction notice)

on _____ from _____
(Date of Receipt of Notice) (First Name) (Last Name)

The eviction notice requires me to vacate my rental unit by: _____
(Date)

Yes, I have included a copy of the Notice to Quit or Vacate with this report.

2. The landlord has orally told me to vacate my rental unit and/or through conduct has tried to make me move out.

Yes, I have included a true statement fully describing the basis for my claim on page 4.

Please complete the following:

My rent is due on the following date: 11/1/14 My current rent is \$ 1458.89

I offered to pay rent. Yes No If Yes, state amount \$ _____ and date of offer: _____

Did the landlord accept the rent? Yes No If No, please explain briefly: _____

I have vacated my rental unit. Yes No If Yes, state date of move-out: _____

An Unlawful Detainer (eviction) action has been filed in Superior Court: Yes No

If Yes, I understand that the Rent Board will not carry out an investigation on eviction cases filed in Superior Court. I am responsible for filing my own response in Superior Court within 5 days of receiving the Summons and Complaint for Unlawful Detainer.

Do you live in the same unit with the owner? Yes No

If Yes, use the space provided on page 4 to describe the unit and state whether there are other occupants in the unit.

Do you live in the same unit with a master tenant? Yes No

If Yes, did the master tenant give you written notice prior to commencement of your tenancy, that your tenancy is not subject to the "just cause" eviction provisions of the Rent Ordinance? Yes No
(Please attach a copy of the notice.)



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Date: 10/28/14

Esta notificación puede afectar a sus derechos como propietario o inquilino. Si necesita ayuda para entender este aviso, por favor llame al 415-252-4602.

本項公告可能會影響您身為房東或房客之權利。如果您需要協助來了解本項公告，請致電 415-252-4602。

ATTACHMENT

**IN RE: 195 EUREKA STREET #4
CASE NO. E141941**

The tenant, JAMES A AUSTIN, files this report of Alleged Wrongful Eviction, alleging that Anne iKAHAGI, the owner, on August 3, 2014, did leave a voicemail to tenants accusing them of delinquent payment of rent. The tenant avers that on the next day, he in good faith, sent her a certified letter with complete documentation and canceled checks

the tenant aver that notwithstanding his good faith and immediate attempts to comply with the landlord demands, the owner again left them a threatening and hostile voicemail warning them that they would be served a 3-day notice if they did not respond to her request,

On August 22, 2014, the tenant received a letter from the landlords attorney that if tenant did not follow the 9 page house rules delivered on July 14, hat the would be doing so at their peril. The tenant regards this a threat predicated upon his exercise of a legal right. It is unclear whether the phrase "at your peril" contemplates physical harm or an eviction which the tenants believe is unlawful under Section 12.20 of the Rules of the Rent Board.

On September 16, 2014 the owner sent a letter to tenants informing them that the bank had made a mistake. and mentioned relocation amounts for Raymond Schreiber.

On October 19, 2014, the tenants received a voicemail from the owner informing them that they would receive a specific amount for relocation costs, and offered to discuss said amount in negotiating tenants eviction.

The tenant avers that the above-described conduct of the owner constitutes an attempt to vacate the tenant through harassment.

EXHIBIT J

SIXTY DAY NOTICE OF TERMINATION OF TENANCY
San Francisco Administrative Code Chapter 37.9(a), Subsection 8
[Owner Move-In]

RECEIVED

DEC 01 2014

S.F. RESIDENTIAL RENT STABILIZATION
AND ARBITRATION BOARD

TO: JAMES A. AUSTIN, RAY SCHREIBER, and All Occupants in Possession of the real property located at 195 Eureka Street, Unit #4, San Francisco, California 94114 (hereafter, "Subject Property").

PLEASE TAKE NOTICE THAT YOU ARE HEREBY required within sixty (60) days of the service upon you of this notice to vacate from and deliver possession of the Subject Property now being occupied by you, to the Owner, JULIA MWANGI, who is authorized to take possession of the same by virtue of a twenty five percent (25%) undivided ownership interest in the property situated in the City and County of San Francisco, State of California, commonly known as 195 Eureka Street, Unit #4, San Francisco, California 94114.

THIS NOTICE IS INTENDED to terminate the tenancy and rental agreement(s) by which you now hold possession of the Subject Property. If you fail to comply, legal proceedings will be instituted against you to recover possession, to declare said rental agreement forfeited, and to recover rents and damages for the period of unlawful detention, and court costs.

YOUR MONTHLY RENT OF \$1,458.89 shall be regularly due and payable to the Owner, up to and including the date of the termination of your tenancy.

Owners JULIA MWANGI and Renka Prop, LLC, and this notice are in compliance with **San Francisco Administrative Code Chapter 37.9(a), Subsection (8)**, in that:

Landlord/Owner JULIA MWANGI (hereafter "the Owner") seeks to recover possession of the rental unit at 195 Eureka Street, Unit #4, San Francisco, California 94114 ("the Subject Property") in good faith, without ulterior reasons, and with honest intent, for her own use and occupancy. The Owner intends to use, occupy and reside at the Subject Property as her principal residence, for a period of at least 36 continuous months, and will move into the Subject Property within three months of the date that you actually vacate the unit, or after a renovation of the Subject Property and when it is ready for occupancy. In the event the Owner needs more than three months to renovate and occupy the Subject Property, the Owner will properly contact you and the San Francisco Rent Board regarding the additional time.

For purposes of this subsection, the term "landlord" shall be defined as an owner of record on or before February 21, 1991 of at least 10% interest of the Subject Property, and as an owner of record after February 21, 1991 of at least 25% interest in the Subject Property, or, for Section 37.9(a)(8)(i) only, two individuals registered as Domestic

Partners as defined in San Francisco Administrative Code Chapter 62.1-62.8 whose combined ownership of record is at least 25 percent.

The Owner JULIA MWANGI is acting in good faith, with honest intent, and without ulterior motive by way of commencing this proceeding, and has complied with the provisions of the San Francisco Administrative Code Section 37.9(a)(8)(i) and (ii) *et seq.* and all other mandates of state and local law.

