



Rent Stabilization Board

RENT STABILIZATION BOARD

DATE: October 23, 2023
TO: Honorable Members of the Rent Stabilization Board
FROM: DéSeana Williams, Executive Director
BY: Amanda Eberhart, Registration Unit Manager
SUBJECT: Request for waiver of late registration penalties

Recommendation:

That the Board approves the attached recommendations.

Background and Need for Rent Stabilization Board Action:

The Board's penalty waiver process is governed by Regulations 883, 884, and 885. Regulation 883 lists the grounds for administrative waivers. In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria for an administrative waiver. Regulation 884 lists 12 categories, which will require a review of the totality of the circumstances by the full Board prior to granting any waiver request. Waivers that require a review of the totality of the circumstances are listed below as a "Discretionary Waiver." If none of the 12 listed categories apply to the property, the waiver shall be granted/denied in a ministerial manner based upon the formula outlined in Regulation 884(C). The Board may only alter these ministerial waivers if the staff has incorrectly applied the criteria listed in Regulation 884 (B) (1-12).

Ministerial Waivers

In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria enumerated in Regulation 883. The following waiver request will be decided Ministerially unless the Board has reason to believe the underlying basis of the recommended assessment is inappropriate. Please see the attached Ministerial Waiver Analysis and Recommendation for additional details.

Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
	1109 THE ALAMEDA	REDACT	500.00	250.00	250.00
	2223 WARD	RICHARD STERLING	1,500.00	600.00	900.00
	1522 HARMON	SAM MERRY	668.00	668.00	
	2231 SHATTUCK	AMHERST VENTURES LLC	439.00	-	439.00
	2330 HASTE	BOUNTIFUL SUPPLY INC.	231.00		231.00
	1014 MARIPOSA	JONAS DUKE	300.00	240.00	60.00
	2228 MCKINLEY	YI LI	1,302.00	846.30	455.70
	1825 ASHBY	CINDY KUNG	600.00	600.00	
	1818 SONOMA	JESSICA & JON SPANOS	278.00	139.00	139.00
	2615 TELEGRAPH #301	LI LIN HUANG	300.00	240.00	60.00
	2512 9TH ST	MARK WHOLEY	600.00	480.00	120.00
	1422 OXFORD	OISIN LEWIS	1,168.00	584.00	584.00
	1767 EUCLID #1	NICK PAL	600.00	480.00	120.00
	66 POPPY LANE	DEREK TUGGLE	600.00	480.00	120.00
	1561 EUCLID #3	ELIZABETH WANG	450.00		450.00
	2705 WALKER	OWEN THOMAS	300.00	300.00	
	856 THE ALAMEDA	WILLIAM CHEN	3,674.00	1,837.00	1,837.00
TOTAL			13,510.00	7,744.30	5,765.70

Financial Impact: Ministerial Waivers

Approval of the Executive Director’s recommendations will decrease the Board’s current accounts receivable by **\$7,744.30**.

Discretionary Waivers

Staff recommendations are attached and presented to the full Board for approval for the waiver requests listed below. With respect to these cases, the determination of good cause to waive some or all of the penalties depends on the totality of the circumstances.

Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
W5088	3053 DOHR	SG REAL ESTATE	4,000.00		4,000.00
W5089	2122 DWIGHT	SG REAL ESTATE	6,000.00		6,000.00
W5090	2043-2045 EMERSON	JEANNETTE DISNEY	4,962.00	4,962.00	
W5091	1237 RUSSELL	JEANNETTE DISNEY	9,000.00	9,000.00	
W5092	2315 -2315A ASHBY	SERGEI SHKURKIN, TRUSTEE	3,000.00		3,000.00
TOTAL			26,962.00	13,962.00	13,000.00

Financial Impact: Discretionary Waivers

Approval of the Executive Director’s recommendations will decrease the Board’s current accounts receivable by **\$13, 962.00**.

Name and Telephone Number of Contact Person:

DéSeana Williams, Executive Director
 Rent Stabilization Board
 2125 Milvia Street, Berkeley, CA 94704
 (510) 981-7368

October Ministerial Waivers

Address	Details
1109 THE ALAMEDA	<p>The single-family home located at 1109 The Alameda has been owned by the current beneficiaries since 2002. In the last five fiscal years, this property has received one automatic administrative waiver which removed 100% of the penalty and the 19/20 registration cycle. The beneficiary states in their waiver that, “the probate process for the property was not resolved until 2021 and the beneficiaries were unaware of the details of the trust including the registration requirement”. Additionally, Rent Board Records will also show the billing code “TRUJUN” was listed under the 22/23 collections project for properties with unpaid registration fees (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could be in compliance with the Registration Requirement of the Rent Ordinance. Unfortunately, the beneficiary did not want to take the settlement offer then. Per regulation 883 J, properties that have been identified for Collections are offered the same settlement waiver with the Board. This property qualifies to have 50% of the penalty waived. Staff recommends waiving 50% of the penalty.</p>
2223 WARD	<p>The Triplex located at 2223 Ward has been owned by the current owner since 2008. In the last five fiscal years, the property owner has paid the registration fee late in the 18/19, 20/21, 21/22, and 22/23 cycles. The property owner states in their waiver that the billing statement was sent to the old property manager and did not officially see the registration notice until February 2023”. A search of Rent Board Records will also show that billing code “STER11” was listed under the 22/23 collections project for properties with unpaid registration fees (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could be in compliance with the Registration Requirement of the Rent Ordinance. Unfortunately, the property owner did not want to take the settlement offer then. Additionally, this property’s waiver also falls under Regulation 884 C, which forgives 40% of the penalties based on the property’s four late registration payments in the last five years. Per regulation 884 C, this property qualifies to have 40% of the penalty waived. Staff recommends waiving 40% of the penalty.</p>
1522 HARMON	<p>The three-unit residential property located at 1522 Harmon has been owned by the current owner since 2022. The property owner states in their waiver that they did not own the property prior to the July 1st deadline. Per Regulation 833 I, this waiver falls under the New Owner category and qualifies to have 100% of their penalties removed as the property contains 1 to 2 rental units and was registered within the first 12 months of the new ownership. Staff recommends waiving 100% of the penalty.</p>

