

1 DAVID CHIU, SBN 189542
City Attorney
2 YVONNE R. MERÉ, SBN 173594
Chief Deputy City Attorney
3 WADE CHOW, SBN 168527
Chief Attorney
4 Code Enforcement Team
HUNTER W. SIMS III, SBN 266039
5 Deputy City Attorney
Fox Plaza
6 1390 Market Street, Seventh Floor
San Francisco, California 94102-5406
7 Telephone: (415) 554-4259
Facsimile: (415) 437-4644
8 E-Mail: hunter.sims@sfcityatty.org

**EXEMPT FROM FILING FEES
PURSUANT TO GOVERNMENT
CODE SECTION 6103**

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

11 SUPERIOR COURT OF THE STATE OF CALIFORNIA

12 COUNTY OF SAN FRANCISCO

13 UNLIMITED JURISDICTION

14 CITY AND COUNTY OF SAN
15 FRANCISCO, a Municipal Corporation; and
the PEOPLE OF THE STATE OF
16 CALIFORNIA, by and through David Chiu,
City Attorney for the City and County of San
17 Francisco,

18 Plaintiffs,

19 vs.

20 GOLDEN TIGER, LLC, a California limited
liability company; ADAM LA, an individual;
21 and DOE ONE through DOE TEN,

22 Defendants.

Case No.

**COMPLAINT FOR INJUNCTIVE AND
OTHER RELIEF**

**(1) PUBLIC NUISANCE
(2) VIOLATION OF THE SAN FRANCISCO
BUILDING CODE
(3) VIOLATION OF THE SAN FRANCISCO
FIRE CODE
(4) VIOLATION OF THE CALIFORNIA
STATE HOUSING LAW
(5) VIOLATION OF THE STATE UNFAIR
COMPETITION LAW (CAL. BUSINESS AND
PROFESSIONS CODE §§ 17200-17210)
(6) UNJUST ENRICHMENT**

Type of Case: (42) Other Complaint

1 The CITY AND COUNTY OF SAN FRANCISCO (“CITY”) and PEOPLE OF THE STATE
2 OF CALIFORNIA, by and through San Francisco City Attorney DAVID CHIU (“PEOPLE”),
3 (collectively “PLAINTIFFS”), file their Complaint against DEFENDANTS GOLDEN TIGER, LLC, a
4 California limited liability company; ADAM LA, and individual (“LA”); and DOE ONE through DOE
5 TEN (collectively “DEFENDANTS”). PLAINTIFFS hereby allege as set forth below:

6 INTRODUCTION

7 1. This action arises from DEFENDANTS’ ownership, operation, maintenance, and use of
8 a six-story, 52-unit residential building with a ground-floor commercial space located at 147-161 Hyde
9 Street, San Francisco, California, Block 346, Lot 001 (the “PROPERTY”) in violation of the CITY’s
10 Building Code, the CITY’s Fire Code and as a public nuisance that substantially endangers the health,
11 welfare, and safety of the neighbors, the neighborhood, and the City and County of San Francisco.
12 DEFENDANTS’ mismanagement of the PROPERTY has forced the CITY to expend tremendous
13 resources, for which it is lawfully entitled to reimbursement. DEFENDANTS have refused to abate the
14 life safety issues at the PROPERTY and reimburse the CITY for the expenses it incurred to abate the
15 issues described below.

16 2. On June 11, 2025, a fire at the PROPERTY substantially damaged the electrical system
17 and boiler, prompting PG&E to shut off electrical service. As a result, the PROPERTY has lacked
18 electricity, gas, hot water, elevator service, emergency lighting, adequate alarm functionality, and
19 required egress lighting. The lack of power disabled the fire alert system, creating severe life-safety
20 hazards.

21 3. The CITY’s Department of Building Inspection (“DBI”) and the CITY’s Fire
22 Department (“SFFD”) have issued nine (9) Notices of Violation (“NOV”) to the DEFENDANTS for
23 violations of the CITY’s Building Code and Fire Code, respectfully. In connection with all of the
24 citations, DBI and SFFD held duly noticed public hearings and issued eight (8) Orders of Abatement
25 (“OOA”), each declaring the PROPERTY a public nuisance.

26 4. Notwithstanding DBI and SFFD’s orders, DEFENDANTS have failed to abate the code
27 violations and the public nuisance and continue to jeopardize the welfare of the PROPERTY’s
28

1 neighbors and San Francisco residents by persistently maintaining the PROPERTY in a substandard
2 condition.

3 **PARTIES AND SUBJECT PROPERTY**

4 5. Plaintiff CITY is a consolidated charter city and county under California law.

5 6. Plaintiff CITY brings claims under the San Francisco Municipal Code (including the
6 San Francisco Fire Code and Housing Code), the State Housing Law (Health & Safety Code §§
7 17910–17998.3), and California Civil Code §§ 3479–3480, 3491, and 3494.

8 7. Plaintiff PEOPLE bring claims under Civil Code §§ 3479–3480, 3491, 3494; Code of
9 Civil Procedure § 731; and Business and Professions Code § 17204, to protect the public from
10 Defendants’ unlawful and unfair business practices.

11 8. Defendant GOLDEN TIGER, LLC is a limited liability company based in San
12 Francisco, California. Defendant GOLDEN TIGER, LLC is the legal owner of the PROPERTY.

13 9. Defendant LA is an individual residing in San Francisco, California. and is sued in his
14 individual capacity and as manager for Defendant GOLDEN TIGER, LLC. At all times herein
15 mentioned, Defendant LA was acting within the course and scope of his duties as a manager and
16 member of GOLDEN TIGER, LLC.

17 10. DEFENDANTS are sued as the owners, operators, managers, lessors and maintainers
18 of the PROPERTY, as well as the people committing the acts and/or omissions alleged in this
19 Complaint, or the persons allowing or directing the commission of the acts and/or omissions alleged in
20 this Complaint.

21 11. DEFENDANTS Doe One through Doe Ten are sued herein under fictitious names.
22 PLAINTIFFS do not at this time know the true names or capacities of said DEFENDANTS, but pray
23 that the same may be alleged herein when ascertained.

24 12. At all times herein mentioned, all the acts and omissions described in this Complaint by
25 any DEFENDANT were aided and abetted by all other DEFENDANTS. DEFENDANTS were aware
26 of the illegality of the acts and omissions described in this Complaint, and either directly participated
27 in or encouraged these acts and omissions.

1 DEFENDANTS, and posted the Order at the PROPERTY. A true and correct copy of the Order of
2 Abatement is attached hereto as **Exhibit D** and is incorporated as part of this Complaint.

3 20. DBI inspectors issued NOV's Nos 202539069 and 202539022 on June 16, 2025 for a
4 lack of permits to operate the PROPERTY's broilers. Director's Hearings have not yet been set for
5 these NOV's.

6 21. DBI issued NOV 202541672 on August 20, 2025 for the lack of heat and electricity in
7 the residential portions of the Property. A true and correct copy of the NOV is attached hereto as
8 **Exhibit E** and is incorporated as part of this Complaint.

9 22. DEFENDANTS failed to abate the conditions outlined in NOV 202541672. DBI held a
10 director's hearing on November 15, 2025. The director did not issue an OOA because the PROPERTY
11 was free of tenants at the time of the hearing.

12 23. In addition to DBI's efforts to have DEFENDANTS repair the PROPERTY so that it
13 no longer posed a life-safety risk, the CITY's Human Service Agency ("HSA") began relocating the
14 PROPERTY's residential tenants. HSA provided housing for 89 people following the fire. Most of
15 those individuals were families residing at the PROPERTY.

16 **A. DEFENDANTS Ignore DBI's Order to Vacate**

17 24. On August 21, 2025, a CITY inspection at the PROPERTY found people living in the
18 building. The CITY learned at that LA allowed tenants to return to the PROPERTY, despite DBI
19 deeming the PROPERTY to be "unsafe" and "not occupiable." In addition, LA had distributed butane
20 camping stoves to tenants for cooking and heating water. LA stored extra butane cannisters adjacent to
21 the fire's origin. LA's decision to allow tenants to return to a property that was unsafe, posed a
22 significant fire risk and had no working fire alert system was dangerous and reckless.

23 25. This discovery prompted action by SFFD, who issued NOV No. 2508-0321 after the
24 inspection and NOV Nos. 2508-0342 and after a follow-up inspection on August 24, 2025. Violations
25 included, among others: lack of power and emergency lighting (San Francisco Fire Code sections
26 1008.1–1008.3; California Code of Regulations, Title 19, section 1.14), insufficient/untested alarm
27 systems (San Francisco Fire Code sections 901.6, 901.6.1, 907.8 et seq.; California Code of
28 Regulations, Title 19, section 3.24), nonfunctioning elevator (San Francisco Fire Code section

1 604.5.5), lack of emergency/standby power (San Francisco Fire Code section 1203.1), unpermitted
2 open-flame cooking devices (San Francisco Fire Code sections 105.1, 105.1.1), expired fire
3 extinguisher service (San Francisco Fire Code sections 901.6, 901.6.2; California Code of Regulations,
4 Title 19, section 575.1), lack of floor numbers (San Francisco Fire Code section 1023.9), lack of
5 smoke alarms (San Francisco Fire Code sections 907.2.11.2; California Code of Regulations, Title 19,
6 sections 753–759), lack of emergency lighting (San Francisco Fire Code sections 1008.3, 1008.3.1),
7 improper exit signage (San Francisco Fire Code sections 1032.4), and improperly installed fire
8 extinguishers (San Francisco Fire Code sections 906.7). A true and correct copy of the NOV's are
9 attached hereto as **Exhibit F** and **G** and is incorporated as part of this Complaint.

10 26. SFFD conducted an Administrative Hearing on August 28, 2025 and issued two OOA's,
11 one for NOV No. 2508-0342 and one for NOV No. 2508-0342. The OOA's required Defendants to
12 abate life-safety conditions or clear the building within 96 hours. A true and correct copy of the OOA's
13 are attached hereto as **Exhibit H** and is incorporated as part of this Complaint.

14 27. Defendants failed to comply with the OOA. SFFD posted "Notices to Vacate" to the
15 doors of every residential unit at the PROPERTY on September 2, 2025. SFFD confirmed the building
16 was clear on September 3, 2025.

17 28. DBI issued additional NOV's and OOA's for lack of heat and electricity DBI issued
18 NOV 202542085 for the continued lack of heat and electricity in the building on August 22, 2025. A
19 true and correct copy of the NOV is attached hereto as **Exhibit I** and is incorporated as part of this
20 Complaint.