Specifically, Section 37.9(a)(8)(i) states that the landlord may recover possession in good faith, without ulterior reasons and with honest intent, for her own use and occupancy as her principal residence for a period of at least 36 continuous months. Section 37.9(a)(8)(ii) also states that a landlord may recover possession of the rental unit in good faith, without ulterior reasons and with honest intent “[f]or the use of occupancy of the landlord’s grandparents, grandchildren, parents, children, brother or sister, or the landlord’s spouse, or the spouse of such relations, as their principal place of residency for a period of at least 36 months, in the same building in which the landlord resides as his or her principal place of residency, or in a building in which the landlord is simultaneously seeking possession of a rental unit under 37.9(a)(8)(i)...”

A landlord may not recover possession under Section 37.9(a)(8) if any comparable unit owned by the landlord in San Francisco is already vacant and is available, or if such unit becomes vacant and available before the recovery of possession, the landlord shall rescind the notice to vacate and dismiss any action filed to recover possession of the premises. Provided further, if a non-comparable unit becomes available before the recovery of possession, the landlord shall offer that unit to the tenant. It shall be evidence of lack of good faith if a landlord times the service of the notice, or the filing of an action to recover possession, so as to avoid moving into a comparable unit, or to avoid offering a tenant a replacement unit. It shall be rebuttably presumed that the landlord has not acted in good faith if the owner or relative for whom the tenant was evicted does not move into the unit within three months of the date you actually vacate the unit and occupy said unit for a minimum of 36 continuous months.

Once a landlord has successfully recovered possession of a rental unit pursuant to Section 37.9(a)(8)(i), then no other current or future landlords may recover possession of any other rental unit in the building under Section 37.9(a)(8)(i). It is the intention of this section that only one specific unit per building may be used for such occupancy, all future occupancies under Section 37.9(a)(8)(i) must be of that same unit, provided that a landlord may file a petition with the Rent Board, or at the landlord’s option, commence eviction proceedings, claiming that disability or other similar hardship prevent him or her from occupying a unit which was previously occupied by the landlord.

JULIA MWANGI is the record owner of the real property with twenty-five percent (25%) ownership interest therein, in fee simple. Owner JULIA MWANGI intends to recover possession of the Subject Property for her own use and occupancy, and as her principal place of residence for a period of at least 36 continuous months. The Owner is acting in good faith, without ulterior motives, and with honest intent. The

current ownership was recorded in San Francisco County on September 24, 2014. *A true and correct copy of the current Grant Deed recorded September 24, 2014 is attached as Exhibit "A" to the Declaration of Owner Julia Mwangi herewith and incorporated herein by reference.*

PLEASE BE ADVISED THAT a landlord may not recover possession of a unit from a tenant under Section 37.9(a)(8) if the landlord has or receives notice, any time before recovery of possession, that any tenant in the rental unit (A) is 60 years of age or older and has been residing in the unit for ten (10) years or more, or B) is disabled within the meaning of Section 37.9(i)(1)(B)(i) and has been residing in the unit for ten (10) years or more, or is catastrophically ill within the meaning of Section 37.9(i)(1)(B)(ii) and has been residing in the unit for five (5) years or more. The provisions of Section 37.9(i)(1)(A) and (B) shall not apply where there is only one rental unit owned by the landlord in the building, or where each of the rental units owned by the landlord in the same building where the landlord resides (except the unit actually occupied by the landlord) is occupied by a tenant otherwise protected from eviction by Sections 37.9(i)(1)(A) and (B) and where the landlord's qualified relative who will move into the unit pursuant to Section 37.9(a)(8) is 60 years of age or older.

YOU HAVE 30 DAYS AFTER SERVICE OF THIS NOTICE upon you in which to invoke the protections of Section 37.9(i). To invoke the protection of Section 37.9(i), you must, within 30 days after service of this notice upon you, serve a statement upon the landlord, **including supporting evidence**, either through the United States Postal Service or by hand delivery, that you claim or do not claim to be a member of one of the classes protected by Section 37.9(i). Your failure to timely serve the landlord with your statement shall be deemed an admission that you are not protected by Section 37.9(i). The landlord may challenge your claim of protected, at the landlord's option, through commencement of eviction proceedings. You shall have the burden of proving your protected status. No civil or criminal liability shall be imposed upon a landlord for either requesting or challenging a tenant's claim of protected status.

EFFECTIVE NOVEMBER 1, 1998; amended by Ord. No. 57-02, effective June 2, 2002; amended by Proposition H, effective December 22, 2006, *Section 37.9B of the San Francisco Administrative Code explains your rights and is attached hereto as Exhibit "B" and incorporated herein by reference.*

NOTE: The voters approved Proposition H on November 7, 2006, effective December 22, 2006, which requires landlord to pay relocation payments for "no fault" evictions such as an Owner Move-In Eviction under Section 37.9(a)(8) of the San Francisco Rent Ordinance.

Therefore, Section 37.9C of the San Francisco Administrative Code provides, in pertinent part,

"37.9C Tenants Rights to Relocation for No-Fault Evictions
(a) Definitions.

(1) Covered No-Fault Eviction Notice.

For purposes of this section 37.9C, a Covered No-Fault Eviction Notice shall mean a notice to quit based upon **Section 37.9(a)(8), (10), (11), or (12).**

(2) Eligible Tenant. For purposes of this section 37.9C, an Eligible Tenant shall mean any authorized occupant of a rental unit, regardless of age, who has resided in the unit for 12 or more months...

(e) Relocation expenses shall be:

(1) Each Eligible Tenant receiving a Covered No-Fault Eviction Notice shall receive \$4,500, \$2,250 of which shall be paid at the time of the service of the notice to quit, and \$2,250 of which shall be paid when the unit is vacated. In no case, however, shall the landlord be obliged under this section 37.9C(e)(1) to provide more than \$13,500 in relocation expenses to all Eligible Tenants in the same unit..."

(2) In addition, each Eligible Tenant who is 60 years of age or older or who is disabled within the meaning of Sections 12955.3 and 12926 of the California Government Code, and each household with at least one Eligible Tenant and at least one child under the age of 18 years, shall be entitled to receive an additional payment of \$3,000.00, \$1,500.00 of which shall be paid within fifteen (15) calendar days of the landlord's receipt of written notice from the Eligible Tenant of entitlement to the additional relocation payment along with supporting evidence, and \$1,500.00 of which shall be paid when the Eligible Tenant vacates the unit. If you claim the additional \$3,000.00, please notify the Owner with supporting evidence of your eligibility for the additional payment. Within 30 days after notification to the Owner of a claim of entitlement to additional relocation expenses because of disability, age, or having children in the household, the Owner will give written notice to the Rent Board of your claim for additional relocation assistance and whether or not the Owner disputes the claim, without invalidating this Notice.