October Ministerial Waivers

<p>2231 SHATTUCK</p>	<p>The 30-unit multi-residential property located at 2231 Shattuck has been owned by the current owner since 2020. The property owner states in their waiver that, “the number of exemptions was listed at 3 when it should have been 2. The third unit was section 8 and exempt.” The owner also stated in their waiver that, “they neglected to correct the information and the Rent Board never notified the owner of the mistake.” Unfortunately, the Rent Ordinance states property owners are required to notify the Rent Board of any change in the status of the property within 60 days. A search of Rent Board records will show unit 328 has been exempt from the registration requirement of the ordinance since 2009. The property owner updated the unit status with the rent Board in December of 2022. At that time the property owner informed the Rent Board that the tenant began their tenancy in October of 2021. The property owner was charged a \$250 penalty fee for late registration of the 22/23 registration cycle and a \$189 pro-rated penalty fee for the 21/22 cycle. Regrettably, the penalties assessed to the account are accurate. Please note, that the property owner paid the outstanding penalties in June 2023, and the account is now in compliance with the registration requirement of the ordinance. Staff recommends denying the penalty waiver.</p>
<p>2330 HASTE</p>	<p>The 23-unit multi-residential property located at 2330 Haste has been owned by the current owner since 1990. The property owner states in their waiver that, “they never received the pro-rated invoice for the VR submitted. A search of Rent Board records will show that the Registration Unit received a VR for unit 306 that was signed and dated 11/16/2022. It was date-stamped by Registration admins on the 21st and entered into the Rent Registry on 11/22/22. Per the Rent Ordinance property owners have 60 days to pay any pro-rated registration fees without incurring a penalty. The property owner should have been given until January 22, 2023, before a penalty was assessed on the account. Unfortunately, there was an error in the Rent Registry platform, that incorrectly added this property to the list of properties receiving second penalties on January 2nd, for non-response and non-payment of 22/23 registration fees. The property was incorrectly sent a past-due notice for both pro-rated registration fees and penalties instead of a bill for just the registration fees. Per regulation 883 G, this property qualifies to have 100% of the penalties waived due to staff billing errors. Staff recommends waiving 100% of the penalty.</p>
<p>1014 MARIPOSA</p>	<p>The single-family home located at 1014 Mariposa has been owned by the current owner since 2019. In the last five fiscal years, the property owner has paid the registration fee late in the 21/22 and 22/23 cycles. The property owner states in their waiver that, “they did not receive the billing statement. A search of Rent Board records will show this property registered for the first time on October 19, 2021. At that time, staff updated the contact information for the property. To date, the contact information has not changed for the property. Per regulation 884 C, this property qualifies to have 80% of the penalties waived based on two late payments in the last five fiscal years. Staff recommends waiving 80% of the penalties.</p>

October Ministerial Waivers

<p>2228 MCKINLEY</p>	<p>The multi-residential property located at 2228 Mckinley has been owned by the current owner since 2021. The owner states in their waiver that they purchased this property in December 2021. They also state that they reached out to the City of Berkeley and were told to contact the “Rent Control Board located next door”. The owner states in their waiver that, “it seems the Rent Building was closed during the Covid 19 timeframe”. Unfortunately, that is not the case. The Rent Board had reduced service hours during the pandemic but was open 4 days a week for the public to conduct business. Per regulation 883 I this waiver falls under the New Owner category and qualifies to have 65% of their penalties removed as the property contains 5 to 10 rental units, and was registered within 12 to 24 months of the new ownership. Staff recommends waiving 65% of the penalty.</p>
<p>1825 ASHBY</p>	<p>The single-family home located at 1825 Ashby is a partially covered property and has been owned by the current owner since 2009. The daughter of the owner states in their waiver that the Registration documents were addressed to “Berkeley Property Owner” instead of the property owner’s name. Unfortunately, the primary owner does not speak English. When her daughter found the documentation, she contacted the Rent Board, paid the outstanding registration fees, and brought the property into compliance. A search of Rent Board records will show, that no additional late payments have been received for this property. Per regulation 883 C this property qualifies to have 100% of its penalties waived as the billing address was not correct on the registration statements. Staff recommends waiving 100% of the penalty.</p>
<p>1818 SONOMA</p>	<p>The single-family home located at 1818 Sonoma has been owned by the current owner since 2016. In the last five fiscal years, this property has paid the registration fee late in both the 21/22 and 22/23 registration cycles. The owner states in their waiver that, “they refinanced the house and the title company changed their address”. A search of rent Board records will show, this property added contact information to the Rent Registry Portal on 10/27/2021. The address listed in the Rent Registry has not changed since 2021 and is the same on the waiver form the owner submitted. Additionally, Rent Board Records will also show the billing code “SPAJES1” was listed under the 22/23 collections project for properties with unpaid registration fees (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could be in compliance with the Registration Requirement of the Rent Ordinance. Unfortunately, the owner did not want to take the settlement offer at that time. Per regulation 883 J, properties that have been identified for Collections are offered the same settlement waiver with the Board. This property qualifies to have 50% of the penalty waived. Staff recommends waiving 50% of the penalty.</p>
<p>2615 TELEGRAPH #301</p>	<p>The Condo located at 2615 Telegraph is a partially covered unit that has been owned by the current owner since 2014. The property owner states in their waiver that, “they paid their registration fees and then realized there were prior fees”. A search of Rent Board records will show this property failed to register by the Measure MM deadline for the 21/22 registration cycle. The property registered with the Rent Board in March of 2023. Unfortunately, the timing of the registration meant the property would incur two 100% penalties for the 22/23 registration cycle. Per regulation 884 C, this property qualifies to have 80% of the penalties waived for two late payments in the last five fiscal years. Staff recommends waiving 80% of the penalties.</p>

October Ministerial Waivers

2512 9th st	<p>The Condo located at 2512 9th #6 is a partially covered unit that has been owned by the current owner since 1982. The property owner states in their waiver that, “they did not know they needed to register their loft and to their knowledge, no notice was ever sent”. A search of Rent Board records will show this property failed to register by the Measure MM deadline for the 21/22 registration cycle. The property registered with the Rent Board in March of 2023. Unfortunately, the timing of the registration meant the property would incur two 100% penalties for the 22/23 registration cycle. Per regulation 884 C, this property qualifies to have 80% of the penalties waived for two late payments in the last five fiscal years. Staff recommends waiving 80% of the penalties.</p>
1422 OXFORD	<p>The duplex located at 1422 Oxford is a fully covered unit that has been owned by the current owner since 2016. Unfortunately, there are not five years of payment history to review for this property because they registered for the first time in February 2023. The owner's son states in their waiver that, “they attempted to pay online but had technical difficulties”. They also stated that they called and never heard back. Staff notes in the 22/23 registration cycle the Board offered a Covid Waiver and an Administrative Correction Waiver for properties that were impacted by the initial rollout of the Rent Registry Platform. At this time, it is unclear why the property owner did not take advantage of those opportunities to remove penalty fees on the account. Additionally, Rent Board Records will also show the billing code “LEWOIS” was listed under the 22/23 collections project for properties with unpaid registration fees (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could comply with the Registration Requirement of the Rent Ordinance. Unfortunately, the owner did not want to take the settlement offer at that time. Per regulation 883 J, properties that have been identified for Collections are offered the same settlement waiver with the Board. This property qualifies to have 50% of the penalty waived. Staff recommends waiving 50% of the penalty.</p>
1767 EUCLID #1	<p>The Condo located at 1767 Euclid #1 is a partially covered unit that has been owned by the current owner since 1993. The Attorney for the property states in their waiver that, “the owner lives in Sunnyvale and was not aware of the registration requirement. Once he was made aware he registered and paid the fee”. A search of the Rent Board Historical Database will show registered tenancies that date back to July 1999. Also, the address in the historical database matches the address on the waiver letter and is the same address in our current Rent Registry Portal. Additionally, a search of Rent Board records will show this property failed to register by the Measure MM deadline for the 21/22 registration cycle. The property registered with the Rent Board in February of 2023. Unfortunately, the timing of the registration meant the property would incur two 100% penalties for the 22/23 registration cycle. Per regulation 884 C, this property qualifies to have 80% of the penalties waived for two late payments in the last five fiscal years. Staff recommends waiving 80% of the penalties</p>