21 29. The violation went to a Director's Hearing on November 20, 2025, where an OOA was
22 entered. The order was posted on the Property on December 2, 2025. A true and correct copy of the
23 OOA is attached hereto as **Exhibit J** and is incorporated as part of this Complaint.

24 30. DBI has issued two subsequent NOV's, Nos. 202545834 and 202545838, for the
25 Owners' failure to register the Property as vacant and abandoned. These NOV's were issued on
26 December 16 and 19, 2025, respectively. NOV 202545834 was for the vacant commercial unit while
27 NOV 202545838 was for the residential units. A true and correct copy of the NOV's are attached
28 hereto as **Exhibit K** (202545834) and **L** (202545838) and are incorporated as part of this Complaint.

1 31. DBI held a Director’s Hearing for NOV 202545834 on February 2, 2026 and issued an
2 OOA on February 5, 2026. NOV No. 202545838 went to a Director’s Hearing on February 5, 2026
3 and an OOA was issued on February 5, 2026. A true and correct copy of the OOAs are attached hereto
4 as **Exhibit M** (202545834) and **N** (202545838) and are incorporated as part of this Complaint.

5 32. The City expended significant resources in emergency stabilization efforts in addition
6 to the enforcement actions described above. The City’s Department of Public Works (“DPW”)
7 provided temporary generator power beginning on August 25, 2025 so that the PROPERTY would
8 have a minimally operable fire detection system. DPW then secured the site, at its own expense, on
9 September 3, 2025 once it was confirmed the PROPERTY was vacant and removed the generators.

10 33. Notwithstanding SFFD’s Order of Abatement and DBI’s Orders, DEFENDANTS have
11 failed to remedy Fire Code and Building Code violations, maintain required fire protections, or
12 comply with orders and vacancy registration requirements, thereby endangering public health and
13 safety and maintaining a public nuisance.

14 34. DEFENDANTS’ ongoing noncompliance with Fire and Building Codes and with valid
15 abatement orders from DBI and SFFD constitutes a continuing public nuisance, unlawfully endangers
16 residents, first responders, and neighbors, and warrants injunctive relief, penalties, and cost recovery.

17 **FIRST CAUSE OF ACTION FOR PUBLIC NUISANCE**
18 **BY ALL PLAINTIFFS AGAINST ALL DEFENDANTS**
19 **(San Francisco Building Code, San Francisco Fire Code, California Civil Code Sections**
20 **3479 and 3480, and California Code of Civil Procedure Section 731)**

21 35. CITY hereby incorporates by reference all preceding paragraphs of this Complaint and
22 makes them part of this First Cause of Action, as though fully set forth herein.

23 36. Plaintiff CITY brings this cause of action pursuant to San Francisco Building Code
24 sections 102A and 103A, San Francisco Fire Code sections 112.3 and 112.4.4, and Civil Code section
25 3494.

26 37. Plaintiff PEOPLE bring this cause of action pursuant to Code of Civil Procedure
27 section 731 and Civil Code section 3494.

28 38. Pursuant to Building Code section 102A, any building, structure, property, or part
thereof, that is structurally unsafe, or is otherwise dangerous to human life, safety, or health of the

1 occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance,
2 dilapidation, or by reason of occupancy or use in violation of law or ordinance, is unsafe and a public
3 nuisance. DEFENDANTS are now, and for a considerable period of time, and at all times herein
4 mentioned, have been, maintaining the PROPERTY as a public nuisance and in violation of the San
5 Francisco Building Code section 102A. The conditions constituting the continuing public nuisance
6 and violations of the San Francisco Building Code are more fully described above, and in the Exhibits
7 attached hereto.

8 39. Pursuant to Fire Code section 102A, any building, structure, property, or part thereof,
9 that is structurally unsafe, or is otherwise dangerous to human life, safety, or health of the occupants or
10 the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation,
11 or by reason of occupancy or use in violation of law or ordinance, is unsafe and a public nuisance.
12 DEFENDANTS are now, and for a considerable period of time, and at all times herein mentioned,
13 have been, maintaining the PROPERTY as a public nuisance and in violation of the San Francisco
14 Building Code section 102A. The conditions constituting the continuing public nuisance and
15 violations of the San Francisco Building Code are more fully described above, and in the Exhibits
16 attached hereto.

17 40. As described above, DEFENDANTS are now, and for a considerable period of time,
18 and at all times pertinent to the allegations in this Complaint have been, maintaining the PROPERTY
19 in such a manner as to constitute a continuing public nuisance within the meaning of Civil Code
20 sections 3479 and 3480. The practices described above are injurious to the health and safety of the
21 residents and the community, are offensive to the senses, and interfere with the comfortable enjoyment
22 of life and property. The practices described above also affect a considerable number of people and an
23 entire community and neighborhood.

24 41. At all times herein mentioned, DEFENDANTS have had notice and knowledge that the
25 PROPERTY constituted a public nuisance and an unsafe building because they were served with
26 administrative Notices and Orders issued by DBI, but DEFENDANTS have taken inadequate steps to
27 abate the public nuisance.

1 42. PLAINTIFFS have no adequate remedy at law in that damages are insufficient to
2 protect the public from the present danger and harm caused by the conditions described herein.

3 43. Unless these nuisance conditions are abated, the occupants and neighbors of the subject
4 Property and the residents of the City and County of San Francisco will suffer irreparable injury and
5 damage because the nuisance conditions will continue to be injurious to the continuous enjoyment of
6 life and the free use of property of the neighbors and the public.

7 **SECOND CAUSE OF ACTION FOR NON-COMPLIANCE WITH THE SAN FRANCISCO**
8 **BUILDING CODE**
9 **BROUGHT BY PLAINTIFF CITY AGAINST ALL DEFENDANTS**
10 **(San Francisco Building Code Sections 102A, 103A, 103A.4)**

11 44. CITY hereby incorporates by reference all preceding paragraphs of this Complaint and
12 makes them part of this Second Cause of Action, as though fully set forth herein.

13 45. As described above, and as set forth in the incorporated Exhibits to this COMPLAINT,
14 DBI issued NOVs and Orders of Abatement to DEFENDANTS for violations of the San Francisco
15 Building Code at the PROPERTY.

16 46. As described above, DEFENDANTS have failed to comply with, ignored, and
17 disobeyed the NOVs and Orders of Abatement properly issued by DBI, and have allowed the
18 PROPERTY to remain in a substandard, unsafe, and illegal condition for a substantial period of time.

19 47. By maintaining the PROPERTY in a manner that violates the San Francisco Building
20 Code, DEFENDANTS are liable for mandatory civil penalties between \$200 and \$1,000 per day for
21 each day the violation continues, as set forth in San Francisco Building Code section 103A.

22 **THIRD CAUSE OF ACTION FOR NON-COMPLIANCE WITH THE SAN FRANCISCO**
23 **FIRE CODE**
24 **BROUGHT BY PLAINTIFF CITY AGAINST ALL DEFENDANTS**
25 **(San Francisco Fire Code Sections 112.3, 112.4.4, 112.9)**

26 48. CITY hereby incorporates by reference all preceding paragraphs of this Complaint and
27 makes them part of this Third Cause of Action, as though fully set forth herein.

28 49. As described above, and as set forth in the incorporated Exhibits to this COMPLAINT,
SFFD issued NOVs and Orders of Abatement to DEFENDANTS for violations of the San Francisco
Fire Code at the PROPERTY.

1 50. As described above, DEFENDANTS have failed to comply with, ignored, and
2 disobeyed the NOVs and Orders of Abatement properly issued by SFFD, and have allowed the
3 PROPERTY to remain in a substandard, unsafe, and illegal condition for a substantial period of time.

4 51. By maintaining the PROPERTY in a manner that violates the San Francisco Fire Code,
5 DEFENDANTS are liable for mandatory civil penalties up to \$1,000 per day for each day the violation
6 continues, as set forth in San Francisco Fire Code section 112.4.4.

7 **FOURTH CAUSE OF ACTION FOR VIOLATIONS OF STATE HOUSING LAW**
8 **BROUGHT BY PLAINTIFF CITY AGAINST ALL DEFENDANTS**
9 **(Health and Safety Code Sections 17910-17998.3)**

10 52. CITY hereby incorporates by reference all preceding paragraphs of this Complaint and
11 makes them part of this Fourth Cause of Action, as though fully set forth herein.

12 53. DEFENDANTS are now causing, and for the considerable period of time heretofore
13 and at all times mentioned has caused, the PROPERTY to be maintained as a substandard building
14 within the meaning of California Health and Safety Code section 17920.3, commonly referred to as the
15 State Housing Law. The conditions creating said substandard building are ongoing violations of the
16 City's Building and Fire Codes at the PROPERTY.

17 54. By maintaining the PROPERTY as a substandard building that substantially endangers
18 public health and safety, DEFENDANTS are liable for attorney's fees and costs as set forth in
19 California Health and Safety Code section 17980.7(d).

20 55. The CITY has no adequate remedy at law in that damages are sufficient to protect the
21 public from the harm caused by the conditions described therein.

22 56. Unless said substandard conditions are abated, the residents of the adjacent and/or
23 nearby properties and the residents and citizens of the CITY will suffer irreparable injury and damage,
24 in that said conditions will continue to endanger the health and safety of the residents of the adjacent
25 and/or nearby homes and the general public.

26 ///

27 ///

28 ///

1 **FIFTH CAUSE OF ACTION FOR UNFAIR AND UNLAWFUL BUSINESS PRACTICES**
2 **BROUGHT BY PLAINTIFF PEOPLE AGAINST DEFENDANTS**
3 **(California Business and Professions Code Sections 17200-17210)**

4 57. Plaintiff PEOPLE hereby incorporate by reference all of the foregoing paragraphs, as
5 though fully set forth herein.

6 58. Plaintiff PEOPLE bring this cause of action pursuant to California Business and
7 Professions Code sections 17200-17210 in order to protect the public and similarly situated individuals
8 from the unlawful and unfair business practices committed by DEFENDANTS within the City and
9 County of San Francisco, State of California.

10 59. DEFENDANTS transact business, or have transacted business, by owning, operating,
11 managing, and collecting rental income from the PROPERTY within the City and County of San
12 Francisco, State of California. The violations of law described herein have been, and are being, carried
13 out within the City and County of San Francisco. DEFENDANTS are in violation of the laws and
14 public policies of the City and County of San Francisco and the State of California, and their conduct
15 is inimical to the rights and interest of the general public..