Since March 1, 2007, these relocation expenses have been increased annually, rounded to the nearest dollar, at the rate of increase in the "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for All Urban Consumers in the San Francisco-Oakland-San Jose Region for the preceding calendar year, as that date is made available by the United States Department of Labor and published by the Rent Board.

Effective March 1, 2014, relocation payments were increased to the following amounts: \$5,261.00 per Eligible Tenant with a cap of \$15,783.00 per rental unit, with an additional \$3,508.00 for each elderly (60 years or older) or disabled (per California Governmental Code section 12955.3) tenant or each household with at least one child under the age of 18 years old.

Please be advised that, based upon the Owner's belief, the following Eligible Tenants residing at the Subject Property is entitled to the following payment:

JAMES A. AUSTIN	\$ 5,261.00
RAY SCHREIBER (Austin's subtenant)	\$ 5,261.00

One-half of the statutory relocation payment (\$5,261.00, or \$2,630.50 each) is paid to the master tenant, JAMES A. AUSTIN, with the service of this 60 Day Notice of Termination of Tenancy, and one-half will be paid when the Eligible Tenants both vacate. *Section 37.9C of the San Francisco Rent Ordinance, and the most recent Relocation Payments schedule for no cause evictions under Sections 37.9(a)(8), (10), (11), and (12) are attached collectively hereto as Exhibit "C" and incorporated herein by reference*

The Owner JULIA MWANGI owns no other residential properties. Therefore, she owns no other vacant, available, incomparable and comparable units anywhere else to offer you for rent when this Notice expires.

The Owner JULIA MWANGI currently is a medical student and rents an apartment with four roommates at [REDACTED], San Francisco, California 94122. The Owner plans to renovate the Subject Property before she move into it, and she will continue to reside at [REDACTED] until the Subject Property is finished and ready for occupancy within three months.

The signed declaration of Owner JULIA MWANGI is attached hereto and is incorporated herein by reference, and the pertinent law and relevant information has been provided to you as required under Section 37.9B of the San Francisco Administrative Code. In addition, even though there are no minor children in your household, pertinent information regarding Owner Move-In Evictions of Minor Children During the School Year is attached hereto as Exhibit "D."

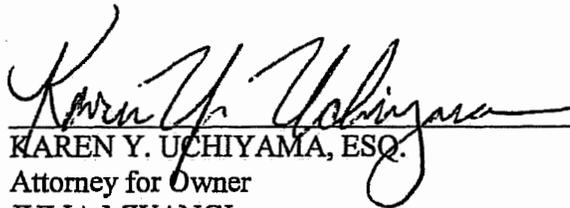
Be advised you have the legal right to request an initial inspection of your unit and be present during the inspection. The purpose of this inspection is to allow you the opportunity to correct any deficiencies in the unit in order to avoid deductions from your security deposit, if any. Please contact the Owner or her attorney to request an initial inspection.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of

storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

ADVICE REGARDING THIS NOTICE is available from the San Francisco Residential Rent Stabilization and Arbitration Board located at 25 Van Ness Avenue, Room 320, San Francisco, California, 415.252.4600.

Date: November 17, 2014



KAREN Y. UCHIYAMA, ESQ.
Attorney for Owner
JULIA MWANGI
1439 Baker Street
San Francisco, California 94115
Telephone: 415.563.9300

Encl.

cc: San Francisco Rent Stabilization and Arbitration Board

Recording Requested By



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J954487-00

Wednesday, SEP 24, 2014 15:52:30
Ttl Pd \$21.00 Rcpt # 0005023093
oma/AB/1-2

AND WHEN RECORDED MAIL TO:

Name RENKA Prop LLC
Street 458 Doheny Drive, #1889
Address
City & LOS ANGELES, CA 90048
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2 03

GRANT DEED

APN: 19-2693-021-01 and 19-2693-021-01
195 Eureka Street, San Francisco, CA 94114

The undersigned grantor (s) declare (s):
Documentary transfer tax is \$ 0 City transfer tax is \$ --0--(Zero)
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of San Francisco, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Renka Prop, LLC, a California Limited Company

hereby GRANT(s), Julia Mwangi

the following 25% interest described real property in the City of San Francisco, County of San Francisco, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT " A" AND MADE A PART HEREOF

Dated September 15, 2014

STATE OF CALIFORNIA,

COUNTY OF Los Angeles)SS.

On September 16, 2014 before me,

Christopher Lance Trigg, Notary Public personally appeared

Anne Kihagi

Anne Kihagi Mwangi
Renka Prop, LLC, a California Limited Company
By Anne Kihagi, member

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

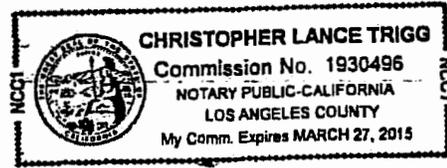
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(This area for official notarial seal)

MAIL TAX SAME AS ABOVE



A

EXHIBIT A

The property referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

An undivided 25% interest, fractional interest in Lot 021 and Block 2693, commencing at the point of intersection of the northerly line of 19th Street and the easterly line of Eureka Street; running thence easterly and along the said line of 19th Street 25 Feet; Thence at a right angle northerly 75 Feet; thence at a right angle westerly 25 feet to the easterly line of Eureka Street; thence at a right angle southerly along said line of Eureka Street 75 Feet to the point of commencement.

Being part of Horner's Addition, Block No. 207.