October Ministerial Waivers

<p>66 Poppy Lane</p>	<p>The single-family home located at 66 Poppy Lane is a partially covered unit that has been owned by the current owner since 2019. The manager of the trust states in their waiver that, “the notices were sent to a previous address and the past notices were not forwarded”. A search of Rent Board records will show this property failed to register by the Measure MM deadline for the 21/22 registration cycle. The property registered for the first time with the Rent Board in April of 2023. Unfortunately, the timing of the registration meant the property would incur two 100% penalties for the 22/23 registration cycle. Per regulation 884 C, this property qualifies to have 80% of the penalties waived for two late payments in the last five fiscal years. Staff recommends waiving 80% of the penalties.</p>
<p>1561 EUCLID #3</p>	<p>The Property at 1561 Euclid #3 is fully covered by the Rent Ordinance. Unfortunately, due to the owner's timing of the purchase, they the notifications regarding registering the property during the 22/23 Registration cycle. The new owner registered and paid the current registration fees in March of 2023. Per regulation 883 I this waiver qualifies as a new owner waiver because the property has one unit, completed registration for this property for the 22-23 registration cycle after 12 months of ownership but before the end of 24 months; and qualifies to have 100% of their penalties removed by the Executive Director under regulation 883 I. Staff recommends waiving 100% of the penalties.</p>
<p>2705 WALKER</p>	<p>The single-family home located at 2705 Walker is a partially covered unit that has been owned by the current owner since 2013. The property manager states in their waiver that, “they tried to add the property to our online profile, but the portal is claiming the property is already added. When we review our portal the property is not there”. A search of Rent Board records will show this property has already been claimed by the primary property owner. The Rent Registry Portal only allows one email address to claim a property. Per regulation 884 C, this property qualifies to have 100% of the penalties waived for one late payment in the last five fiscal years. Staff recommends waiving 100% of the penalties.</p>
<p>856 THE ALAMEDA</p>	<p>The single-family home located at 856 The Alameda has been owned by the current owner since 2005. In the last five fiscal years, this property has paid the registration fee late in both the 21/22 and 22/23 registration cycles. The owner states in their waiver that, “they were confused by the bills they received which did not provide a consistent view”. Unfortunately, staff is unclear what is meant by this statement. A search of rent Board records will show, that in the 21/22 registration cycle, the property owner was charged \$3,674 in pro-rated fees and penalties for the addition of two new units on the property. Additionally, Rent Board Records will also show the billing code “CHEDAV” was listed under the 22/23 collections project for properties with an outstanding balance with the Rent Board (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could comply with the Registration Requirement of the Rent Ordinance. Unfortunately, the owner did not want to take the settlement offer at that time. Per regulation 883 J, properties that have been identified for Collections are offered the same settlement waiver with the Board. This property qualifies to have 50% of the penalty waived. Staff recommends waiving 50% of the penalty.</p>



March 6, 2023

Re: Past Due Registration Fees/Penalties

Current or Former Property Owner:

As the owner of a residential rental property that appears to be covered by the local rent control Ordinance, **your property is delinquent, and an outstanding balance is due.**

Enclosed you will find a registration bill and other materials pertaining to your property. The bill reflects outstanding registration fees and/or currently owed penalties. Our office has recently begun the process for collection proceedings for failure to pay past registration fees and/or penalties on the rental units at your property address.

We would appreciate your assistance in resolving this matter as soon as possible. As of today, you have yet to respond to our bills, notices of nonpayment, and/or other correspondence regarding your account. If we do not hear from you **by March 31, 2023**, we will file a lawsuit with the court to collect the monies due to the Rent Board.

Please note that the subject of this letter and the collection proceedings mentioned only refer to past years' registration fees and/or penalties and not to the upcoming 2023/2024 registration fee that will be due July 1, 2023.

Please be advised that landlords of units not in compliance with the registration requirements of the City of Berkeley's Rent Ordinance are not allowed to take the Annual General Adjustment (AGA) rent increases or initiate any eviction proceedings against a tenant. In addition, tenants in units that are out of compliance may initiate a petition to withhold rent based on the landlord's noncompliance with the Ordinance.

If you wish to settle your account or believe that you do not owe any money to our Agency, please contact the Registration Unit at 510-981-7368, Ext. 2 or at rentregistry@cityofberkeley.info.

Sincerely,

DéSeana Williams
Executive Director

Enclosures

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

TRUJUN

DUE DATE

07/01/2022

JUNE ROSE GEE TRUST
1109 THE ALAMEDA
BERKELEY, CA 94707

ASSESSOR PARCEL NUMBER : 0612573014

PIN : 372593

PROPERTY ADDRESS : 1109 THE ALAMEDA BERKELEY CA 94707

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	1	\$ 250.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	1	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

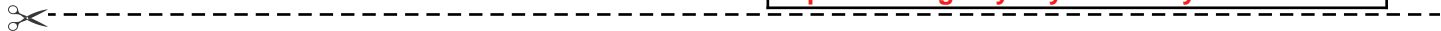
Current Fees	\$250.00
Previous Fees	\$0.00
Penalties	\$500.00
Total Due	\$750.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 1109 THE ALAMEDA BERKELEY CA 94707
APN : 0612573014
BILLING CONTACT: JUNE ROSE GEE TRUST
CURRENT FEES : \$250.00
PREVIOUS FEES: \$0.00
PENALTIES : \$500.00
TOTAL DUE : \$750.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

1109 THE
03/03/2023

UNIT STATUS: 2 UNITS 1 EXEMPT

CHANGE OF ADDRESS:

JUNE ROSE GEE TRUST
1109 THE ALAMEDA
BERKELEY, CA 94707

JUNE ROSE GEE TRUST
1109 THE ALAMEDA
BERKELEY, CA 94707

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
1109 THE ALAMEDA	N/A	NAR	08/06/2016	08/06/2016
1109 THE ALAMEDA	REAR	RENTED	08/01/2018	08/01/2018

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



March 6, 2023

Re: Past Due Registration Fees/Penalties

Current or Former Property Owner:

As the owner of a residential rental property that appears to be covered by the local rent control Ordinance, **your property is delinquent, and an outstanding balance is due.**

Enclosed you will find a registration bill and other materials pertaining to your property. The bill reflects outstanding registration fees and/or currently owed penalties. Our office has recently begun the process for collection proceedings for failure to pay past registration fees and/or penalties on the rental units at your property address.

We would appreciate your assistance in resolving this matter as soon as possible. As of today, you have yet to respond to our bills, notices of nonpayment, and/or other correspondence regarding your account. If we do not hear from you **by March 31, 2023**, we will file a lawsuit with the court to collect the monies due to the Rent Board.

Please note that the subject of this letter and the collection proceedings mentioned only refer to past years' registration fees and/or penalties and not to the upcoming 2023/2024 registration fee that will be due July 1, 2023.

Please be advised that landlords of units not in compliance with the registration requirements of the City of Berkeley's Rent Ordinance are not allowed to take the Annual General Adjustment (AGA) rent increases or initiate any eviction proceedings against a tenant. In addition, tenants in units that are out of compliance may initiate a petition to withhold rent based on the landlord's noncompliance with the Ordinance.

If you wish to settle your account or believe that you do not owe any money to our Agency, please contact the Registration Unit at 510-981-7368, Ext. 2 or at rentregistry@cityofberkeley.info.