16 60. DEFENDANTS are now engaging in, and, for a considerable period of time and at all
17 times pertinent to the allegations of this Complaint, have engaged in unlawful business practices
18 prohibited by California's Unfair Competition Law ("UCL"), codified as Business and Professions
19 Code sections 17000-17210, by maintaining and managing the PROPERTY in violation of the
20 following laws:

- 21 a. Maintaining a property that is structurally unsafe, as described in the Exhibits attached
22 to this COMPLAINT, in violation of San Francisco Building Code section 102A.
- 23 b. Failing to comply with the City's Vacant and Abandoned Building Ordinance under
24 San Francisco Building Code sections 103A.4 through 103A.4.7.
- 25 c. Creating and maintaining a public nuisance in violation of California Civil Code
26 sections 3479, 3480, and 3494 and the San Francisco Building Code.

27 61. DEFENDANTS are now engaging in, and for a considerable period of time and at all
28 times pertinent to the allegations of this Complaint have engaged in, unfair business practices

1 prohibited by the UCL as follows: failing to abate unsafe conditions at the PROPERTY, endangering
2 the health and safety of the PROPERTY's occupants, neighbors and area residents, and ignoring and
3 disobeying properly issued official administrative notices and orders.

4 62. Plaintiff PEOPLE are informed and believe that as a direct and proximate result of the
5 foregoing acts and practices, DEFENDANTS have received, and will receive, benefits, which they
6 would not have received if they had not engaged in the violations described in this Complaint.

7 63. As a direct and proximate result of the foregoing acts and practices, DEFENDANTS
8 have obtained an unfair competitive advantage over similar PROPERTY owners who have not
9 engaged in such practices.

10 64. Plaintiff PEOPLE have no adequate remedy at law in that damages are insufficient to
11 protect the public from the present harm caused by the violations described in this Complaint. Unless
12 injunctive relief is granted to enjoin DEFENDANTS' unlawful and unfair business practices,
13 DEFENDANTS will continue to engage in violations of the law.

14 65. By engaging in unfair and unlawful business practices described herein,
15 DEFENDANTS are subject to civil penalties in the amount of up to \$2,500 per violation, pursuant to
16 California Business and Professions Code Section 17206 and 17206.1.

17 **SIXTH CAUSE OF ACTION FOR UNJUST ENRICHMENT**
18 **BY PLAINTIFF CITY AGAINST ALL DEFENDANTS**

19 66. Plaintiffs hereby incorporate by reference all of the foregoing paragraphs, as though
20 fully set forth herein.

21 67. Since the fire at the PROPERTY the CITY has invested significant resources in
22 combating a potential crisis. For example, the CITY provided temporary power so the PROPERTY
23 would have some semblance of a working fire detection system. This is particularly important
24 considering DEFENDANTS had illegally allowed tenants to return to the PROPERTY without a
25 working fire detection system and taken the additional dangerous step of providing butane-powered
26 cooking stoves to those same residents. The temporary power provided by the CITY helped ensure a
27 bad situation did not become much worse.

1 Municipal Codes, including the San Francisco Building Code, the San Francisco Fire Code, and the
2 California Civil Code;

3 4. That the Court issue whatever orders may be useful or necessary to abate the nuisance
4 at the PROPERTY;

5 5. That the Court require DEFENDANTS to bear the expenses of abating the nuisance at
6 the PROPERTY, including but not limited to reimbursing PLAINTIFFS for expenses PLAINTIFFS
7 may incur to abate the nuisance;

8 6. DEFENDANTS and their agents, officers, managers, representatives, employees, and
9 anyone acting on their behalf, and their heirs and assignees, be preliminarily and permanently enjoined
10 from maintaining, operating, conducting, using, occupying, or in any way permitting the use of the
11 PROPERTY and structures at 147-161 Hyde Street, San Francisco, California, in violation of the law;

12 7. DEFENDANTS and their agents, officers, managers, representatives, employees, and
13 anyone acting on their behalf, and their heirs and assignees, be ordered to cause the PROPERTY and
14 all parts thereof, to conform to law, and to maintain it in such conformity at all times;

15 **Penalties**

16 8. Pursuant to San Francisco Building Code section 103A, DEFENDANTS be ordered to
17 pay a civil penalty up to \$1,000, with a minimum of \$200, for each day that the Building Code
18 violations alleged in the Complaint existed or were permitted to occur in the amount of \$349,000
19 through May 26, 2026, plus \$1,000 per day thereafter through the entry of judgment, or a greater
20 amount as may be shown by the evidence;

21 9. Pursuant to San Francisco Fire Code section 112.4.4, DEFENDANTS be ordered to pay
22 a civil penalty up to \$1,000 for each day that the Fire Code violations alleged in the Complaint existed
23 or were permitted to occur in the amount of \$278,000 through May 26, 2026, plus \$1,000 per day
24 thereafter through the entry of judgment, or a greater amount as may be shown by the evidence;

25 10. Pursuant to Business and Professions Code Section 17206, DEFENDANTS be ordered
26 to pay a civil penalty of up to \$2,500 for each violation, in the amount of \$27,500 through May 26,
27 2026, plus \$2,500 for each month thereafter that the violations continue to occur through entry of
28 judgment, or a greater amount as may be shown by the evidence;

1 11. PLAINTIFFS be authorized to record an Abstract of Judgment that constitutes a prior
2 lien over any lien that any Defendant in this case may hold on the PROPERTY;

3 **Fees and Costs**

4 12. DEFENDANTS be ordered to pay all assessment and abatement costs pursuant to
5 Building Code sections 102A and 103A;

6 13. DEFENDANTS be ordered to pay all of the City's attorney's fees and costs incurred in
7 bringing this lawsuit pursuant to San Francisco Building Code sections 102A and 103A and San
8 Francisco Fire Code section 112.4.4;

9 14. DEFENDANTS be ordered to pay all of the City's inspection, enforcement, and
10 abatement costs, including emergency response and temporary power" costs, under San Francisco
11 Administrative Code sections 80A.1 and 80A.2. 12.4.4;

12 15. Other and further relief be ordered as this Court should find just and proper.
13

14 Dated: May 27, 2026

15 DAVID CHIU
16 City Attorney
17 YVONNE R. MERÉ
18 Chief Deputy City Attorney
19 WADE CHOW
20 Chief Attorney
21 Code Enforcement Team
22 HUNTER W. SIMS III
23 Deputy City Attorney

24 By: /s/ Hunter W. Sims III
25 HUNTER W. SIMS III

26 Attorneys for Plaintiffs
27 CITY AND COUNTY OF SAN FRANCISCO and
28 PEOPLE OF THE STATE OF CALIFORNIA

INDEX TO EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Property Description for Block 0346, Lot 001
B	Department of Building Inspection NOV 202538872, dated June 11, 2025
C	Department of Building Inspection NOV 202538872, dated June 19, 2025
D	Department of Building Inspection Order of Abatement 202538872, dated July 17, 2025
E	Department of Building Inspection NOV 202541672, dated August 20, 2025
F	San Francisco Fire Department NOV 2508-0321, dated August 21, 2025
G	San Francisco Fire Department NOV 2508-0342, dated August 24, 2025
H	San Francisco Fire Department Orders of Abatement Nos. 2508-0321 and 2508-0342, dated August 28, 2025
I	Department of Building Inspection NOV 202542085, dated August 22, 2025
J	Department of Building Inspection Order of Abatement 202542085, dated November 20, 2025
K	Department of Building Inspection NOV 202545834, dated December 16, 2025
L	Department of Building Inspection NOV 202545838, dated December 19, 2025
M	Department of Building Inspection Order of Abatement 202545834, dated February 5, 2026
N	Department of Building Inspection Order of Abatement 202545838, dated February 5, 2026

EXHIBIT A

G569555

Order No. : 382838-FAN

EXHIBIT "A"

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

BEGINNING at the point of intersection of the southerly line of Turk Street and the westerly line of Hyde Street; running thence southerly along said line of Hyde Street 82 feet and 6 inches; thence at a right angle westerly 62 feet and 6 inches; thence at a right angle northerly 82 feet and 6 inches to the southerly line of Turk Street; thence at a right angle easterly along said line of Turk Street 62 feet and 6 inches to the point of beginning.

BEING a portion of 50 Vara Block No. 315.

Assessor's Lot 1; Block 346.

EXHIBIT B



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land for Occupancy

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. **If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.**

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y contuamente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

警告：如不按照要求立即採取行動，以糾正上述違章行為，將導致經區檢查局付罰強制糾正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府備案，則自通告通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每檢樓宇的最高罰款可達 7,500 元。此項法規還規定對每一違章重犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅務。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速地進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單獨的犯法行為，將付下高達 500 元的罰款，和/或者監禁六個月。

EXHIBIT C



PUBLIC DISTRIBUTION
SAN FRANCISCO

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 2
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202538872
DATE: 19-JUN-25

ADDRESS: 161 HYDEST

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 BLOCK: 0346 LOT: 001

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: GOLDEN TIGER LLC
MAILING GOLDEN TIGER LLC
ADDRESS ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA 94102

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

To amend Non compliance with NOV#202538872 issued on 06/11/2025. Building power has not been restored since a fire occurred on 06/11/2025. Building is without electricity, water, or elevator. Unsafe building, not occupiable.