Rent Board

CITY & COUNTY OF SAN FRANCISCO

Section 37.9B Tenant Rights In Evictions Under Section 37.9(a)(8)

[Added by Ord. No. 293-98, effective November 1, 1998; amended by Ord. No. 57-02, effective June 2, 2002; amended by Proposition H, effective December 22, 2006]

(a) Any rental unit which a tenant vacates after receiving a notice to quit based on Section 37.9(a)(8), and which is subsequently no longer occupied as a principal residence by the landlord or the landlord's grandparent, parent, child, grandchild, brother, sister, or the landlord's spouse, or the spouses of such relations must, if offered for rent during the three-year period following service of the notice to quit under Section 37.9(a)(8), be rented in good faith at a rent not greater than that which would have been the rent had the tenant who had been required to vacate remained in continuous occupancy and the rental unit remained subject to this Chapter. If it is asserted that a rent increase could have taken place during the occupancy of the rental unit by the landlord if the rental unit had been subjected to this Chapter, the landlord shall bear the burden of proving that the rent could have been legally increased during that period. If it is asserted that the increase is based in whole or in part upon any grounds other than that set forth in Section 37.3(a)(1), the landlord must petition the Rent Board pursuant to the procedures of this Chapter. Displaced tenants shall be entitled to participate in and present evidence at any hearing held on such a petition. Tenants displaced pursuant to Section 37.9(a)(8) shall make all reasonable efforts to keep the Rent Board apprised of their current address. The Rent Board shall provide notice of any proceedings before the Rent Board to the displaced tenant at the last address provided by the tenant. No increase shall be allowed on account of any expense incurred in connection with the displacement of the tenant.

(b) Any landlord who, within three years of the date of service of the notice to quit, offers for rent or lease any unit in which the possession was recovered pursuant to Section 37.9(a)(8) shall first offer the unit for rent or lease to the tenants displaced in the same manner as provided for in Sections 37.9A(c) and (d).

(c) In addition to complying with the requirements of Section 37.9(a)(8), an owner who endeavors to recover possession under Section 37.9(a)(8) shall inform the tenant of the following information in writing and file a copy with the Rent Board within 10 days after service of the notice to vacate, together with a copy of the notice to vacate and proof of service upon the tenant;

(1) The identity and percentage of ownership of all persons holding a full or partial percentage ownership in the property;

(2) The dates the percentages of ownership were recorded;

(3) The name(s) of the landlord endeavoring to recover possession and, if applicable, the names(s) and relationship of the relative(s) for whom possession is being sought and a description of the current residence of the landlord or relative(s);

(4) A description of all residential properties owned, in whole or in part, by the landlord and, if applicable, a description of all residential properties owned, in whole or in part, by the landlord's grandparent, parent, child, grandchild, brother, or sister for whom possession is being sought;

(5) The current rent for the unit and a statement that the tenant has the right to re-rent the unit at the same rent, as adjusted by Section 37.9B(a) above;

(6) The contents of Section 37.9B, by providing a copy of same; and

(7) The right the tenant(s) may have to relocation costs and the amount of those relocation costs.

(d) The landlord shall pay relocation expenses as provided in Section 37.9C.

(e) Within 30 days after the effective date of a written notice to vacate that is filed with the Board under Section 37.9B(c) the Board shall record a notice of constraints with the County Recorder identifying each unit on the property that is the subject of the Section 37.9B(c) notice to vacate, stating the nature and dates of applicable restrictions under Section 37.9(a)(8) and 37.9B. If a notice of constraints is recorded but the tenant does not vacate the unit, the landlord may apply to the Board for a rescission of the recorded notice of constraints.



City and County of San Francisco

EW "B"

Rent Board

CITY & COUNTY OF SAN FRANCISCO

Section 37.9C Tenants Rights To Relocation For No-Fault Evictions

[Added by Proposition H, effective December 22, 2006; annotated section 37.9C(a)(1) to reference California Civil Code Section 1947.9, which went into effect on January 1, 2013]

(a) Definitions.

(1) Covered No-Fault Eviction Notice. For purposes of this section 37.9C, a Covered No-Fault Eviction Notice shall mean a notice to quit based upon Section 37.9(a)(8), (10), (11), or (12). [However, effective January 1, 2013, the amount of relocation payments for temporary displacement of a tenant household under Section 37.9(a)(11) for less than 20 days is governed by California Civil Code Section 1947.9 and not by this Section.]

(2) Eligible Tenant. For purposes of this section 37.9C, an Eligible Tenant shall mean any authorized occupant of a rental unit, regardless of age, who has resided in the unit for 12 or more months.

(b) Each Eligible Tenant who receives a Covered No-Fault Eviction Notice, in addition to all rights under any other provision of law, shall be entitled to receive relocation expenses from the landlord, in the amounts specified in section 37.9C(e).

(c) On or before the date of service of a Covered No-Fault Eviction Notice, the landlord shall notify all occupant(s) in the unit in writing of the right to receive payment under this section 37.9C and the amount of that relocation and shall provide a copy of section 37.9C. Such notification shall include a statement describing the additional relocation expenses available for Eligible Tenants who are senior or disabled and for households with children. The landlord shall file a copy of this notification with the Rent Board within 10 days after service of the notice, together with a copy of the notice to vacate and proof of service upon the tenant.

(d) A landlord who pays relocation expenses as required by this section in conjunction with a notice to quit need not pay relocation expenses with any further notices to quit based upon the same just cause under Section 37.9(a) for the same unit that are served within 180 days of the notice that included the required relocation payment. The relocation expenses contained herein are separate from any security or other refundable deposits as defined in California Code Section 1950.5. Further, payment or acceptance of relocation expenses shall not operate as a waiver of any rights a tenant may have under law.

(e) Relocation expenses shall be:

(1) Each Eligible Tenant receiving a Covered No-Fault Eviction Notice shall receive \$4,500, \$2,250 of which shall be paid at the time of the service of the notice to quit, and \$2,250 of which shall be paid when the unit is vacated. In no case, however, shall the landlord be obligated under this section 37.9C(e)(1) to provide more than \$13,500 in relocation expenses to all Eligible Tenants in the same unit.

(2) In addition, each Eligible Tenant who is 60 years of age or older or who is disabled within the meaning of Section 12955.3 of the California Government Code, and each household with at least one Eligible Tenant and at least one child under the age of 18 years, shall be entitled to receive an additional payment of \$3,000.00, \$1,500.00 of which shall be paid within fifteen (15) calendar days of the landlord's receipt of written notice from the Eligible Tenant of entitlement to the relocation payment along with supporting evidence, and \$1,500 of which shall be paid when the Eligible Tenant vacates the unit. Within 30 days after notification to the landlord of a claim of entitlement to additional relocation expenses because of disability, age, or having children in the household, the landlord shall give written notice to the Rent Board of the claim for additional relocation assistance and whether or not the landlord disputes the claim.