Sincerely,

DéSeana Williams
Executive Director

Enclosures

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

STERI1

DUE DATE

07/01/2022

RICHARD STERLING
2223 WARD ST
BERKELEY, CA 94705

ASSESSOR PARCEL NUMBER : 054171801300 PIN : 621546
PROPERTY ADDRESS : 2223 WARD ST BERKELEY CA 94705

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	2	\$ 500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	1	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

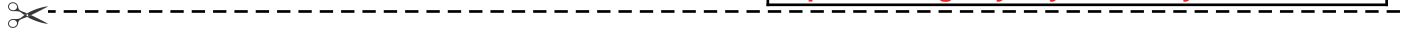
Current Fees	\$500.00
Previous Fees	\$0.00
Penalties	\$1,500.00
Total Due	\$2,000.00

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:
<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2223 WARD ST BERKELEY CA 94705
APN : 054171801300
BILLING CONTACT: RICHARD STERLING
CURRENT FEES : \$500.00
PREVIOUS FEES: \$0.00
PENALTIES : \$1,500.00
TOTAL DUE : \$2,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2223 WARD ST

03/03/2023

RICHARD STERLING

2223 WARD ST
BERKELEY, CA 94705

RICHARD STERLING

2223 WARD ST
BERKELEY, CA 94705

UNIT STATUS: 3 UNITS 1 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2223 WARD ST BERKELEY CA	A	RENTED	07/11/2012	06/02/2014
2223 WARD ST BERKELEY CA	B	RENTED	07/20/2011	07/20/2011
2223 WARD ST BERKELEY CA	NA	OCC	06/01/2009	05/31/1980

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



March 6, 2023

Re: Past Due Registration Fees/Penalties

Current or Former Property Owner:

As the owner of a residential rental property that appears to be covered by the local rent control Ordinance, **your property is delinquent, and an outstanding balance is due.**

Enclosed you will find a registration bill and other materials pertaining to your property. The bill reflects outstanding registration fees and/or currently owed penalties. Our office has recently begun the process for collection proceedings for failure to pay past registration fees and/or penalties on the rental units at your property address.

We would appreciate your assistance in resolving this matter as soon as possible. As of today, you have yet to respond to our bills, notices of nonpayment, and/or other correspondence regarding your account. If we do not hear from you **by March 31, 2023**, we will file a lawsuit with the court to collect the monies due to the Rent Board.

Please note that the subject of this letter and the collection proceedings mentioned only refer to past years' registration fees and/or penalties and not to the upcoming 2023/2024 registration fee that will be due July 1, 2023.

Please be advised that landlords of units not in compliance with the registration requirements of the City of Berkeley's Rent Ordinance are not allowed to take the Annual General Adjustment (AGA) rent increases or initiate any eviction proceedings against a tenant. In addition, tenants in units that are out of compliance may initiate a petition to withhold rent based on the landlord's noncompliance with the Ordinance.

If you wish to settle your account or believe that you do not owe any money to our Agency, please contact the Registration Unit at 510-981-7368, Ext. 2 or at rentregistry@cityofberkeley.info.

Sincerely,

DéSeana Williams
Executive Director

Enclosures

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SPAJES1

DUE DATE

07/01/2022

JESSICA & JON Spanos
2802 Northeast 9th Avenue
Portland, OR 97212

ASSESSOR PARCEL NUMBER : 061260602500 **PIN :** 233199
PROPERTY ADDRESS : 1818 SONOMA AVE BERKELEY CA 94707

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	0	\$ 0.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	1	\$ 150.00
Exempt Units	\$ 0.00	0	\$ 0.00
Current Fees			\$150.00
Previous Fees			\$0.00
Penalties			\$300.00
Total Due			\$450.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>

Registration Year: 07/01/2022 - 06/30/2023 Due Date: **PAST DUE**

Mail To:

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 1818 SONOMA AVE BERKELEY CA 94707
APN : 061260602500
BILLING CONTACT: JESSICA & JON Spanos
CURRENT FEES : \$150.00
PREVIOUS FEES: \$0.00
PENALTIES : \$300.00
TOTAL DUE : \$450.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

1818 SONOMA AVE

01/06/2023

JESSICA & JON Spanos
2802 Northeast 9th Avenue
Portland, OR 97212

JESSICA & JON Spanos
2802 Northeast 9th Avenue
Portland, OR 97212

UNIT STATUS: 1 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
1818 SONOMA AVE BERKELEY CA	N/A	CHSFD	N/A	N/A

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



March 6, 2023

Re: Past Due Registration Fees/Penalties

Current or Former Property Owner:

As the owner of a residential rental property that appears to be covered by the local rent control Ordinance, **your property is delinquent, and an outstanding balance is due.**

Enclosed you will find a registration bill and other materials pertaining to your property. The bill reflects outstanding registration fees and/or currently owed penalties. Our office has recently begun the process for collection proceedings for failure to pay past registration fees and/or penalties on the rental units at your property address.

We would appreciate your assistance in resolving this matter as soon as possible. As of today, you have yet to respond to our bills, notices of nonpayment, and/or other correspondence regarding your account. If we do not hear from you **by March 31, 2023**, we will file a lawsuit with the court to collect the monies due to the Rent Board.

Please note that the subject of this letter and the collection proceedings mentioned only refer to past years' registration fees and/or penalties and not to the upcoming 2023/2024 registration fee that will be due July 1, 2023.

Please be advised that landlords of units not in compliance with the registration requirements of the City of Berkeley's Rent Ordinance are not allowed to take the Annual General Adjustment (AGA) rent increases or initiate any eviction proceedings against a tenant. In addition, tenants in units that are out of compliance may initiate a petition to withhold rent based on the landlord's noncompliance with the Ordinance.

If you wish to settle your account or believe that you do not owe any money to our Agency, please contact the Registration Unit at 510-981-7368, Ext. 2 or at rentregistry@cityofberkeley.info.

Sincerely,

DéSeana Williams
Executive Director

Enclosures

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

LEWOIS

DUE DATE

07/01/2022

OISIN LEWIS
228 CONNECTICUT ST
SAN FRANCISCO, CA 94107

ASSESSOR PARCEL NUMBER : 059225800900 **PIN :** 979316
PROPERTY ADDRESS : 1422 OXFORD ST, BERKELEY, CA 94709

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	1	\$ 250.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00
Current Fees			\$250.00
Previous Fees			\$189.00
Penalties			\$878.00
Total Due			\$1,317.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>

Registration Year: 07/01/2022 - 06/30/2023 Due Date: **PAST DUE**

Mail To:

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 1422 OXFORD ST, BERKELEY, CA 94709
APN : 059225800900
BILLING CONTACT: OISIN LEWIS
CURRENT FEES : \$250.00
PREVIOUS FEES: \$189.00
PENALTIES : \$878.00
TOTAL DUE : \$1,317.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

1422 OXFORD ST,
01/06/2023

UNIT STATUS: 1 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

OISIN LEWIS
228 CONNECTICUT ST
SAN FRANCISCO, CA 94107

SUZANNE STEWART
1442 A WALNUT ST 331
BERKELEY, CA 94709

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
1422 OXFORD ST, BERKELEY, CA	N/A	RENTED	12/05/2022	10/01/2021

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



March 6, 2023

Re: Past Due Registration Fees/Penalties

Current or Former Property Owner:

As the owner of a residential rental property that appears to be covered by the local rent control Ordinance, **your property is delinquent, and an outstanding balance is due.**

Enclosed you will find a registration bill and other materials pertaining to your property. The bill reflects outstanding registration fees and/or currently owed penalties. Our office has recently begun the process for collection proceedings for failure to pay past registration fees and/or penalties on the rental units at your property address.