Code/Section: SFBC 102A, SFBC 106A.4.7

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT WITHIN 3 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN 3 DAYS AND COMPLETE ALL WORK WITHIN 3 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 11-JUN-25, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Restore power to building within 72 hours of this notice.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER: REINSPECTION FEE \$ NO PENALTY
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Brett C Howard

PHONE # 628-652-3627

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____



PUBLIC DISTRIBUTION

SAN FRANCISCO

OFFICIAL COPY

DEPARTMENT OF

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be lited for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Codiglo de Construcción de Edificios de San Francisco, gastos de Investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobrarán al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, se niege a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisingilin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag). (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magreresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisingilin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasamparin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magreresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganooing kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na malugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ay paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggap, magpabaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganooing pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可證範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向“上訴委員會”(Board of Appeals)作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如果沒有立即採取行動更正以上的違例情況，可能會引致樓宇檢查局展開執法行動。如果執法命令正式紀錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程當中所產生的所有費用，直至所有費用付清為止。

《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認定為低於標準的房屋中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款。該條款可給予輕微罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一天，處於最高500元和/或最高6個月的監禁。

EXHIBIT D



City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc #	2026003498	Fees	\$0.00
1/20/2026	8:13:56 AM	Taxes	\$0.00
ES	MailRoom	Other	\$0.00
Pages 5	Title 339	SB2 Fees	\$0.00
Customer 046		Paid	\$0.00

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
CODE ENFORCEMENT
49 South Van Ness Avenue, 4th Floor
SAN FRANCISCO, CA 94103

Amended - ORDER OF ABATEMENT

161 HYDE ST

Block\Lot\Seq. - 0346 \ 001 \ 00

NO. 202538872A

BW0 - DH 15-JUL-25



ORDER OF ABATEMENT

July 17, 2025

Owner:

GOLDEN TIGER LLC

ADAM LA

155 HYDE ST APT 105 SAN FRANCISCO

CA 94102

Property Address: 161 HYDE ST,

Block: 0346

Lot: 001

Seq: 00

Tract:

Case: BW0

Complaint: 202538872A

Inspector/Division: Helminiak

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO. **202538872A**

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **July 15, 2025** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS NOT REPRESENTED**

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

30 Days to Complete All Work including final signoff to comply with NOV# 202538872 and Pay All CES Fees.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 49 South Van Ness Ave, Suite 400, San Francisco, CA 94103, tel: (628) 6523517, (628) 6523430, AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

TM

Handwritten signature of Mauricio Hernandez in black ink, with the initials "MH" written to the right.

Mauricio Hernandez, Chief Building Inspector, Code Enforcement
Department of Building Inspection

Very truly yours

Handwritten signature of Patrick O'Riordan in blue ink.

Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

EXHIBIT E



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
49 South Van Ness Avenue, San Francisco, California 94103-1226
(628) 652-3700 Fax: (628) 652-3709 Email: DBI.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202541672

OWNER/AGENT: GOLDEN TIGER LLC

DATE: 20-AUG-25

MAILING ADDRESS:
GOLDEN TIGER LLC
ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA
94102

LOCATION: 155 HYDE ST
BLOCK: 0346 LOT : 001
NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	155 HYDE STREET UNIT#104 AND ALL COMMON AREA
2 GENERAL DILAPIDATION OR IMPROPER MAINTENANCE (1001 (b)(13))	At time of inspection, no electricity was available in unit#104 and building lobby. Make necessary repair to ensure electricity is available for the entire building.
3 PROVIDE APT. HOUSE OR HOTEL WATER HEATED TO MIN. 105 DEGREES F. (41 DEGREES C.) AND MAX. OF 120 DEGREES F. (49 DEGREES C.) AT HOT WATER TAPS. (505d(3))	At time of inspection, no hot water was available in unit#104. Provide hot water heated to min. 105 DEGREES F. (41 DEGREES C.) and max. of 120 DEGREES F. (49 DEGREES C.) at hot water taps.
4 PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 70 DEGREES F. (21 DEGREES C.). (701(a) HC)	At time of inspection, no heat was available at unit#104. Repair or replace heating unit to provide adequate heat to habitable rooms in unit. Work for this must begin within 3 working days of receiving this notice. If new heating source is installed, please attain all necessary permits, including plumbing, mechanical, electric and building permits. All permits must be finalized prior to housing inspector reinspection, in order to abate this item.
5 INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector. Provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection. You can reach Inspector Lee @ 415-793-7947 or by email at joy.lee@sfgov.org.

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBL.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: **202541672**

ALL ITEMS MUST BE COMPLETED WITHIN 7 DAYS. REINSPECTION DATE : 27 August 2025 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Joy Lee AT 628-652-3383

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBL.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$149.00, and (2) an hourly rate of \$226.00 for case management/administration, and \$405.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-G, IA-J and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 49 South Van Ness Ave, 2nd Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 49 South Van Ness Ave, Room 1475 at (628) 652-1150.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$405.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 327 of the San Francisco Existing Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 327.8.1 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.

EXHIBIT F



SAN FRANCISCO FIRE DEPARTMENT

Bureau of Fire Prevention

698 Second Street, Room 109

San Francisco, CA 94107

(415) 558-3300

Date: 08/21/2025

Violation ID: 2508-0321

NOTICE OF VIOLATION

Address: 155 HYDE ST, SAN FRANCISCO, CA 94102	Block/Lot:0346/001
Owner/Agent: GOLDEN TIGER LLC,	Phone: 415-359-5550
Mailing Address: 155 HYDE ST APT 105, SAN FRANCISCO, CA 94102	
Person Contacted At Site: ADAM LA	Phone: 415-359-5550

To: GOLDEN TIGER LLC (Property Owner/Occupant/Responsible Party)

The property at 155 HYDE ST has been inspected by the San Francisco Fire Department and one or more fire code violations were found. This is an official notification to correct the violation(s) by 08/28/2025. Failure to comply will result in legal action.

Section 112.7 of the *San Francisco Fire Code* empowers members of the San Francisco Fire Department, through the Chief of Department, to enforce all provisions of the fire code against violations. A lessor may not retaliate against a lessee for the lessee's exercise of his/her rights (See *Section 1942.5, Civil Code*).

RE-INSPECTION FEE (Section 112.4.2, San Francisco Fire Code)

When the fire code official issues a notice of violation and sets a date for compliance and re-inspection to certify compliance with code requirements, the fire code official shall charge a fee for the re-inspection and the person responsible shall pay that fee.

RE-INSPECTION OF VIOLATION FEES (Sections 107.7, San Francisco Fire Code)

If the fire code official issues a notice of violation under this code, the notice of violation may set a period of time that is reasonable to remedy the violation and the fire code official may re-inspect the property to verify that the person responsible has made the required correction. The Fire Department shall collect a fee in the amount of **\$299.00** for re-inspections. If the time required for the re-inspection exceeds one hour, the Fire Department shall assess an additional fee at the rate of **\$149.50** per hour.

VIOLATION DESCRIPTION

illumination / Repair Emergency Lighting

2022 San Francisco Fire Code Section(s) 1008.1, 1008.2, 1008.3. Title 19, California Code of Regulations, Section 1.14. Illumination required. The means of egress, including the exit discharge shall be illuminated at all times the building space served by the means of egress is occupied.

Repair emergency and exiting lights in the following location(s):

NO POWER TO BUILDING- NO EMERGENCY LIGHTING THROUGHOUT ENTIRE BUILDING

Alarm System Maintained

2022 San Francisco Fire Code, Sections 901.6, 901.6.1, 907.8, 907.8.1, 907.8.2, 907.8.4 and Title 19, California Code of Regulations, Div. 1, Section 3.24. Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Fire protection systems shall be inspected, tested, and maintained in accordance with the referenced standards listed in Table 901.6.1 and Chapters 3 and 5 of California Code of Regulations, Title 19. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be made available to the fire code official. With regard to fire alarm systems in Apartment Houses, as defined in the Housing Code, the building owner shall post a copy of the most recently filed Statement of Compliance in at least one conspicuous location in a common area of each floor of the building or, if no such common area(s) exist, the building owner shall provide a copy to each residential tenant in the building. The building owner shall place, or cause service personnel to place, a sticker on the exterior of the fire alarm control panel cover that includes the company name, phone number, C10 license number, the type of last inspection or test, technician name (printed and legible), and the date of service.

new fire alarm panel located in the lobby

no power to the building-alarm has no power and has not been tested or verified by DBI OR SFFD

Maintenance of Elevators

2022 SFFC Section 604.5.5 Maintenance of Elevators.

At least one passenger elevator shall be maintained in working order and accessible for immediate use by the Fire Department at all times.

ONE ELEVATOR IN THE BUILDING NOT WORKING DUE TO NO POWER IN THE BUILDING

Emergency Power Systems / Installation

2022 San Francisco Fire Code Section 1203.1.3 Installation. Emergency and standby power systems required by California Fire Code or the California Building Code shall be installed and maintained in accordance with the California Fire Code, the California Building Code, the California Electrical Code, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval.

ALL ELECTRICITY TURNED OFF TO BUILDING

ELEC FIRE BACK IN JUNE 2025

NO POWER FOR EMERGENCY EXIT LIGHTING

Permit / General

2022 San Francisco Fire Code Section(s) 105.1 and 105.1.1 Permits shall be in accordance with Sections 105.1.1 through 105.6.24. Permits required by this code shall be obtained from the fire code official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. For further information, contact the Permit Section at 628-652-3260.

Obtain permit(s) for the following:

UNPERMITTED OPEN FLAME COOKING DEVICE

TENANTS USING BUTANE WITH CASSETTE FEU IN APARTMENTS BECAUSE THERE IS NO POWER OR GAS TO THE BUILDING

CORRECTIVE ACTION

STOP ALL WORK (Section 113.1, San Francisco Fire Code).	
<input checked="" type="checkbox"/> Correct violation within 7 days. No permit required.	Obtain Permit within 7 days.

BY ORDER OF THE CHIEF, SAN FRANCISCO FIRE DEPARTMENT

Contact: **Lieutenant Theodora S Reilly**



Phone: **415/558-3371**

Issued By (Signature): _____

District: _____

Signature of Person Contacted At Site: _____

Anyone who derives rental income from housing determined by the San Francisco Fire Department to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation, or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously, and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

Notice of Violation (Section 109.4, San Francisco Fire Code)

(a) When the fire code official finds a building, occupancy, premises, system, or vehicle, or any portion thereof that is in violation of this code, the fire code official may prepare a written notice of violation, which shall identify the code sections violated, describe the violation, and where applicable require correction of the violation. When correction is not immediate, the notice of violation shall specify a time for compliance and re-inspection.

(b) When the fire code official finds a person performing any activity requiring a permit under this code without the required permit, or conducting an activity in violation of conditions set in a permit issued under this code, the fire code official may prepare a written notice of violation which shall identify the code sections violated and describe the violation. In addition, the fire code official may issue a stop work order under Section 111 of this code, requiring the person to immediately cease performing the activity.

Hearing on Notice of Violation (Section 109.4.3, San Francisco Fire Code)

(a) If the person responsible to correct a violation fails to do so within the time period specified in the notice of violation, the fire code may set the matter for hearing.

(b) Notice of Hearing. If the fire code official determines to set the matter for hearing, the fire code official shall serve a notice of hearing that provides at least 30 days notice of the hearing.

FOR FURTHER DETAIL, SEE SECTION 109.4.3 OF THE SAN FRANCISCO FIRE CODE.