(3) Commencing March 1, 2007, these relocation expenses, including the maximum relocation expenses per unit, shall increase annually, rounded to the nearest dollar, at the rate of increase in the "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for All Urban Consumers in the San Francisco-Oakland-San Jose Region for the preceding calendar year, as that data is made available by the United States Department of Labor and published by the Board.

(f) The provisions of this Ordinance shall apply to all notices to quit served on or after August 10, 2006.



E. J. ... C

City and County of San Francisco

Residential Rent Stabilization and Arbitration Board



Relocation Payments for Evictions based on Owner/Relative Move-In OR Demolition/Permanent Removal of Unit from Housing Use OR Temporary Capital Improvement Work OR Substantial Rehabilitation*

Date of Service of Notice of Termination of Tenancy ("Eviction Notice")	Relocation Amount Due Per Tenant	Maximum Relocation Amount Due Per Unit	PLUS Additional Amount Due for Each Elderly (60 years or older) or Disabled Tenant or Household with Minor Child(ren)
3/01/13 – 2/28/14	\$5,207.00	\$15,621.00	\$3,472.00
✓ 3/01/14 – 2/28/15	\$5,261.00	\$15,783.00	\$3,508.00

*See Ordinance Section 37.9C for additional relocation requirements for evictions under 37.9(a)(8) (owner/relative move-in), 37.9(a)(10) (demolition/permanent removal from housing use), 37.9(a)(11) (temporary eviction for capital improvement work) and 37.9(a)(12) (substantial rehabilitation). [However, effective 1/1/13, the amount of relocation payments for temporary capital improvement evictions under 37.9(a)(11) for less than 20 days is governed by California Civil Code Section 1947.9 and not by Rent Ordinance Section 37.9C.]

Pagos de traslado por desalojo debidos a mudanza del propietario/pariente O por demolición/eliminación definitiva del uso de la unidad como vivienda O trabajos temporales de mejora de capital O rehabilitación substancial*

Fecha del servicio de entrega del aviso de desalojo	Monto de traslado correspondiente por Inquilino	Monto de traslado máximo correspondiente por unidad	ADICIONAL Monto adicional correspondiente por cada persona mayor de edad (60 años o más) o Inquilino discapacitado o familia con niños menores
3/01/13 – 2/28/14	\$5,207.00	\$15,621.00	\$3,472.00
3/01/14 – 2/28/15	\$5,261.00	\$15,783.00	\$3,508.00

*Ver la Sección 37.9C de la Ordenanza para requisitos adicionales de traslado por desalojo según 37.9(a)(8) (mudanza del dueño/pariente), 37.9(a)(10) (demolición/eliminación definitiva del uso de la unidad como vivienda), 37.9(a)(11) (trabajos temporales de mejora de capital) y 37.9(a)(12) (rehabilitación substancial). [Sin embargo, efectivo 1/1/13, la cantidad del pago de traslado para los desalojos temporales de mejora de capital bajo la Sección 37.9(a)(11) por menos de 20 días esta gobernado por la Sección del Código Civil de California 1947.9 y no por la Sección 37.9C de la Ordenanza.]

以業主/親屬身份入住，或拆除/出租單位，且永遠不再做為居住房屋使用或臨時資本設備改善工程或大規模裝修為由進行迫遷的搬運費*

送達迫遷通知的日期	每位房客應得的搬運費金額	每個單位應得的最高搬運費金額	外加 每位老年 (60 歲或以上) 或殘障房客或每戶有未成年兒童的家庭應得的額外金額
3/01/13 – 2/28/14	\$5,207.00	\$15,621.00	\$3,472.00
3/01/14 – 2/28/15	\$5,261.00	\$15,783.00	\$3,508.00

*請參閱《租賃條例》第 37.9C 節中有關依照第 37.9(a)(8) 節 (業主/親屬入住)、第 37.9(a)(10) 節 (拆除/出租單位永遠不再做為居住房屋使用)、第 37.9(a)(11) 節 (臨時資本設備改良工程) 及第 37.9(a)(12) 節 (大規模裝修) 迫遷的額外搬運費要求。[然而從 2013年1月1日開始生效，因主要修繕的臨時遷出少於20天受租務條例37.9(a)(11) 條的制約。此類搬家費用金額由加州民事訴訟法1947.9條規管制而不是租務條例 37.9C條制約。]

579 Relocation Payments-37.9C 1/16/14

25 Van Ness Avenue #320
San Francisco, CA 94102-6033

www.sfrb.org

Phone 415.252.4602
FAX 415.252.4699

EA: "C"

Rent Board

CITY & COUNTY OF SAN FRANCISCO

**New Amendment Prohibiting Owner Move-In Evictions of Minor Children
During The School Year**

Ordinance No. 33-10, which was recently passed by the Board of Supervisors and signed by the mayor, became effective on March 14, 2010. The Ordinance amendment adds new section 37.9(j), which generally provides that a tenant who has resided in the unit for at least one year, and has a child under the age of 18 who also resides in the unit, may not be evicted during the school year for an owner or relative move-in eviction. However, there are two exceptions: an owner move-in eviction may proceed if there is only one unit owned by the landlord in the building; or, if there are multiple units in the building, an owner move-in eviction may proceed if the owner will move into the unit with a minor child. These exceptions do not apply to relative move-in evictions. The eviction notice for owner/relative move-in must inform the tenant of this new restriction, and that the tenant must submit a written claim of such protected status with supporting documentation within 30 days of receipt of the landlord's notice. Any dispute regarding a tenant's protected status may be decided by the court or the Rent Board. Section 37.9(j) is set forth below.

(j) The following additional provision shall apply to a landlord who seeks to recover a rental unit by utilizing the grounds enumerated in Section 37.9(a)(8):

(1) It shall be a defense to an eviction under Section 37.9(a)(8) if any tenant in the rental unit has a custodial or family relationship with a child under the age of 18 who is residing in the unit, the tenant with the custodial or family relationship has resided in the unit for 12 months or more, and the effective date of the notice of termination of tenancy falls during the school year. The term "school year" as used in this Section 37.9(j) means the first day of instruction for the Fall Semester through the last day of instruction for the Spring Semester, as posted on the San Francisco Unified School District website for each year.