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Sincerely,

DéSeana Williams
Executive Director

Enclosures

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

CHEDAV

DUE DATE

07/01/2022

DAVID CHEN
390 N WINCHESTER BLVD 12B
SANTA CLARA, CA 95050

ASSESSOR PARCEL NUMBER : 061260203100 **PIN :** 550906
PROPERTY ADDRESS : 856 THE ALAMEDA BERKELEY CA 94707

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	2	\$ 500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	1	\$ 150.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

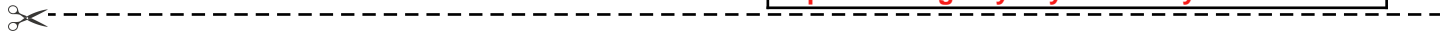
Current Fees	\$650.00
Previous Fees	\$1,481.00
Penalties	\$6,455.00
Total Due	\$8,586.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 856 THE ALAMEDA BERKELEY CA 94707
APN : 061260203100
BILLING CONTACT: DAVID CHEN
CURRENT FEES : \$650.00
PREVIOUS FEES: \$1,481.00
PENALTIES : \$6,455.00
TOTAL DUE : \$8,586.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

856 THE ALAMEDA

01/06/2023

DAVID CHEN

390 N WINCHESTER BLVD 12B
SANTA CLARA, CA 95050

CHEN LIVING TRUST

390 N WINCHESTER BLVD 12B
SANTA CLARA, CA 95050

UNIT STATUS: 3 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
856 THE ALAMEDA BERKELEY CA	IN-LAW	RENTED	06/21/2021	02/01/2020
856 THE ALAMEDA BERKELEY CA	N/A	CHSFD	04/15/2021	08/01/2019
856 THE ALAMEDA BERKELEY CA	NA	RENTED	06/21/2021	02/02/2020

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5088	Property address: 3053 DOHR ST BERKELEY	Transferred: 02/26/1976
Exempt units (as of February 2021): None		
Owner(s): VALUES INC . INVESTMENT	Waiver filed by: PROPERTY MANAGER	# of Units: 8
Other Berkeley rental property owned: 2205 BLAKE ST BERKELEY CA 94704, 1538 63RD ST BERKELEY CA 94703, 2225 BLAKE ST BERKELEY CA 94704, 2204 DWIGHT WAY BERKELEY CA 94704, 1176 UNIVERSITY AVE BERKELEY CA 94702, 1820 SPRUCE ST BERKELEY CA 94709, 2418 DWIGHT WAY BERKELEY CA 94704, 1225 ASHBY AVE BERKELEY CA 94702, 1534 HARMON ST BERKELEY CA 94703, 1327 MILVIA ST BERKELEY CA 94709, 3105 TELEGRAPH AVE BERKELEY CA 94705, 1128 BANCROFT WAY BERKELEY CA 94702, 2820 FULTON ST BERKELEY CA 94705, 1321 SPRUCE ST BERKELEY CA 94709, 1130 BANCROFT WAY BERKELEY CA 94702, 2122 DWIGHT WAY BERKELEY CA 94704, 2313 9TH ST BERKELEY CA 94710, 2013 2ND ST, BERKELEY, CA 94710, 2503 HASTE ST, BERKELEY, CA 94704, 2601 DANA ST C, BERKELEY, CA 94704, 2401 WARRING ST BERKELEY CA 94704, 1812 UNIVERSITY AVE BERKELEY CA 94703, 2508 CHANNING WAY, BERKELEY, CA 94704, 1173 HEARST AVE BERKELEY CA 94702, 2486 CHANNING WAY BERKELEY CA 94704, 2524 DWIGHT WAY, BERKELEY, CA 94704, 1949 MLK JR WAY BERKELEY CA 94704, 2233 CHANNING WAY BERKELEY CA 94704, 2023 CHANNING WAY BERKELEY CA 94704, 2489 MLK JR WAY BERKELEY CA 94704, 1609 STUART ST BERKELEY CA 94703, 1509 HEARST AVE BERKELEY CA 94703, 2430 FULTON ST BERKELEY CA 94704, 1896 ALCATRAZ AVE BERKELEY CA 94703, 2217 CHANNING WAY BERKELEY CA 94704, 2339 OREGON ST BERKELEY CA 94705, 1212 NEILSON ST BERKELEY CA 94706, 1898 ALCATRAZ AVE BERKELEY CA 94703, 1301 HEARST AVE BERKELEY CA 94702, 1157 HEARST AVE BERKELEY CA 94702, 1615 PARKER ST BERKELEY CA 94703, 2025 KALA BAGAI WAY, BERKELEY, CA 94704		

Late payment/penalty history: A search of Rent Board records will show that the billing code "SGREST" was identified in the 22/23 Registration Collections project.

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
-	-	-	-	-	-	-
Totals (penalties previously assessed)				\$0.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Property owner offered collections settlement..
--

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY 22/23	8	\$2,000.00	03/31/2023	\$4,000.00	-	\$4,000.00
Totals				\$4,000.00	\$0.00	\$4,000.00

Grounds under Regulation 884(B): (11) The Executive Director, or his or her designee, recommends that the interests of justice require that a greater or lesser amount be waived

Good cause claimed by owner: Property owner believes they paid, and the check was lost.

Recommendation: Staff recommends denying the penalty waiver.

Staff Analysis: The multi-residential property located at 3053 Dohr is a fully covered property and has been owned by the current owner since 2000. The property manager states in their waiver that they paid the 22/23 registration fee with check 1349 on 6/30/22 but could have gotten lost". Unfortunately, the Rent Board never received this check and has no record of the property manager paying the 22/23 registration fees. Additionally, the documentation submitted as proof of payment by the property manager appears to be formatted similarly to a standard Word document and does not have the typical appearance of authentic payment documentation, we expect from the property manager. Also, the billing code "SGREST" was identified in the 22/23 collections project. At that time SG Real Estate had 6 properties with outstanding balances that totaled \$140,330. The property located at 3053 Dohr was one of the six properties the registration unit identified. Staff notes, that SG Real Estate was offered the standard collections settlement which is all registration fees and 50% of the penalties. SG Real Estate chose not to take the settlement at that time. Staff also notes that SG Real Estate has submitted waivers for 5 of the 6 properties identified for 22/23 collections for the Boards review. Per regulation 883 J, properties that have been identified for Collections are offered the same settlement waiver with the Board. However, the total outstanding balance owed by the property manager across six different properties also places the waivers under regulation 884 B (11).

RECEIVED

MAR 31 2022

Initial: _____
Berkeley Rent Board

Public
CITY OF BERKELEY
RENT STABILIZATION PROGRAM
2125 Milvia Street, Berkeley, CA 94704
PHONE: (510) 981-7368 • FAX: (510) 981-4910
WEB: <https://rentboard.berkeleyca.gov>

Request for Waiver of Late Registration Penalties

Please Read Important Information on Page 2

Property Address: 3053 Dohr Street Berkeley CA 94702

Owner: Trust for Value Inc. 3053 Dohr C/O SG Real Estate

Date of acquisition, if new owner: _____

Name & relationship of person filing request, if not owner: _____

If, after reading the information on Page 2, you believe that you are entitled to a waiver of some or all of your late registration penalties, use the space below to explain why. Attach evidence, where possible, to document the circumstances that prevented timely payment, such as hospitalization or death in the family. It is your responsibility to convince the Board that your waiver should be granted, so state all facts and circumstances that support your case. **Please print or type clearly.** Attach an additional sheet of paper if needed.

Rent board fees were paid on time with check #1349,
please see attached. It was mailed to the correct address
on 6/30/2022, but could have gotten lost. We are now
doing our due diligence and re-sending, but please
remove penalty fees.

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

Date: 3/24/2022 Signature: Jacqueline [Signature]

The information entered below **must be clearly printed or typed** in order to receive the Executive Director's recommendation to the Rent Board on your penalty waiver request one week prior to the Board's consideration of your request at its monthly meeting. The recommendation will also include the date, time and location of the meeting should you choose to attend and address the Commissioners.

Email Address: accounting@sgrealestateco.com

Mailing Address: 2105 MLK Jr. Way 2nd Fl Berkeley CA 94704

Phone Number: 510-704-1240 Fax Number: _____

Please see Communications Disclaimer on Page 2 that applies to any personal information you provide.