根據三藩市消防局檢查結果，任何人如果從不合標準的住宅獲得租金收入均不得從州政府個人所得稅以及銀行和企業個人所得稅利息、折舊或可歸入此等不合標準住宅的稅款中扣除此等收入。如果在本通知發出後六(6)個月內未完成糾正工作或正在努力地、快速地 and 持續地完成糾正工作，則會依照「收入與納稅法典」第17274(c)節的規定向特許稅務局發出通知。

違規通知(「三藩市消防法典」第109.4節)

(a) 當消防規範官員發現建築物、住宅、物業、系統、車輛或此類建築物、住宅、物業、系統、車輛的一部分違反本法典的規定，消防規範官員可能發出違規通知，該通知將列出違反的法典條款、說明違規行為、並在必要時要求採取糾正措施。如果不是要求立即採取糾正措施，該違規通知將說明遵守規定和重新檢查的具體時間。

(b) 當消防規範官員發現根據本法典要求必須獲得許可才能從事某項活動的人士沒有要求的許可或違反根據本法典頒發的許可條款從事某項活動，消防規範官員可能發出違規通知，該通知將列出違反的法典條款，並說明違規行為。此外，消防規範官員還會根據本法典第111節的規定發出停止工作的命令，要求該人士立即停止從事該項活動。

違規通知聽證會(「三藩市消防法典」第109.4.3節)

(a) 如果有責任糾正違規行為的人士未在違規通知中規定的時段內糾正違規行為，消防規範官員可安排召開聽證會。

(b) 聽證會通知。如果消防規範官員決定安排召開聽證會，消防規範官員應至少提前30天發出聽證會通知。

詳情請查閱「三藩市消防法典」第109.4.3節。

Las personas que obtengan ingresos por rentas de vivienda determinada por el Departamento de Bomberos de San Francisco como de calidad inferior no puede deducir de los impuestos estatales sobre los ingresos personales y los impuestos sobre los ingresos bancarios y corporativos los intereses, la depreciación, o los impuestos atribuibles a dicha estructura de calidad inferior. Si el trabajo de corrección no se ha completado o no se está llevando a cabo continuamente con diligencia y rapidez, después de seis (6) meses a partir de la fecha de esta notificación, se avisará al Consejo de Impuestos conforme a lo dispuesto en la Sección 17274(c), del Código de Ingresos e Impuestos

Notificación de Infracción (Sección 109.4, Código de Incendios de San Francisco)

(a) Cuando el oficial del código de incendios encuentra un edificio, ocupación, instalaciones, sistema o vehículo, o cualquier porción del mismo que está en infracción de este código, dicho oficial puede preparar una notificación por escrito de la infracción, la cual identificará las secciones pertinentes del código, describirá la infracción, y en su caso exigirá la corrección de la infracción. Cuando la corrección no es inmediata, la notificación de la infracción fijará un plazo para el cumplimiento y la re-inspección.

(b) Cuando el oficial de incendios sorprende a una persona que realiza cualquier actividad que requiera un permiso conforme a este código sin contar con el permiso requerido, o que realiza una actividad en infracción de las condiciones establecidas en el permiso expedido en virtud de este código, dicho oficial puede preparar una notificación por escrito de la infracción, la cual identificará las secciones pertinentes del código y describirá la infracción. Además, el oficial de incendios puede emitir una orden de suspensión de trabajo conforme a la Sección 111 de este código, cuya orden exigirá que la persona cese inmediatamente de realizar la actividad.

Audiencia sobre la Notificación de Infracción (Sección 109.4.3, Código de Incendios de San Francisco)

(a) Si la persona responsable de corregir una infracción omite hacerlo dentro del plazo especificado en la notificación de la infracción, el oficial de incendios puede ordenar una audiencia sobre el asunto.

(b) Notificación de Audiencia. Si el oficial decide ordenar una audiencia sobre el asunto, el oficial mandará entregar una notificación de audiencia con por lo menos 30 días de anticipación a la audiencia.

PARA MÁS DETALLES, VER LA SECCIÓN 109.4.3 DEL CÓDIGO DE INCENDIOS DE SAN FRANCISCO.

EXHIBIT G



SAN FRANCISCO FIRE DEPARTMENT

Bureau of Fire Prevention
698 Second Street, Room 109
San Francisco, CA 94107
(415) 558-3300

Date: 08/24/2025

Violation ID: 2508-0342

NOTICE OF VIOLATION

Address: 155 HYDE ST, SAN FRANCISCO, CA 94102	Block/Lot:0346/001
Owner/Agent: GOLDEN TIGER LLC,	Phone:
Mailing Address: 155 HYDE ST APT 105, SAN FRANCISCO, CA 94102	
Person Contacted At Site:	Phone:

To: GOLDEN TIGER LLC (Property Owner/Occupant/Responsible Party)

The property at 155 HYDE ST has been inspected by the San Francisco Fire Department and one or more fire code violations were found. This is an official notification to correct the violation(s) by 09/08/2025. Failure to comply will result in legal action.

Section 112.7 of the *San Francisco Fire Code* empowers members of the San Francisco Fire Department, through the Chief of Department, to enforce all provisions of the fire code against violations. A lessor may not retaliate against a lessee for the lessee's exercise of his/her rights (See *Section 1942.5, Civil Code*).

RE-INSPECTION FEE (Section 112.4.2, San Francisco Fire Code)

When the fire code official issues a notice of violation and sets a date for compliance and re-inspection to certify compliance with code requirements, the fire code official shall charge a fee for the re-inspection and the person responsible shall pay that fee.

RE-INSPECTION OF VIOLATION FEES (Sections 107.7, San Francisco Fire Code)

If the fire code official issues a notice of violation under this code, the notice of violation may set a period of time that is reasonable to remedy the violation and the fire code official may re-inspect the property to verify that the person responsible has made the required correction. The Fire Department shall collect a fee in the amount of **\$299.00** for re-inspections. If the time required for the re-inspection exceeds one hour, the Fire Department shall assess an additional fee at the rate of **\$149.50** per hour.

VIOLATION DESCRIPTION

Extinguisher / Service required

2022 *San Francisco Fire Code Section 901.6, 906.2 and Title 19 California Code of Regulations, Division 1, Chapter 3, Section 575.1. Fire extinguishers shall be serviced yearly, immediately after use, or if loss of pressure. Service shall be done by a State-licensed fire extinguisher service company.*

Fire extinguisher(s) require service in the following location(s):
FIRE EXTINGUISHER ANNUAL SERVICE EXPIRED ON 5/14/2024.
SHALL SERVICE FIRE EXTINGUISHERS ANNUALLY.

Signs / Floor numbering

2022 *San Francisco Fire Code Section 1023.9 A sign shall be provided at each floor landing in exit enclosures and ramps connecting more than 3 stories designating the floor level, the terminus of the top and bottom of the exit enclosure and ramp and the identification of the stairway or ramp. The sign shall be located not less than 5 feet above the floor landing in a position that is readily visible when the doors are in the open and closed positions.*

Provide a floor numbering and identification system on the stairways at the following locations:
SHALL PROVIDE FLOOR NUMBERS AT THE LANDINGS OF EACH FLOOR.

Smoke Alarm Required

2022 *San Francisco Fire Code, Section 907.2.11.2 & Title 19, Chapter 4, Subchapter 1, Section 753-759 SMOKE ALARMS Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4, regardless of occupant load at all of the following locations:*

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics.
4. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.

PROVIDE SMOKE ALARMS (BATTERY OR HARD WIRED) AS PER CODE LISTED ABOVE.
SHALL PROVIDE SMOKE ALARMS IN EVERY RESIDENTIAL UNIT.

Exits/Illumination

2022 *San Francisco Fire Code Section 1008.3 and 1008.3.1 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure in rooms and spaces that require two or more means of egress an emergency electrical system shall automatically illuminate all of the following areas:*

1. Aisles
2. Corridors
3. Exit Access stairways and ramps.

PROVIDE EMERGENCY LIGHTING FOR ALL MEANS OF EGRESS: COMMON HALLWAY AND THE ENCLOSED SECOND STAIRWELL.

Illumination / Minimum Egress Light

2022 San Francisco Fire Code Section(s) 1008.1, 1008.2, 1008.2.1. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1-foot candle (11 lux) at the walking surface. Along exit access stairways, exit stairways and at their required landings, the illumination level shall be not less than 10 footcandles (108 lux) at the walking surface when the stairway is in use. Location(s):

PROVIDE LIGHTING FOR ALL MEANS OF EGRESS: COMMON HALLWAY AND ENCLOSED SECOND STAIRWELL.

Illumination / Exit Sign visibility impaired

2022 San Francisco Fire Code Section 1032.4 Exit signs. Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed.

PROVIDE "EXIT" SIGNAGE AT THE SECOND ENCLOSED STAIRWELL.

Extinguishers/Hangers and Brackets

2022 San Francisco Fire Code, Section 906.7 Hangers and Brackets. Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

Location(s):

ALL FIRE EXTINGUISHERS SHALL BE INSTALL ON HANGERS OR BRACKETS.

CORRECTIVE ACTION

STOP ALL WORK (Section 113.1, San Francisco Fire Code).	
Correct violation within 15 days. No permit required.	<input checked="" type="checkbox"/> Obtain Permit within 15 days.

BY ORDER OF THE CHIEF, SAN FRANCISCO FIRE DEPARTMENT

Contact: **Chief Mary M Tse**

Phone: **415/558-3352**

Issued By (Signature):

District: _____

Signature of Person Contacted At Site:

La
(Adam La)

Anyone who derives rental income from housing determined by the San Francisco Fire Department to be substandard **cannot deduct** from state personal income tax and bank and corporate income tax interest, depreciation, or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously, and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

Notice of Violation (Section 109.4, San Francisco Fire Code)

(a) When the fire code official finds a building, occupancy, premises, system, or vehicle, or any portion thereof that is in violation of this code, the fire code official may prepare a written notice of violation, which shall identify the code sections violated, describe the violation, and where applicable require correction of the violation. When correction is not immediate, the notice of violation shall specify a time for compliance and re-inspection.

(b) When the fire code official finds a person performing any activity requiring a permit under this code without the required permit, or conducting an activity in violation of conditions set in a permit issued under this code, the fire code official may prepare a written notice of violation which shall identify the code sections violated and describe the violation. In addition, the fire code official may issue a stop work order under Section 111 of this code, requiring the person to immediately cease performing the activity.

Hearing on Notice of Violation (Section 109.4.3, San Francisco Fire Code)

(a) If the person responsible to correct a violation fails to do so within the time period specified in the notice of violation, the fire code may set the matter for hearing.

(b) Notice of Hearing. If the fire code official determines to set the matter for hearing, the fire code official shall serve a notice of hearing that provides at least 30 days notice of the hearing.