(2) The foregoing provision Section 37.9(j)(1) shall not apply where there is only one rental unit owned by the landlord in the building, or where the owner who will move into the unit pursuant to a Section 37.9(a)(8) eviction has a custodial or family relationship with a child under the age of 18 who will reside in the unit with the owner.

(3) Within 30 days of personal service by the landlord of a written request, or, at the landlord's option, a notice of termination of tenancy under Section 37.9(a)(8), the tenant must submit a statement with supporting evidence to the landlord, if the tenant claims to be a member of the class protected from eviction by Section 37.9(j). The landlord's written request or notice shall contain a warning that a tenant's failure to submit a statement within the 30 day period shall be deemed an admission that the tenant is not protected from eviction by Section 37.9(j). The landlord shall file a copy of the landlord's request or notice with the Rent Board within 10 days of service on the tenant. A tenant's failure to submit a statement within the 30 day period shall be deemed an admission that the tenant is not protected from eviction by Section 37.9(j). A landlord may challenge a tenant's claim of protected status either by requesting a hearing with the Rent Board or, at the landlord's option, through commencement of eviction proceedings, including service of a notice of termination of tenancy. In the Rent Board hearing or the eviction action, the tenant shall have the burden of proof to show protected status. No civil or criminal liability under Section 37.9(e) or (f) shall be imposed upon a landlord for either requesting or challenging a tenant's claim of protected status.

(4) For purposes of this Section 37.9(j), the term "custodial relationship" means that the person is a legal guardian of the child, or has a court-recognized caregiver authorization affidavit for the child, or that the person has provided full-time custodial care of the child pursuant to an agreement with the child's legal guardian or court-recognized caregiver and has been providing that care for at least one year or half of the child's lifetime, whichever is less. The term "family relationship" means that the person is the parent, grandparent, brother, sister, aunt or uncle of the child, or the spouse or domestic partner of such relations.

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CASHIER'S CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Date 10/17/2014
1963011424
91-2
1221
Void after 7 years

Remitter: JULIA

Pay To The Order Of: JAMES AUSTIN

Pay: FIVE THOUSAND TWO HUNDRED SIXTY FIVE DOLLARS AND 00 CENTS \$** 5,265.00 **

Do not write outside this box
Memo:
Note: For information only. Comment has no effect on bank's payment.

Drawn: JPMORGAN CHASE BANK, N.A.

Paula Herz

Senior Vice President
JPMorgan Chase Bank, N.A.
Phoenix, AZ



⑈ 1963011424 ⑆ ⑆ 22100024 ⑆ 806002234 ⑆

PROOF OF SERVICE PURSUANT TO C.C.P. § 1162

At the time of service I was at least 18 years of age, and I served:

**SIXTY DAY NOTICE OF TERMINATION OF TENANCY [OWNER
MOVE-IN]**

as follows:

**OCCUPANTS: JAMES A. AUSTIN, RAY SCHREIBER, and All Occupants in Possession
PREMISES: 195 Eureka Street, San Francisco, California 94114 ("the Premises")**

___ On _____, 2014 at ___:___ .m, I personally delivered a copy of the above document(s) to each person listed below as follows:

___ JAMES A. AUSTIN ___ RAY SCHREIBER

+++++
✓ On November 11, 2014 at 5:45 .m., I posted a copy of the above document(s) in a conspicuous place on the premises because I could not find a person of suitable age or discretion at the premises, nor at any known place of residence or business of any person named in the notice.; and

OR

___ On _____, 2014 at ___:___ .m., I left a copy with _____, who is of suitable age and discretion, at the known place of residence or business of any person named in the notice., at the address stated below; and

✓ On November 11, 2014, I mailed a true and correct copy of the above document(s) in a separate envelope to each person listed below by first class mail, postage prepaid, from San Francisco, California, as follows:

James A. Austin, Ray Schreiber
and All Occupants in Possession
195 Eureka Street
San Francisco, CA 94114

I am a registered California process server. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: November 11, 2014

Morris E. Phillips

(signature)
Morris E. Phillips
Max Moto Courier
1045 Mission Street, #211
San Francisco, CA 94103
415-760-6261

RECEIVED
DEC 01 2014
S.F. RESIDENTIAL RENT STABILIZATION
AND ARBITRATION BOARD

EXHIBIT K

CL SF bay area > san francisco > housing > apts/housing for rent

reply prohibited [lock icon] Posted: 6 days ago

\$4000 / 1br - Beautiful remodel in Dolores Park; Washer/Dryer; Open Sat 12/13 @12 (mission district)



18th at Sanchez
(google map) (yahoo map)

1BR / 1Ba apartment available jan 10
w/d in unit off-street parking

Live in this extensively remodeled six unit Edwardian building that has been meticulously maintained and shows true pride of ownership. Many common areas upgrades including the lobby area.

Your unit opens out into an open floor plan with beautifully remodeled kitchen with custom cabinetry, quartz countertops, stainless appliances including fridge, stove, dishwasher and micro-wave. This is a great entertaining space as it allows your guests to be integrated into the cooking experience.

The bathrooms have also been pleasantly upgraded. To start with, they are very spacious and stylishly finished.

The entire unit has wood floors that were nicely finished to accent a modern taste.