06/30/2022

CITY OF BERKELEY RENT STABILIZATION PROGRAM

\$2,000.00

**** TWO THOUSAND AND 00/100 DOLLARS

City of Berkeley Rent Stabilization Program
2125 Milvia Street
Berkeley, CA 94704

2022 Rent Board- APN 053161501800

Date: 06/30/2022 Check #1349 Account: Trust for Value Inc. 3053 Dohr
Pay to: City of Berkeley Rent Stabilization Program

Property	Unit	Reference	Description	Amount
3053 Dohr St - 3053 Dohr St. Berkeley...			APN 053161501800	2,000.00
				2,000.00

Date: 06/30/2022 Check #1349 Account: Trust for Value Inc. 3053 Dohr
Pay to: City of Berkeley Rent Stabilization Program

Property	Unit	Reference	Description	Amount
3053 Dohr St - 3053 Dohr St. Berkeley...			APN 053161501800	2,000.00
				2,000.00

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

*paid \$2,000
~~1349~~ 1349*

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 053161501800
PROPERTY ADDRESS : 3053 DOHR ST BERKELEY CA 94702

PIN : 795954

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	8	\$ 2,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00
City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties. This bill is past due. If payment is not made by the due date, a penalty will be assessed.	Current Fees		\$2,000.00
	Previous Fees		\$0.00
	Penalties		\$4,000.00
	Total Due		\$6,000.00

REQUIRED ACTION

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If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>

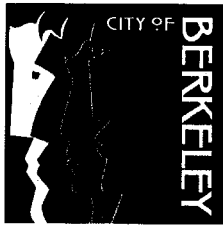
Registration Year: 07/01/2022 - 06/30/2023 Due Date: PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 3053 DOHR ST BERKELEY CA 94702
APN : 053161501800
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$2,000.00
PREVIOUS FEES: \$0.00
PENALTIES : \$4,000.00
TOTAL DUE : \$6,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

3053 DOHR ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

1600 SHATTUCK AVE SUITE #106
BERKELEY, CA 94709

UNIT STATUS: 8 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
3053 DOHR ST BERKELEY CA	1	RENTED	06/02/1998	09/10/2021
3053 DOHR ST BERKELEY CA	2	RENTED	03/29/2013	03/29/2013
3053 DOHR ST BERKELEY CA	3	RENTED	07/01/2011	06/01/2022
3053 DOHR ST BERKELEY CA	4	RENTED	01/24/2011	01/06/2016
3053 DOHR ST BERKELEY CA	5	RENTED	10/28/1995	05/31/1980
3053 DOHR ST BERKELEY CA	6	RENTED	04/12/2013	04/12/2013
3053 DOHR ST BERKELEY CA	7	RENTED	01/15/2009	07/15/2013
3053 DOHR ST BERKELEY CA	8	RENTED	04/05/2011	08/13/2021

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055189500800 **PIN :** 546435
PROPERTY ADDRESS : 2023 CHANNING WAY BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	6	\$ 1,500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

Current Fees	\$1,500.00
Previous Fees	\$2,780.00
Penalties	\$24,080.00
Total Due	\$28,360.00

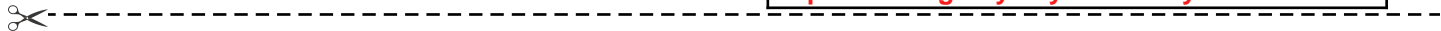
This bill is past due. If payment is not made by the due date, a penalty will be assessed.

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2023 CHANNING WAY BERKELEY CA 94704
APN : 055189500800
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$1,500.00
PREVIOUS FEES: \$2,780.00
PENALTIES : \$24,080.00
TOTAL DUE : \$28,360.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2023 CHANNING
01/06/2023

UNIT STATUS: 6 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE
9101 BURNING TREE RD
BETHESDA, MD 20817

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2023 CHANNING WAY BERKELEY CA	3	RENTED	06/01/2014	06/01/2019
2023 CHANNING WAY BERKELEY CA	4	RENTED	06/01/2014	06/01/2018
2023 CHANNING WAY BERKELEY CA	5	RENTED	06/01/2013	06/01/2017
2023 CHANNING WAY BERKELEY CA	6	RENTED	06/01/2013	06/01/2018
2023 CHANNING WAY BERKELEY CA	NEW-1	RENTED	12/01/2016	12/31/1995
2023 CHANNING WAY BERKELEY CA	NEW-2	RENTED	12/01/2016	06/15/2018

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 052143700100
PROPERTY ADDRESS : 1538 63RD ST BERKELEY CA 94703

PIN : 958331

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	5	\$ 1,250.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$1,250.00
Previous Fees	\$250.00
Penalties	\$3,500.00
Total Due	\$5,000.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 1538 63RD ST BERKELEY CA 94703
APN : 052143700100
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$1,250.00
PREVIOUS FEES: \$250.00
PENALTIES : \$3,500.00
TOTAL DUE : \$5,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

1538 63RD ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

2572 21ST ST
SACRAMENTO, CA 95818

UNIT STATUS: 5 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
1538 63RD ST BERKELEY CA	2	RENTED	07/01/2018	N/A
1540 63RD ST BERKELEY CA	A	RENTED	07/01/2018	04/05/2021
1540 63RD ST BERKELEY CA	B	RENTED	11/01/2004	06/15/2015
1540 63RD ST BERKELEY CA	C	RENTED	04/03/1994	01/01/1981
1538 63RD ST BERKELEY CA	N/A	RENTED	06/14/2022	07/01/2021

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I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055182301300
PROPERTY ADDRESS : 2122 DWIGHT WAY BERKELEY CA 94704

PIN : 230616

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	12	\$ 3,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	2	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$3,000.00
Previous Fees	\$0.00
Penalties	\$6,000.00
Total Due	\$9,000.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2122 DWIGHT WAY BERKELEY CA 94704
APN : 055182301300
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$3,000.00
PREVIOUS FEES: \$0.00
PENALTIES : \$6,000.00
TOTAL DUE : \$9,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2122 DWIGHT WAY

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

9101 BURNING TREE RD
BETHESDA, MD 20817

UNIT STATUS: 14 UNITS 2 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2122 DWIGHT WAY BERKELEY CA	1	RENTED	05/31/1980	N/A
2122 DWIGHT WAY BERKELEY CA	10	RENTED	06/01/2014	N/A
2122 DWIGHT WAY BERKELEY CA	11	RENTED	06/01/2014	09/11/2017
2122 DWIGHT WAY BERKELEY CA	12	RENTED	08/16/2010	N/A
2122 DWIGHT WAY BERKELEY CA	2	RENTED	06/01/2013	N/A
2122 DWIGHT WAY BERKELEY CA	3	RENTED	05/31/1980	06/01/2015
2122 DWIGHT WAY BERKELEY CA	4	RENTED	06/01/2014	06/01/2021
2122 DWIGHT WAY BERKELEY CA	5	RENTED	06/01/2014	N/A
2122 DWIGHT WAY BERKELEY CA	6	RENTED	05/31/1980	05/31/1980
2122 DWIGHT WAY BERKELEY CA	7	RENTED	06/01/2014	07/01/2021
2122 DWIGHT WAY BERKELEY CA	8	RENTED	06/01/2014	08/01/2021
2122 DWIGHT WAY BERKELEY CA	9	RENTED	08/20/2009	08/01/2008