FOR FURTHER DETAIL, SEE SECTION 109.4.3 OF THE SAN FRANCISCO FIRE CODE.

根據三藩市消防局檢查結果，任何人如果從不合標準的住宅獲得租金收入均不得從州政府個人所得稅以及銀行和企業個人所得稅利息、折舊或可歸入此等不合標準住宅的稅款中扣除此等收入。如果在本通知發出後六(6)個月內未完成糾正工作或正在努力地、快速地和持續地完成糾正工作，則會依照「收入與納稅法典」第17274(c)節的規定向特許稅務局發出通知。

違規通知(「三藩市消防法典」第109.4節)

(a) 當消防規範官員發現建築物、住宅、物業、系統、車輛或此類建築物、住宅、物業、系統、車輛的一部分違反本法典的規定，消防規範官員可能發出違規通知，該通知將列出違反的法典條款、說明違規行為、並在必要時要求採取糾正措施。如果不是要求立即採取糾正措施，該違規通知將說明遵守規定和重新檢查的具體時間。

(b) 當消防規範官員發現根據本法典要求必須獲得許可才能從事某項活動的人士沒有要求的許可或違反根據本法典頒發的許可條款從事某項活動，消防規範官員可能發出違規通知，該通知將列出違反的法典條款，並說明違規行為。此外，消防規範官員還會根據本法典第111節的規定發出停止工作的命令，要求該人士立即停止從事該項活動。

違規通知聽證會(「三藩市消防法典」第109.4.3節)

(a) 如果有責任糾正違規行為的人士未在違規通知中規定的時段內糾正違規行為，消防規範官員可安排召開聽證會。

(b) 聽證會通知。如果消防規範官員決定安排召開聽證會，消防規範官員應至少提前30天發出聽證會通知。

詳情請查閱「三藩市消防法典」第109.4.3節。

Las personas que obtengan ingresos por rentas de vivienda determinada por el Departamento de Bomberos de San Francisco como de calidad inferior **no puede deducir** de los impuestos estatales sobre los ingresos personales y los impuestos sobre los ingresos bancarios y corporativos los intereses, la depreciación, o los impuestos atribuibles a dicha estructura de calidad inferior. Si el trabajo de corrección no se ha completado o no se está llevando a cabo continuamente con diligencia y rapidez, después de seis (6) meses a partir de la fecha de esta notificación, se avisará al Consejo de Impuestos conforme a lo dispuesto en la Sección 17274(c), del Código de Ingresos e Impuestos

Notificación de Infracción (Sección 109.4, Código de Incendios de San Francisco)

(a) Cuando el oficial del código de incendios encuentra un edificio, ocupación, instalaciones, sistema o vehículo, o cualquier porción del mismo que está en infracción de este código, dicho oficial puede preparar una notificación por escrito de la infracción, la cual identificará las secciones pertinentes del código, describirá la infracción, y en su caso exigirá la corrección de la infracción. Cuando la corrección no es inmediata, la notificación de la infracción fijará un plazo para el cumplimiento y la re-inspección.

(b) Cuando el oficial de incendios sorprende a una persona que realiza cualquier actividad que requiera un permiso conforme a este código sin contar con el permiso requerido, o que realiza una actividad en infracción de las condiciones establecidas en el permiso expedido en virtud de este código, dicho oficial puede preparar una notificación por escrito de la infracción, la cual identificará las secciones pertinentes del código y describirá la infracción. Además, el oficial de incendios puede emitir una orden de suspensión de trabajo conforme a la Sección 111 de este código, cuya orden exigirá que la persona cese inmediatamente de realizar la actividad.

Audiencia sobre la Notificación de Infracción (Sección 109.4.3, Código de Incendios de San Francisco)

(a) Si la persona responsable de corregir una infracción omite hacerlo dentro del plazo especificado en la notificación de la infracción, el oficial de incendios puede ordenar una audiencia sobre el asunto.

(b) Notificación de Audiencia. Si el oficial decide ordenar una audiencia sobre el asunto, el oficial mandará entregar una notificación de audiencia con por lo menos 30 días de anticipación a la audiencia.

PARA MÁS DETALLES, VER LA SECCIÓN 109.4.3 DEL CÓDIGO DE INCENDIOS DE SAN FRANCISCO.

GOLDEN TIGER LLC
155 HYDE ST APT 105
SAN FRANCISCO, CA 94102

EXHIBIT H

RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

San Francisco Fire Department / BFP

698 2nd Street, Room 109

San Francisco, CA 94107

Attention: Accelerated Code Enforcement



Doc # 2025073097

**City and County of San Francisco
Joaquin Torres, Assessor – Recorder**

9/3/2025	9:30:19 AM	Fees	\$0.00
Pages 5	Title 339	Taxes	\$0.00
Customer	044	Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

DOCUMENT TO BE RECORDED:

ORDER OF ABATEMENT OF RECORDED FIRE HAZARD

ORDER # 2508-0321

LOCATION: 155 HYDE ST

BLOCK # 0346 LOT # 001

ORDER OF ABATEMENT OF FIRE HAZARD

LOCATION: 155 HYDE ST

BLOCK/LOT: 0346 / 001

NAME OF OWNER: GOLDEN TIGER LLC
155 HYDE ST APT 105
SAN FRANCISCO, CA 94102

RECORD THE ORDER OF ABATEMENT, NO. 2508-0321 , FOR THE PROPERTY DESCRIBED ABOVE.

RECOMMENDED FOR ORDER TO ABATE:



AFM Mary Tse, Bureau of Fire Prevention

APPROVAL FOR ORDER TO ABATE:



Chad D Law, Fire Marshal

FILE
OWNER
RECORDER (1 SIGNED)

Submitted to Recorder's Office on: 9-3-25

PLEASE NOTE THAT ANY ASSESSMENT OF COST PAID TO REVOKE THIS ORDER DOES NOT INCLUDE COSTS INCURRED BY THE DEPARTMENT AS A RESULT OF LITIGATION WHICH MAY BE FILED BY THE CITY AGAINST THE PROPERTY OWNER TO COMPEL CODE COMPLIANCE. IF SUCH LITIGATION IS FILED BY THE CITY, THE PROPERTY OWNER MAY BE RESPONSIBLE FOR LITIGATION COSTS THAT INCLUDE, BUT ARE NOT LIMITED TO, THE STAFF TIME NECESSARY FOR TRIAL DISCOVERY, DEPOSITIONS, TRIAL, ATTORNEY FEES, AND CIVIL PENALTIES AS PROVIDED FOR BY STATE LAW & THE SAN FRANCISCO FIRE CODE.



**San Francisco Fire Department
Division of Fire Prevention & Investigation**

Chad D Law, Fire Marshal

August 28, 2025

Owner: GOLDEN TIGER LLC
155 HYDE ST APT 105
SAN FRANCISCO, CA 94102

Address: 155 HYDE ST
Block/Lot: 0346/001
Hearing ID: 2508-0321

An Administrative Hearing was held on August 28, 2025 regarding the property located at 155 HYDE ST. After considering the materials presented at the hearing and the testimony of all interested parties, the San Francisco Fire Marshal or his designee finds that the subject property is being maintained in violation of San Francisco Fire Code as set forth in Attachment A and that you must correct the condition(s) as listed in Attachment A in the manner set forth in Attachment A:

YOU ARE FURTHER NOTIFIED that the Fire Marshal's Office has determined that the condition(s) set forth in Attachment A increase the hazard or menace to life and property from fire, explosion or panic, and that said condition(s) may obstruct, delay or hinder the saving of life from fire, explosion or panic or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of fire on the subject property.

YOU ARE FURTHER NOTIFIED that pursuant to California Health and Safety Code, Section 17980.7, failure to comply with this notice may result in the filing of a civil action, in which the Fire Department may seek remedies including, but not limited to the following: (1) an order that the owner not claim any deduction with respect to the State taxes for the cited premises in the taxable year of this Order; (2) the appointment of a receiver; (3) an order requiring payment of all reasonable and actual costs incurred by the Fire Department, including, but not limited to, inspection costs, investigation costs, enforcement costs, attorney's fees and costs, and all costs of prosecution; and (4) an order requiring payment of benefits to the tenants of the premises for temporary relocation.

YOU ARE FURTHER NOTIFIED that a lessor is prohibited from retaliating against a lessee for the lessee's exercise of his or her rights. See Civil Code, Section 1942.5.

YOU ARE HEREBY ORDERED to correct the condition(s) listed in Attachment A.

If you fail or refuse to obey this order in whole or in part, this matter will be referred to the appropriate authorities for immediate legal action.

A handwritten signature in black ink that reads "Chad D Law".

Chad D Law, Fire Marshal
SFFD Bureau of Fire Prevention



Attachment "A"

**155 HYDE ST
Block 0346/Lot 001**

Illumination / Repair Emergency Lighting

2022 San Francisco Fire Code Section(s) 1008.1, 1008.2, 1008.3. Title 19, California Code of Regulations, Section 1.14. Illumination required. The means of egress, including the exit discharge shall be illuminated at all times the building space served by the means of egress is occupied.

Repair emergency and exiting lights in the following location(s):

NO POWER TO BUILDING- NO EMERGENCY LIGHTING THROUGHOUT ENTIRE BUILDING

Alarm System Maintained

2022 San Francisco Fire Code, Sections 901.6, 901.6.1, 907.8, 907.8.1, 907.8.2, 907.8.4 and Title 19, California Code of Regulations, Div. 1, Section 3.24. Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Fire protection systems shall be inspected, tested, and maintained in accordance with the referenced standards listed in Table 901.6.1 and Chapters 3 and 5 of California Code of Regulations, Title 19. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be made available to the fire code official. With regard to fire alarm systems in Apartment Houses, as defined in the Housing Code, the building owner shall post a copy of the most recently filed Statement of Compliance in at least one conspicuous location in a common area of each floor of the building or, if no such common area(s) exist, the building owner shall provide a copy to each residential tenant in the building. The building owner shall place, or cause service personnel to place, a sticker on the exterior of the fire alarm control panel cover that includes the company name, phone number, C10 license number, the type of last inspection or test, technician name (printed and legible), and the date of service.

NEW FIRE ALARM PANEL LOCATED IN THE LOBBY.
NO POWER TO THE BUILDING - FIRE ALARM SYSTEM HAS NO POWER AND HAS NOT BEEN TESTED OR VERIFIED BY DBI OR SFFD.

