

Summary of PID 8170 – AB 0488A, Lot 044
3348, 3348A, 3350 Scott Street

On April 10, 2014, the Department of Public Works (DPW) received an application for a 3 Unit Condominium Conversion at 3348, 3348A, 3350 Scott Street (Assessor's Block 0488A, Lot 044).

The 3 units consist of 1 owner occupied unit and 2 tenant occupied units.

The owner, Louise Model, has been the sole owner of 3348, 3348A, 3350 Scott Street since July 2002. Louise Model has been an owner occupant since January 2003 at 3350 Scott Street. See attached Grant Deed and Form No. 1.

The Expedited Conversion Program (ECP) fee reductions are based upon lottery participation. The base fee is \$20,000 per unit. For a building that has participated in the condominium conversion lottery for 5 or more years, an 80% fee reduction per unit applies.

Louise Model has participated in the Condominium Conversion Lottery for 7 years [2007-2013].

The ECP fee for 3348, 3348A, 3350 Scott Street is \$12,000.
[\$20,000/unit x (100%-80% ECP fee reduction)] x 3 units = \$12,000

Chronology of Events:

- April 10, 2014 – DPW received application, assigned Project ID No. 8170.
- April 11, 2014 – DPW sent incomplete submittal letter to owner.
- April 17, 2014 – DPW received requested item from owner.
Application deemed submittable (DPW circulated to City Agencies [DCP, HRC, RB])
Sent ECP Invoice for \$12,000 to owner.
- April 21, 2014 – DPW received ECP Fee \$12,000 (check #1815282) from owner.
- April 25, 2014 – Board of Supervisors (BOS) received owner's letter and 2013 Income Tax Return requesting ECP fee waiver.
- May 2, 2014 – BOS emailed letter to applicant & DPW regarding hearing date scheduled for Tuesday, June 24, 2014.
- May 7, 2014 – Department of City Planning (DCP) Approval.
- May 9, 2014 – Tentative Map Approval granted.
- May 29, 2014 – Mayor's Office of Housing requested additional information from DPW for number of property owners.
- May 30, 2014 – DPW responds to Mayor's Office of Housing stating only 1 owner [Louise Model].

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 525595-AC
Title Order No. 00525595

When Recorded Mail Document
and Tax Statement To:
Ms. Louise J. Model
3350 Scott Street

San Francisco, CA 94123



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H208381-00
Root 11-FIDELITY NATIONAL Title Company
Tuesday, JUL 23, 2002 14:28:08
Ttl Pct \$12,647.50 Nbr-0001904891
REEL I185 IMAGE 0589
eJ1/JL/1-2

44

APN: Lot 44, Block 488-A 3348-50 Scott

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$12,637.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, William C. Hellendale and Suzanne Dumont, Husband and Wife

hereby GRANT(S) to Louise J. Model, An Unmarried Woman

the following described real property in the City of San Francisco
County of San Francisco, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

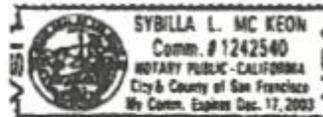
DATED: July 16, 2002

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON JULY 17, 2002 before me,
SYBILLA L. MC KEON personally appeared
WILLIAM C. HELLENDALE & SUZANNE DUMONT

William C. Hellendale
William C. Hellendale
Suzanne R. Dumont
Suzanne Dumont

personally known to me (or 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.

Witness my hand and official seal
Signature Sybill L McKeon



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Edgew No. 825595-AC
Title Order No. 00525885

H208381

EXHIBIT ONE

BEGINNING at a point on the Easterly line of Scott Street, distant thereon 200.12 feet Northerly from the Northeastly corner of Scott and Chestnut Streets; running thence Northerly, along the Easterly line of Scott Street, 25 feet; thence at a right angle Easterly 100 feet; thence at a right angle Southerly 25 feet; thence at a right angle Westerly 100 feet to the point of beginning.

BEING a portion of "Marina Gardens", as shown on the map thereof filed, November 13, 1918, in Book "H" of Maps, at pages 104 to 106, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

F. Expedited Conversion Program - FORMS

Form No. 1

Building History, Statement of Repairs & Improvements, Occupants, Rental History, and Proposed Prices

Assessor's Block 0488A Lot 044 Address 3348-3350 Scott Street

Item No. 6 - Building History

The building was built in 1924 and has strictly been used for residential use to the best of my knowledge.

Item No. 7 - Statement of Repairs & Improvements

None

Item No. 8 - List of occupants, their apartment number, vacant units, and owners and tenants who intend to purchase

LIFETIME LEASE ACCEPTED

Unit	Occupant Name	Apartment Number	Is the unit vacant?		Does occupant intend to purchase unit?	
One	Kevin & Michelle Foster	3348	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Two	Anne Thomas	3348A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Three	Louise Model	3350	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Four			<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Five			<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Six			<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Total # of vacant units: _____

Item No. 9 - Five-year Occupancy History (include all building occupants)

Five Year Occupancy History

Apartment No.	Duration (mm/dd/yy)	Occupants	Rent	Reason for Termination/Leaving
3348A	1/2007 - Present	Anne Thomas	\$2185	Current occupant
3348	3/2012 - Present	Kevin & Michelle Foster	\$3924	Current occupant
3348	12/2010 - 2/2012	Luis Costa	\$3500	Moved back to Switzerland
3348	10/2010 - 12/2010	Scott Potter	\$3500	Evicted for non-payment of rent
3348	5/2004 - 9/2010	James Sochin	\$3660	Bought a house
3350	1/2003 - Present	Louise Model / Applicant	0	Owner/occupant

Are there any evictions associated with this building since May 1, 2005 (Sec. 1396.2, 1396.4(10))

Yes No If yes provide details:

Eviction for non-payment of rent during 9 week tenancy
 Scott Potter 10/2010 - 12/16/2010

Item No. 10 - List of number of bedrooms, square feet, current rental rate, and proposed sales prices

Apartment No.	No. of Bedrooms	Square Feet	Current Rental Rate	Proposed Sales Price
3348	2	1500	3924.-	1,200,000
3348A	0	600	215	1,000,000
3350	2	1600	0	1,300,000

Item No. 11 - List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

N/A # _____ # _____
 # _____ # _____ # _____


 Signature of Applicant

12/26/2013
 Date