Thanks for looking Bedrooms: 1 Bathrooms: 1 Located on Floor #: 1 Floors in Bldg: 1 Parking Spaces: 1 Pets Allowed: Cats & Dogs Year Built: 1928 Location 18th Street San Francisco CA 94114

- do NOT contact me with unsolicited services or offers

post id: 4793091088 posted: 6 days ago updated: 4 hours ago email to friend best of [lock icon]

Please flag discriminatory housing ads

Avoid scams, deal locally! DO NOT wire funds (e.g. Western Union), or buy/rent sight unseen

SF bay area > san francisco > housing > apts/housing for rent

reply prohibited ¹² Posted: 6 days ago

referred contact method:
email or text

contact by phone:
415-691-1264

reply by email:
92f8c-4793091088@hous.craigslist.org

webmail links:
gmail
yahoo mail
hotmail, outlook, live mail
aol mail

copy and paste into your email:
92f8c-4793091088@hous.craigslist.org

Beautiful remodel in Dolores Park; Washer/Dryer; Open Sat 12/13 @12 (mission



© craigslist - Map data © OpenStreetMap

18th at Sanchez

(google map) (yahoo map)

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post id: 4793091088 posted 6 days ago updated 4 hours ago email to friend best of ¹²

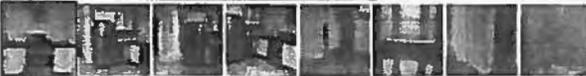
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CL SF bay area > san francisco > housing > apts/housing for rent

reply > prohibited [2] Posted: 30 days ago

\$4000 / 2br - Elegant Remodel 2 Blocks to Dolores Park; Open Wed 12/13 at 12.30 (mission district)



© craigslist - Map data © OpenStreetMap

18th Street at Sanchez

([google map](#)) ([yahoo map](#))

2BR / 1Ba apartment available dec 01
laundry in bldg

This is an elegantly remodeled 2 bdrm / 1 bath only 2 blocks to Dolores Park. The unit has undergone complete remodel with new kitchen cabinetry and elegant Stainless Appliances (Fridge to be delivered shortly). The unit comes with a professional dishwasher from LG.

The bathroom has also be updated and tiled with beautiful Italian tile. new sink, new Kohler toilet.

Both rooms are great size and make for cool roommate setup.

Please text for faster response.

- do NOT contact me with unsolicited services or offers

post id: 4758935324 posted: 30 days ago updated: 4 hours ago [email to friend](#) ♥ [best of](#) [2]

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CL SF bay area > san francisco > housing > apts/housing for rent

reply prohibited Posted: 30 days ago

preferred contact method:
email or text

Model 2 Blocks to Dolores Park; Open Wed 12/13 at 12.30 (mission district)

contact by phone:
☎ 415-691-1264

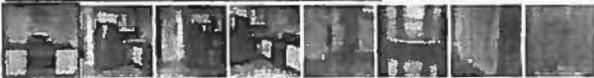
reply by email:
7xd4h-4758935324@hous.craigslist.org

webmail links:
gmail
yahoo mail
hotmail, outlook, live mail
aol mail

copy and paste into your email:
7xd4h-4758935324@hous.craigslist.org



18th Street at Sanchez
(google map) (yahoo map)



2BR / 1Ba apartment available dec 01
laundry in bldg

This is an elegantly remodeled 2 bdm / 1 bath only 2 blocks to Dolores Park. The unit has undergone complete remodel with new kitchen cabinetry and elegant Stainless Appliances (Fridge to be delivered shortly). The unit comes with a professional dishwasher from L.G.

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Please text for faster response.

- do NOT contact me with unsolicited services or offers

post id 4758935324 posted: 30 days ago updated: 4 hours ago [email to friend](#) ▼ [best of](#)

Please flag [discriminatory housing ads](#)

[Avoid scams, deal locally!](#) DO NOT wire funds (e.g. Western Union), or buy/rent sight unseen

EXHIBIT L

Messages

Anne

Details

so i will make it
easy to see your
poor conduct like
taping notice on
door by getting
surveillance. will
send official letter
to both of you.

12/19/14

plus your 60 day
period is almost
over...



Text Message

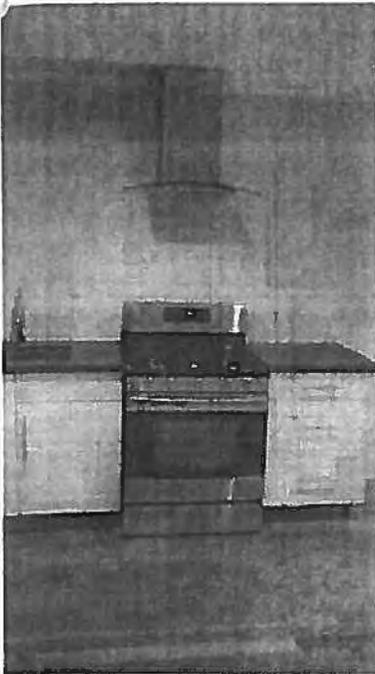
Send

EXHIBIT M

CL SF bay area > san francisco > housing > apts/housing for rent

reply prohibited ¹² Posted: 3 days ago

\$4000 / 2br - Elegant Remodel 2 Blocks to Dolores Park; Open Sun 1/4 @12 (mission district)



© craigslist - Map data © OpenStreetMap

18th Street at Sanchez
[\(google map\)](#) [\(yahoo map\)](#)

2BR / 1Ba apartment available now
laundry in bldg

This is an elegantly remodeled 2 bdm / 1 bath only 2 blocks to Dolores Park. The unit has undergone complete remodel with new kitchen cabinetry and elegant Stainless Appliances (Fridge to be delivered shortly). The unit comes with a professional dishwasher from LG.

The bathroom has also be updated and tiled with beautiful Italian tile, new sink, new Kohler toilet.

Both rooms are great size and make for cool roommate setup.

Please text for faster response.

- do NOT contact me with unsolicited services or offers

post id 4828620742 posted: 3 days ago updated: a day ago [email to friend](#) [best of](#) ¹²

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Avoid scams. deal locally! DO NOT wire funds (e.g. Western Union), or buy/rent sight unseen

Elegant Remodel 2 Blocks to Dolores Park; Open Sun 1/4 @ 12

SF bay area > san francisco > housing > apts/housing for rent

reply prohibited ⁽²⁾ Posted: 3 days ago

preferred contact method:
email or text

contact by phone:
☎ 415-691-1264

reply by email:
v5ggf-4828620742@hous.craigslist.org

webmail links:
gmail
yahoo mail
hotmail, outlook, live mail
aol mail

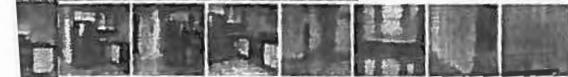
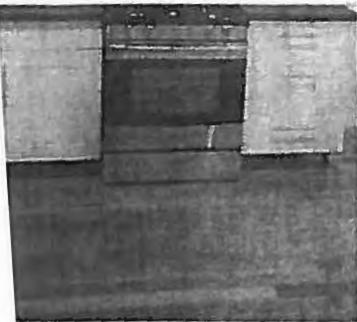
copy and paste into your email:
v5ggf-4828620742@hous.craigslist.org

odel 2 Blocks to Dolores Park; Open Sun 1/4 @12 (mission district)



18th Street at Sanchez
[\(google map\)](#) [\(yahoo map\)](#)

2BR / 1Ba apartment available now
laundry in bldg



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bathroom has also be updated and tiled with beautiful Italian tile, new sink, new Kohler toilet.

rooms are great size and make for cool roommate setup.

e text for faster response.