Maintenance of Elevators

*2022 SFFC Section 604.5.5 Maintenance of Elevators.
At least one passenger elevator shall be maintained in working order and accessible for immediate use by the Fire Department at all times.*

ONLY ELEVATOR IN THE BUILDING NOT WORKING DUE TO NO POWER IN THE BUILDING

Emergency Power Systems / Installation

2022 San Francisco Fire Code Section 1203.1.3 Installation. Emergency and standby power systems required by California Fire Code or the California Building Code shall be installed and maintained in accordance with the California Fire Code, the California Building Code, the California Electrical Code, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval.

ALL ELECTRICITY TURNED OFF TO BUILDING
ELEC FIRE BACK IN JUNE 2025
NO POWER FOR EMERGENCY EXIT LIGHTING

Permit / General



**San Francisco Fire Department
Division of Fire Prevention & Investigation**

Chad D Law, Fire Marshal

2022 San Francisco Fire Code Section(s) 105.1 and 105.1.1 Permits shall be in accordance with Sections 105.1.1 through 105.6.24. Permits required by this code shall be obtained from the fire code official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. For further information, contact the Permit Section at 628-652-3260.

Obtain permit(s) for the following:

UNPERMITTED OPEN FLAME COOKING DEVICE
TENANTS USING BUTANE WITH CASSETTE FEU IN APARTMENTS BECAUSE THERE IS NO POWER OR GAS
TO THE BUILDING

NOTE: Upon completion of the above listed items, please contact the Code Enforcement Section at (415) 558-3300. Failure to comply with this Order in the allotted time frame will result in a referral to the City Attorney for legal action.

**San Francisco Fire Department
Division of Fire Prevention & Investigation
698 Second Street, Room 109 San Francisco, CA 94107
Office (415) 558-3300 Fax (415) 558-3323**

RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

San Francisco Fire Department / BFP

698 2nd Street, Room 109

San Francisco, CA 94107

Attention: Accelerated Code Enforcement



Doc # 2025073098

City and County of San Francisco

Joaquin Torres, Assessor – Recorder

9/3/2025	9:30:20 AM	Fees	\$0.00
Pages 5	Title 339	Taxes	\$0.00
Customer 044	MB	Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

DOCUMENT TO BE RECORDED:

ORDER OF ABATEMENT OF RECORDED FIRE HAZARD

ORDER # 2508-0342

LOCATION: 155 HYDE ST

BLOCK # 0346 LOT # 001

ORDER OF ABATEMENT OF FIRE HAZARD

LOCATION: 155 HYDE ST

BLOCK/LOT: 0346 / 001

**NAME OF OWNER: GOLDEN TIGER LLC
155 HYDE ST APT 105
SAN FRANCISCO, CA 94102**

RECORD THE ORDER OF ABATEMENT, NO. 2508-0342, FOR THE PROPERTY DESCRIBED ABOVE.

RECOMMENDED FOR ORDER TO ABATE:



AFM Mary Tse, Bureau of Fire Prevention

APPROVAL FOR ORDER TO ABATE:



Chad D Law, Fire Marshal

**FILE
OWNER
RECORDER (1 SIGNED)**

Submitted to Recorder's Office on: 9-3-25

PLEASE NOTE THAT ANY ASSESSMENT OF COST PAID TO REVOKE THIS ORDER DOES NOT INCLUDE COSTS INCURRED BY THE DEPARTMENT AS A RESULT OF LITIGATION WHICH MAY BE FILED BY THE CITY AGAINST THE PROPERTY OWNER TO COMPEL CODE COMPLIANCE. IF SUCH LITIGATION IS FILED BY THE CITY, THE PROPERTY OWNER MAY BE RESPONSIBLE FOR LITIGATION COSTS THAT INCLUDE, BUT ARE NOT LIMITED TO, THE STAFF TIME NECESSARY FOR TRIAL DISCOVERY, DEPOSITIONS, TRIAL, ATTORNEY FEES, AND CIVIL PENALTIES AS PROVIDED FOR BY STATE LAW & THE SAN FRANCISCO FIRE CODE.



**San Francisco Fire Department
Division of Fire Prevention & Investigation**

Chad D Law, Fire Marshal

August 28, 2025

Owner: GOLDEN TIGER LLC
155 HYDE ST APT 105
SAN FRANCISCO, CA 94102

Address: 155 HYDE ST
Block/Lot: 0346/001
Hearing ID: 2508-0342

An Administrative Hearing was held on August 28, 2025 regarding the property located at 155 HYDE ST. After considering the materials presented at the hearing and the testimony of all interested parties, the San Francisco Fire Marshal or his designee finds that the subject property is being maintained in violation of San Francisco Fire Code as set forth in Attachment A and that you must correct the condition(s) as listed in Attachment A in the manner set forth in Attachment A:

YOU ARE FURTHER NOTIFIED that the Fire Marshal's Office has determined that the condition(s) set forth in Attachment A increase the hazard or menace to life and property from fire, explosion or panic, and that said condition(s) may obstruct, delay or hinder the saving of life from fire, explosion or panic or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of fire on the subject property.

YOU ARE FURTHER NOTIFIED that pursuant to California Health and Safety Code, Section 17980.7, failure to comply with this notice may result in the filing of a civil action, in which the Fire Department may seek remedies including, but not limited to the following: (1) an order that the owner not claim any deduction with respect to the State taxes for the cited premises in the taxable year of this Order; (2) the appointment of a receiver; (3) an order requiring payment of all reasonable and actual costs incurred by the Fire Department, including, but not limited to, inspection costs, investigation costs, enforcement costs, attorney's fees and costs, and all costs of prosecution; and (4) an order requiring payment of benefits to the tenants of the premises for temporary relocation.

YOU ARE FURTHER NOTIFIED that a lessor is prohibited from retaliating against a lessee for the lessee's exercise of his or her rights. See Civil Code, Section 1942.5.

YOU ARE HEREBY ORDERED to correct the condition(s) listed in Attachment A.

If you fail or refuse to obey this order in whole or in part, this matter will be referred to the appropriate authorities for immediate legal action.

A handwritten signature in black ink that reads "Chad D Law".

Chad D Law, Fire Marshal
SFFD Bureau of Fire Prevention



**San Francisco Fire Department
Division of Fire Prevention & Investigation**

Chad D Law, Fire Marshal

Attachment "A"

**155 HYDE ST
Block 0346/Lot 001**

Extinguisher / Service required

2022 San Francisco Fire Code Section 901.6, 906.2 and Title 19 California Code of Regulations, Division 1, Chapter 3, Section 575.1. Fire extinguishers shall be serviced yearly, immediately after use, or if loss of pressure. Service shall be done by a State-licensed fire extinguisher service company.

Fire extinguisher(s) require service in the following location(s):

FIRE EXTINGUISHER ANNUAL SERVICE EXPIRED ON 5/14/2024.
SHALL SERVICE FIRE EXTINGUISHERS ANNUALLY.

Signs / Floor numbering

2022 San Francisco Fire Code Section 1023.9 A sign shall be provided at each floor landing in exit enclosures and ramps connecting more than 3 stories designating the floor level, the terminus of the top and bottom of the exit enclosure and ramp and the identification of the stairway or ramp. The sign shall be located not less than 5 feet above the floor landing in a position that is readily visible when the doors are in the open and closed positions.

Provide a floor numbering and identification system on the stairways at the following locations:

SHALL PROVIDE FLOOR NUMBERS AT THE LANDINGS OF EACH FLOOR.

Smoke Alarm Required

2022 San Francisco Fire Code, Section 907.2.11.2 & Title 19, Chapter 4, Subchapter 1, Section 753-759 SMOKE ALARMS

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4, regardless of occupant load at all of the following locations:

- 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.*
- 2. In each room used for sleeping purposes.*
- 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics.*
- 4. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.*

PROVIDE SMOKE ALARMS (BATTERY OR HARD WIRED) AS PER CODE LISTED ABOVE.

SHALL PROVIDE SMOKE ALARMS IN EVERY RESIDENTIAL UNIT.

Exits/Illumination

2022 San Francisco Fire Code Section 1008.3 and 1008.3.1 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure in rooms and spaces that require two or more means of egress an emergency electrical system shall automatically illuminate all of the following areas:

- 1. Aisles*
- 2. Corridors*
- 3. Exit Access stairways and ramps.*

PROVIDE EMERGENCY LIGHTING FOR ALL MEANS OF EGRESS: COMMON HALLWAY AND THE ENCLOSED SECOND STAIRWELL.

Illumination / Minimum Egress Light



**San Francisco Fire Department
Division of Fire Prevention & Investigation**

Chad D Law, Fire Marshal

2022 San Francisco Fire Code Section(s) 1008.1, 1008.2, 1008.2.1. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1-foot candle (11 lux) at the walking surface. Along exit access stairways, exit stairways and at their required landings, the illumination level shall be not less than 10 footcandles (108 lux) at the walking surface when the stairway is in use. Location(s):

PROVIDE LIGHTING FOR ALL MEANS OF EGRESS: COMMON HALLWAY AND ENCLOSED SECOND STAIRWELL.

Illumination / Exit Sign visibility impaired

2022 San Francisco Fire Code Section 1032.4 Exit signs. Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed.

PROVIDE "EXIT" SIGNAGE AT THE SECOND ENCLOSED STAIRWELL.

Extinguishers/Hangers and Brackets

2022 San Francisco Fire Code, Section 906.7 Hangers and Brackets. Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

Location(s):

ALL FIRE EXTINGUISHERS SHALL BE INSTALL ON HANGERS OR BRACKETS.

Alarm System Maintained

2022 San Francisco Fire Code, Sections 901.6, 901.6.1, 907.8, 907.8.1, 907.8.2, 907.8.4 and Title 19, California Code of Regulations, Div. 1, Section 3.24. Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Fire protection systems shall be inspected, tested, and maintained in accordance with the referenced standards listed in Table 901.6.1 and Chapters 3 and 5 of California Code of Regulations, Title 19. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be made available to the fire code official. With regard to fire alarm systems in Apartment Houses, as defined in the Housing Code, the building owner shall post a copy of the most recently filed Statement of Compliance in at least one conspicuous location in a common area of each floor of the building or, if no such common area(s) exist, the building owner shall provide a copy to each residential tenant in the building. The building owner shall place, or cause service personnel to place, a sticker on the exterior of the fire alarm control panel cover that includes the company name, phone number, C10 license number, the type of last inspection or test, technician name (printed and legible), and the date of service.

FIRE ALARM SYSTEM NOT FUNCTIONAL. SHALL PROVIDE POWER TO THE FIRE ALARM SYSTEM.