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2122 DWIGHT WAY BERKELEY CA	OLD-2	COMM	06/25/1999	05/31/1980
2122 DWIGHT WAY BERKELEY CA	OLD-7	COMM	06/25/1999	05/31/1980

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I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055183100200 **PIN :** 497425
PROPERTY ADDRESS : 2504 DANA ST BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	3	\$ 750.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

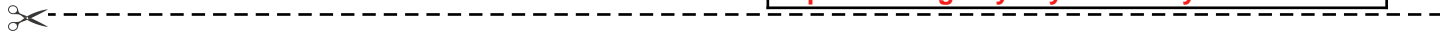
Current Fees	\$750.00
Previous Fees	\$5,151.00
Penalties	\$47,871.00
Total Due	\$53,772.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2504 DANA ST BERKELEY CA 94704
APN : 055183100200
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$750.00
PREVIOUS FEES: \$5,151.00
PENALTIES : \$47,871.00
TOTAL DUE : \$53,772.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2504 DANA ST

01/06/2023

UNIT STATUS: 3 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

9101 BURNING TREE RD
BETHESDA, MD 20817

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2504 DANA ST BERKELEY CA	A	RENTED	07/02/2014	06/01/2018
2504 DANA ST BERKELEY CA	B	RENTED	07/02/2014	06/01/2019
2504 DANA ST BERKELEY CA	C	RENTED	07/02/2014	07/01/2013

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 053161501800
PROPERTY ADDRESS : 3053 DOHR ST BERKELEY CA 94702

PIN : 795954

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	8	\$ 2,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$2,000.00
Previous Fees	\$0.00
Penalties	\$4,000.00
Total Due	\$6,000.00

REQUIRED ACTION

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<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 3053 DOHR ST BERKELEY CA 94702
APN : 053161501800
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$2,000.00
PREVIOUS FEES: \$0.00
PENALTIES : \$4,000.00
TOTAL DUE : \$6,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

3053 DOHR ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

1600 SHATTUCK AVE SUITE #106
BERKELEY, CA 94709

UNIT STATUS: 8 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
3053 DOHR ST BERKELEY CA	1	RENTED	06/02/1998	09/10/2021
3053 DOHR ST BERKELEY CA	2	RENTED	03/29/2013	03/29/2013
3053 DOHR ST BERKELEY CA	3	RENTED	07/01/2011	06/01/2022
3053 DOHR ST BERKELEY CA	4	RENTED	01/24/2011	01/06/2016
3053 DOHR ST BERKELEY CA	5	RENTED	10/28/1995	05/31/1980
3053 DOHR ST BERKELEY CA	6	RENTED	04/12/2013	04/12/2013
3053 DOHR ST BERKELEY CA	7	RENTED	01/15/2009	07/15/2013
3053 DOHR ST BERKELEY CA	8	RENTED	04/05/2011	08/13/2021

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055186500100 **PIN :** 227049
PROPERTY ADDRESS : 2401 WARRING ST BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	2	\$ 500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	1	\$ 150.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

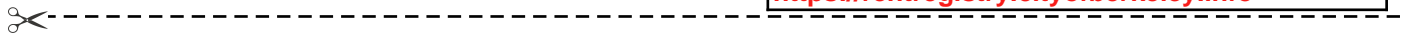
Current Fees	\$650.00
Previous Fees	\$3,434.00
Penalties	\$31,714.00
Total Due	\$38,198.00

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

REQUIRED ACTION

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<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS :	2401 WARRING ST BERKELEY CA 94704
APN :	055186500100
BILLING CONTACT:	SG REAL ESTATE
CURRENT FEES :	\$650.00
PREVIOUS FEES:	\$3,434.00
PENALTIES :	\$31,714.00
TOTAL DUE :	\$38,198.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2401 WARRING ST
01/06/2023

UNIT STATUS: 3 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE
9101 BURNING TREE RD
BETHESDA, MD 20817

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2401 WARRING ST BERKELEY CA	B	RENTED	07/01/2015	06/01/2019
2401 WARRING ST BERKELEY CA	C	RENTED	07/01/2015	06/01/2018
2401 WARRING ST BERKELEY CA	N/A	NEW	07/01/2015	08/01/2011

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2504 DANA ST BERKELEY CA 94704
ASSESSOR PARCEL NUMBER: 055183100200
PIN: 497425

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

Sincerely,

A handwritten signature in blue ink, appearing to read "DeSeana Williams".

DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2122 DWIGHT WAY BERKELEY CA
94704
ASSESSOR PARCEL NUMBER: 055182301300
PIN: 230616

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

Sincerely,

A handwritten signature in blue ink, appearing to read "DeSeana Williams".

DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2023 CHANNING WAY BERKELEY CA
94704
ASSESSOR PARCEL NUMBER: 055189500800
PIN: 546435

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

Sincerely,

A handwritten signature in blue ink, appearing to read "DeSeana Williams".

DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2401 WARRING ST BERKELEY CA
94704
ASSESSOR PARCEL NUMBER: 055186500100
PIN: 227049

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

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Executive Director

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EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 3053 DOHR ST BERKELEY CA 94702
ASSESSOR PARCEL NUMBER: 053161501800
PIN: 795954

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

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DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 1538 63RD ST BERKELEY CA 94703
ASSESSOR PARCEL NUMBER: 052143700100
PIN: 958331

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

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DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5089	Property address: 2122 DWIGHT WAY	Transferred: 01/09/1997
Exempt units (as of February 2021): Unit # OLD-2 - COMM - Manager, Unit # OLD-7 - COMM - Manager		
Owner(s): NCR PROPERTIES LLC	Waiver filed by: PROPERTY MANAGER	# of Units: 14
Other Berkeley rental property owned: 3053 DOHR ST BERKELEY CA 94702, 2205 BLAKE ST BERKELEY CA 94704, 1538 63RD ST BERKELEY CA 94703, 2225 BLAKE ST BERKELEY CA 94704, 2204 DWIGHT WAY BERKELEY CA 94704, 1176 UNIVERSITY AVE BERKELEY CA 94702, 1820 SPRUCE ST BERKELEY CA 94709, 2418 DWIGHT WAY BERKELEY CA 94704, 1225 ASHBY AVE BERKELEY CA 94702, 1534 HARMON ST BERKELEY CA 94703, 1327 MILVIA ST BERKELEY CA 94709, 3105 TELEGRAPH AVE BERKELEY CA 94705, 1128 BANCROFT WAY BERKELEY CA 94702, 2820 FULTON ST BERKELEY CA 94705, 1321 SPRUCE ST BERKELEY CA 94709, 1130 BANCROFT WAY BERKELEY CA 94702, 2313 9TH ST BERKELEY CA 94710, 2013 2ND ST, BERKELEY, CA 94710, 2503 HASTE ST, BERKELEY, CA 94704, 2601 DANA ST C, BERKELEY, CA 94704, 2401 WARRING ST BERKELEY CA 94704, 1812 UNIVERSITY AVE BERKELEY CA 94703, 2508 CHANNING WAY, BERKELEY, CA 94704, 1173 HEARST AVE BERKELEY CA 94702, 2486 CHANNING WAY BERKELEY CA 94704, 2524 DWIGHT WAY, BERKELEY, CA 94704, 1949 MLK JR WAY BERKELEY CA 94704, 2233 CHANNING WAY BERKELEY CA 94704, 2023 CHANNING WAY BERKELEY CA 94704, 2489 MLK JR WAY BERKELEY CA 94704, 1609 STUART ST BERKELEY CA 94703, 1509 HEARST AVE BERKELEY CA 94703, 2430 FULTON ST BERKELEY CA 94704, 1896 ALCATRAZ AVE BERKELEY CA 94703, 2217 CHANNING WAY BERKELEY CA 94704, 2339 OREGON ST BERKELEY CA 94705, 1212 NEILSON ST BERKELEY CA 94706, 1898 ALCATRAZ AVE BERKELEY CA 94703, 1301 HEARST AVE BERKELEY CA 94702, 1157 HEARST AVE BERKELEY CA 94702, 1615 PARKER ST BERKELEY CA 94703, 2025 KALA BAGAI WAY, BERKELEY, CA 94704		

Late payment/penalty history: A search of Rent Board records will show that the billing code "SGREST" was identified in the 22/23 Registration Collections project.