NOT contact me with unsolicited services or offers

4828620742 posted: 3 days ago updated: a day ago [email to friend](#) ♥ [best of](#) ⁽²⁾

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EXHIBIT N

CL SF bay area > san francisco > housing > apts/housing for rent

reply

prohibited ²

Posted: 3 days ago

\$4800 / 3br - Delightful, Bright & Spacious; blocks to Dolores Park; Open Wed @6 (mission district)



© craigslist - Map data © OpenStreetMap

19th at Sanchez

([google map](#)) ([yahoo map](#))

3BR / 1Ba flat available mar 12

laundry in bldg off-street parking

Open House Dates

wednesday 2015-03-04

saturday 2015-03-07

This unit has been completely redone but the owners maintained all the beautiful Victorian details and charm.

The layout is ideal for roommates. All the bedrooms are on the opposing ends of the unit. There are 2 entrances. From the front, the hallway immediately opens to the first bedroom which is quite sizeable and comfy. Further down the hallway opens into the living room which is spacious and has beautiful light from all directions. 2nd bedroom is very large. The 3rd room is smaller but it fits a full bed and a chest.

The kitchen is delightful and functional with granite counters and new appliances including a dishwasher, gas stove, refrigerator and disposal. There's a nice center island.

The bathroom is nicely updated with new bathtub, beautiful Italian white tile and a brand new vanity.

The unit has Central Heat. All rooms have recess lighting with dimmers. Also, all rooms have been re-wired for today's electronics and also comes cable and internet ready.

You will be 2 blocks to Dolores Park, 4 blocks to Valencia and easy access to all Corporate shuttles.

Parking - \$200. Minimum 1 year lease.

Please call or text to view.

- do NOT contact me with unsolicited services or offers

post id: 4915424676 posted: 3 days ago [email to friend](#) [best of](#) ²

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[Avoid scams. Deal locally!](#) DO NOT wire funds (e.g. Western Union), or buy/rent sight unseen

AKS Comp

SF bay area > san francisco > housing > apts/housing for rent

reply prohibited Posted: 3 days ago

preferred contact method:

- email
- phone
- text

contact by phone:

415-691-1264

reply by email:

xxhks-4915424676@hous.craigslist.org

webmail links:

- gmail
- yahoo mail
- hotmail, outlook, live mail
- aol mail

copy and paste into your email:

xxhks-4915424676@hous.craigslist.org

Delightful, Bright & Spacious; blocks to Dolores Park; Open Wed @6 (mission district)



19th at Sanchez

([google map](#)) ([yahoo map](#))

3BR / 1Ba flat available mar 12

laundry in bldg off-street parking

Open House Dates

wednesday 2015-03-04

saturday 2015-03-07



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Please call or text to view.

- do NOT contact me with unsolicited services or offers

post id: 4915424676 posted: 3 days ago [email to friend](#) best of

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CL SF bay area > san francisco > housing > apts/housing for rent

reply prohibited [2] Posted: 3 days ago

\$4795 / 2br - Stunning Building Across Dolores Park; Opn Sat @ 1pm (mission district)



© craigslist - Map data © OpenStreetMap
Hancock Street at Church
(google map) (yahoo map)

2BR / 1Ba apartment available mar 01



This is a very well kept property overlooking Dolores Park. It's got all the charm of Classic Pre-1900 San Francisco but with all the updates. The ceiling ghts are about 10ft.

Spacious and Remodeled. Your view is of the San Fran skyline over Dolores. You will be steps away from the park in a secure classy building. The rooms are spacious and very bright.

The unit has 2 comfortable bedrooms and a living space that can be used as 3rd bedroom; good lounging area in the kitchen.

Open Sat & Sun at 1pm. Please text to confirm attendance. Thank you for looking..

- do NOT contact me with unsolicited services or offers

post id: 4916418813 posted: 3 days ago email to friend best of [2]

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AKS 2BR Comp: \$4795 3/6/2015

•SF bay area > san francisco > housing > apts/housing for rent

reply prohibited Posted: 3 days ago

preferred contact method:

email

text

contact by phone:

☎ 323-244-9178

reply by email:

r4r4-4916418813@hous.craigslist.org

webmail links:

gmail

yahoo mail

hotmail, outlook, live mail

aol mail

copy and paste into your email:

r4r4-4916418813@hous.craigslist.org

Stunning Building Across Dolores Park; Opn Sat @ 1pm (mission district)

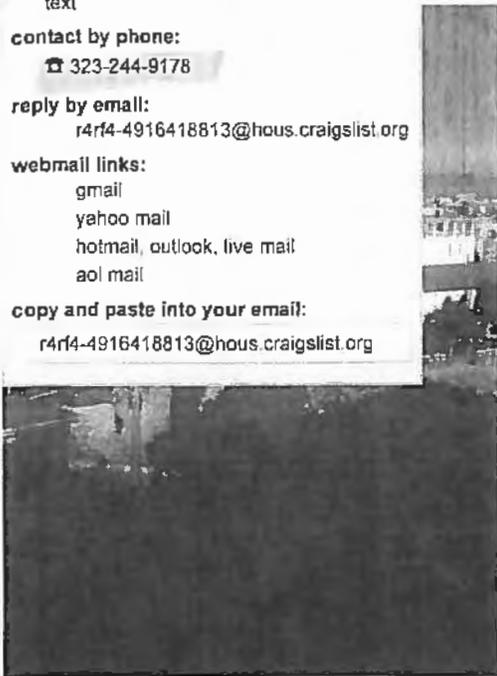


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Hancock Street at Church

(google map) (yahoo map)

2BR / 1Ba apartment available mar 01



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Please flag [discriminatory housing ads](#)

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