NOTE: Upon completion of the above listed items, please contact the Code Enforcement Section at (415) 558-3300. Failure to comply with this Order in the allotted time frame will result in a referral to the City Attorney for legal action.

**San Francisco Fire Department
Division of Fire Prevention & Investigation
698 Second Street, Room 109 San Francisco, CA 94107
Office (415) 558-3300 Fax (415) 558-3323**

EXHIBIT I



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBI.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202542085

OWNER/AGENT: GOLDEN TIGER LLC

DATE: 22-AUG-25

MAILING ADDRESS:

GOLDEN TIGER LLC
ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA
94102

LOCATION: 155 HYDE ST

BLOCK: 0346 **LOT :** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM

DESCRIPTION

- 1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.
- 2 GENERAL DILAPIDATION OR IMPROPER MAINTENANCE (1001 (b)(13))
- 3 PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 70 DEGREES F. (21 DEGREES C.). (701(a) HC)
- 4 PROVIDE APT. HOUSE OR HOTEL WATER HEATED TO MIN. 105 DEGREES F. (41 DEGREES C.) AND MAX. OF 120 DEGREES F. (49 DEGREES C.) AT HOT WATER TAPS. (505d(3))
- 5 INSPECTOR COMMENTS

155 HYDE STREET AND ALL COMMON AREA

At time of inspection, no electricity was available in the building. Make necessary repair to ensure electricity is available for the entire building.

At time of inspection, no heat was available in the entire building. Make necessary repair to provide adequate heat to habitable rooms. Work for this must begin within 3 working days of receiving this notice.

If new heating source is installed, please attain all necessary permits, including plumbing, mechanical, electric and building permits. All permits must be finalized prior to housing inspector reinspection, in order to abate this item.

At time of inspection, no hot water was available in the entire building. Provide hot water heated to min. 105 DEGREES F. (41 DEGREES C.) and max. of 120 DEGREES F. (49 DEGREES C.) at hot water taps.

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector. Provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection. You can reach Inspector Lee @ 415-793-7947 or by email at joy.lee@sfgov.org.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBL.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: **202542085**

ALL ITEMS MUST BE COMPLETED WITHIN 7 DAYS. REINSPECTION DATE : 29 August 2025 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Joy Lee AT 628-652-3383

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$405.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBL.HID.Complaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$149.00, and (2) an hourly rate of \$226.00 for case management/administration, and \$405.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-G, IA-J and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 49 South Van Ness Ave, 2nd Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 49 South Van Ness Ave, Room 1475 at (628) 652-1150.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$405.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 327 of the San Francisco Existing Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 327.8.1 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.

EXHIBIT J



ORDER OF ABATEMENT - ORDER NO. 202542085

Owner: GOLDEN TIGER LLC
ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA US 94102

Address: 155 HYDE ST
Block: 0346 Lot: 001 Seq: 01
Census Tract: 124 Source: DH0
Complaint: 202542085
Date Order of Abatement Issued: November 20, 2025
Inspector/Division: Lee\HIS
Housing Division Representative: James Lawrie
Hearing Officer: Kenneth Burke

A Hearing on the complaint by the Director of the Department of Building Inspection against the property referenced above was held on **November 20, 2025** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **DID** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **August 22, 2025**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.
4. You have failed to comply with the original timeline and conditions specified in NOV# 202542085

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS:**

This Order of Abatement will be recorded against the property title 15 days from the date of this hearing or 15 days from the date this Order is posted and served - whichever is later.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (628) 652-3700. Fax (628) 652-3709. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 49 South Van Ness Avenue, 4th Floor, (628) 652-3700.

Very truly yours,


Patrick O'Riordan, C.B.O., Director
Department of Building Inspection


Approved for Distribution on November 20, 2025
by James Sanbonmatsu, Chief Housing Inspector

Housing Inspection Services
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226
Office (628) 652-3700 - FAX (628) 652-3709 - www.sfdbi.org

EXHIBIT K



PUBLIC DISTRIBUTION

SAN FRANCISCO

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202545834
DATE: 16-DEC-25

ADDRESS: 155 HYDEST

OCCUPANCY/USE: ()

BLOCK: 0346 LOT: 001

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: GOLDEN TIGER LLC
MAILING GOLDEN TIGER LLC
ADDRESS ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA US 94102

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

FAILURE TO COMPLY WITH THE VACANT OR ABANDONED COMMERCIAL STOREFRONT ORDINANCE 52-19 and S.F.B.C 103A.5,
MONTHLY MONITORING FEE Section 110A Table 1A-K.

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 13-NOV-25, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

• FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

You failed to submit completed Application for Registration of the Vacant or Abandoned Commercial Storefront with initial registration fee in the amount of \$1,850 and Comply with all requirements of ORD 52-19 and S.F.B.C.103A.5 within 30 days or a 4x (four times penalty fee of \$7,400) will be assessed and abatement proceedings will begin. You will be notified of time and date of Director's Hearing.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: 4 X (four times penalty fee of \$7,400) REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Kevin Liu

PHONE # 628-652-3417

DIVISION: CES

DISTRICT :

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be lited for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Codiglo de Construcción de Edificios de San Francisco, gastos de Investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobrarán al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios o 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, se niege a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisingilin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag). (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magreresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisingilin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasamparin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magreresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganooing kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depreeasyon o mga buwis na malugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ay paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggap, magpapabaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganooing pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可証範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向“上訴委員會”(Board of Appeals)作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如果沒有立即採取行動更正以上的違例情況，可能會引致樓宇檢查局展開執法行動。如果執法命令正式紀錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程當中所產生的所有費用，直至所有費用付清為止。

《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認定為低於標準的房屋中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款。該條款可給予輕微罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一天，處於最高500元和/或最高6個月的監禁。

EXHIBIT L



PUBLIC DISTRIBUTION

SAN FRANCISCO

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202545838
DATE: 19-DEC-25

ADDRESS: 155 HYDEST

OCCUPANCY/USE: ()

BLOCK: 0346 LOT: 001

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: GOLDEN TIGER LLC
MAILING GOLDEN TIGER LLC
ADDRESS ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA US 94102

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	103A
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106A.4.4; 106A.3.7
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102A.1

FAILURE TO COMPLY WITH VACANT or ABANDONED BUILDING ORDINANCE 194-09 AND S.F.B.C 103A.4. MONTHLY MONITORING FEE Section 110A Table 1A-K.

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECT VIOLATIONS WITHIN 30 DAYS. NO PERMIT REQUIRED

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 17-NOV-25, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

You failed to submit completed Application for Registration of the Vacant or Abandoned Commercial Storefront with initial registration fee in the amount of \$1,850 and Comply with all requirements of ORD 52-19 and S.F.B.C.103A.5 within 30 days or a 4x (four times penalty fee of \$7,400) will be assessed and abatement proceedings will begin. You will be notified of time and date of Director's Hearing.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER: 4X (four times penalty fee of \$7,400) REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Kevin Liu

PHONE # 628-652-3417

DIVISION: CES

DISTRICT :

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be lited for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Codiglo de Construcción de Edificios de San Francisco, gastos de Investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobrarán al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de incanformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, se niege a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisingilin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring iapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag). (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magreresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang naitala laban sa isang ari-arian, ang may-ari ay sisingilin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapatupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukdulan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasamparin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magreresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pabahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganooing kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depreasyon o mga buwis na malugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ay paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggap, magpabaya o tumangging sumunod o di kaya sumalungat sa pagpapatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng multang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganooing pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可證範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向“上訴委員會”(Board of Appeals)作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如果沒有立即採取行動更正以上的違例情況，可能會引致樓宇檢查局展開執法行動。如果執法命令正式紀錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程當中所產生的所有費用，直至所有費用付清為止。

《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款。該條例還可以對每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認定為低於標準的房屋中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、遺漏、疏忽或拒絕遵守或反對執行該條例的任何條款。該條款可給予輕微罪行的罰款，一經定罪，可以對每一項單獨的違例，違例期間的每一天，處於最高500元和/或最高6個月的監禁。

EXHIBIT M



ORDER OF ABATEMENT - ORDER NO. 202545834A

Owner: GOLDEN TIGER LLC
ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA US 94102

Address: 155 HYDE ST
Block: 0346 Lot: 001 Seq: 01
Complaint: 202545834
Date Order of Abatement Issued: February 5, 2026
Inspector/Division: Liu\CES
Code Enforcement Division Representative: M.Hernandez
Hearing Officer: D.Gordon

A Hearing on the complaint by the Director of the Department of Building Inspection against the property referenced above was held on **February 5, 2026** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **DID** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **December 16, 2025**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code
4. You have failed to comply with the original timeline and conditions specified in NOV# 202545834

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS:**

This Order of Abatement will be recorded against the property title 30 days from the date of this hearing or 15 days from the date this Order is posted and served - whichever is later.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Code Enforcement Division at (628) 652-3430. Fax (628) 652-3439. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 49 South Van Ness Avenue, 4th Floor, (628) 652-3430.

Very truly yours,


Patrick O'Riordan, C.B.O., Director
Department of Building Inspection


Approved for Distribution on February 11, 2026
by Mauricio Hernandez, Chief Building Inspector, Code Enforcement

EXHIBIT N



ORDER OF ABATEMENT - ORDER NO. 202545838A

Owner: GOLDEN TIGER LLC
ADAM LA
155 HYDE ST APT 105
SAN FRANCISCO CA US 94102

Address: 155 HYDE ST
Block: 0346 Lot: 001 Seq: 01
Complaint: 202545838
Date Order of Abatement Issued: February 5, 2026
Inspector/Division: Liu\CES
Code Enforcement Division Representative: M.Hernandez
Hearing Officer: D.Gordon

A Hearing on the complaint by the Director of the Department of Building Inspection against the property referenced above was held on **February 5, 2026** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **DID** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **December 19, 2025**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code
4. You have failed to comply with the original timeline and conditions specified in NOV# 202545838

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS:**

This Order of Abatement will be recorded against the property title 30 days from the date of this hearing or 15 days from the date this Order is posted and served - whichever is later.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Code Enforcement Division at (628) 652-3430. Fax (628) 652-3439. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 49 South Van Ness Avenue, 4th Floor, (628) 652-3430.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O., Director
Department of Building Inspection

A handwritten signature in black ink, appearing to read "Mauricio Hernandez".

Approved for Distribution on February 11, 2026
by Mauricio Hernandez, Chief Building Inspector, Code Enforcement