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
-	-	-	-	-	-	-
Totals (penalties previously assessed)				\$0.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Property Manager offered collections settlement.

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
22/23	14	\$3,000.00	03/31/2023	\$6,000.00	-	\$6,000.00
Totals				\$6,000.00	\$0.00	\$6,000.00

Grounds under Regulation 884(B): (11) The Executive Director, or his or her designee, recommends that the interests of justice require that a greater or lesser amount be waived

Good cause claimed by owner: The property manager believes the payment could have been lost in the mail.

Recommendation: Staff recommends denying the penalty waiver.

Staff Analysis: The multi-residential property located at 2122 Dwight is a fully covered property and has been owned by the current owner since 2011. The property manager states in their waiver that they paid the 22/23 registration fee with check 1112 on 6/30/22 but could have gotten lost". Unfortunately, the Rent Board never received this check and has no record of the property manager paying the 22/23 registration fees. Additionally, the documentation submitted as proof of payment by the property manager appears to be formatted similarly to a standard Word document and does not have the typical appearance of authentic payment documentation, we expect from the property manager. Also, the billing code "SGREST" was identified in the 22/23 collections project. At that time SG Real Estate had 6 properties with outstanding balances that totaled \$140,330. The property located at 2122 Dwight was one of the six properties the registration unit identified. Staff notes, that SG Real Estate was offered the standard collections settlement which is all registration fees and 50% of the penalties. SG Real Estate chose not to take the settlement at that time. Staff also notes that SG Real Estate has submitted waivers for 5 of the 6 properties identified for 22/23 collections for the Boards review. Per regulation 883 J, properties that have been identified for Collections are offered the same settlement waiver with the Board. However, the total outstanding balance owed by the property manager across six different properties also places the waivers under regulation 884 B (11).

RECEIVED

MAR 31 2022

Initial: _____
Berkeley Rent Board

Request for Waiver of Late Registration Penalties

Please Read Important Information on Page 2

Property Address: 2122 Dwight Way Berkeley CA 94704

Owner: NCR Properties, LLC C/O SG Real Estate

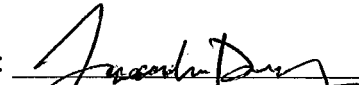
Date of acquisition, if new owner: _____

Name & relationship of person filing request, if not owner: _____

If, after reading the information on Page 2, you believe that you are entitled to a waiver of some or all of your late registration penalties, use the space below to explain why. Attach evidence, where possible, to document the circumstances that prevented timely payment, such as hospitalization or death in the family. It is your responsibility to convince the Board that your waiver should be granted, so state all facts and circumstances that support your case. **Please print or type clearly.** Attach an additional sheet of paper if needed.

Rent board fees were paid on time with check #1112
on 6/30/22, but could have been received by the
incorrect dept. kindly remove penalty fees.

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

Date: 3/24/2023 Signature: 

The information entered below **must be clearly printed or typed** in order to receive the Executive Director's recommendation to the Rent Board on your penalty waiver request one week prior to the Board's consideration of your request at its monthly meeting. The recommendation will also include the date, time and location of the meeting should you choose to attend and address the Commissioners.

Email Address: accounting@sgrealestateco.com

Mailing Address: 2105 MLK Jr. Way 2nd Fl Berkeley CA 94704

Phone Number: 510-704-1240 Fax Number: _____

06/30/2022

CITY OF BERKELEY RENT STABILIZATION PROGRAM

\$3,000.00

**** THREE THOUSAND AND 00/100 DOLLARS

City of Berkeley Rent Stabilization Program
2125 Milvia Street
Berkeley, CA 94704

2022 Rent Board- APN 055182301300

Date: 06/30/2022 Check #1112 Account: NCR Properties, LLC - 2122 Dwight
Pay to: City of Berkeley Rent Stabilization Program

Property	Unit	Reference	Description	Amount
2122 Dwight Way - 2122 Dwight Way Ber...			APN 055182301300	3,000.00
				3,000.00

Date: 06/30/2022 Check #1112 Account: NCR Properties, LLC - 2122 Dwight
Pay to: City of Berkeley Rent Stabilization Program

Property	Unit	Reference	Description	Amount
2122 Dwight Way - 2122 Dwight Way Ber...			APN 055182301300	3,000.00
				3,000.00

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

*paid \$3,000
1112*

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055182301300

PIN : 230616

PROPERTY ADDRESS : 2122 DWIGHT WAY BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	12	\$ 3,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	2	\$ 0.00
City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties. This bill is past due. If payment is not made by the due date, a penalty will be assessed.	Current Fees		\$3,000.00
	Previous Fees		\$0.00
	Penalties		\$6,000.00
	Total Due		\$9,000.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>

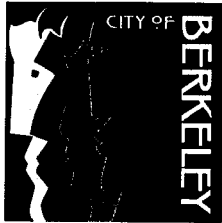
Mail To: Registration Year: 07/01/2022 - 06/30/2023 Due Date: PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2122 DWIGHT WAY BERKELEY CA 94704
APN : 055182301300
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$3,000.00
PREVIOUS FEES: \$0.00
PENALTIES : \$6,000.00
TOTAL DUE : \$9,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2122 DWIGHT WAY

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

9101 BURNING TREE RD
BETHESDA, MD 20817

UNIT STATUS: 14 UNITS 2 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2122 DWIGHT WAY BERKELEY CA	1	RENTED	05/31/1980	N/A
2122 DWIGHT WAY BERKELEY CA	10	RENTED	06/01/2014	N/A
2122 DWIGHT WAY BERKELEY CA	11	RENTED	06/01/2014	09/11/2017
2122 DWIGHT WAY BERKELEY CA	12	RENTED	08/16/2010	N/A
2122 DWIGHT WAY BERKELEY CA	2	RENTED	06/01/2013	N/A
2122 DWIGHT WAY BERKELEY CA	3	RENTED	05/31/1980	06/01/2015
2122 DWIGHT WAY BERKELEY CA	4	RENTED	06/01/2014	06/01/2021
2122 DWIGHT WAY BERKELEY CA	5	RENTED	06/01/2014	N/A
2122 DWIGHT WAY BERKELEY CA	6	RENTED	05/31/1980	05/31/1980
2122 DWIGHT WAY BERKELEY CA	7	RENTED	06/01/2014	07/01/2021
2122 DWIGHT WAY BERKELEY CA	8	RENTED	06/01/2014	08/01/2021
2122 DWIGHT WAY BERKELEY CA	9	RENTED	08/20/2009	08/01/2008

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2122 DWIGHT WAY BERKELEY CA	OLD-2	COMM	06/25/1999	05/31/1980
2122 DWIGHT WAY BERKELEY CA	OLD-7	COMM	06/25/1999	05/31/1980

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055189500800 **PIN :** 546435
PROPERTY ADDRESS : 2023 CHANNING WAY BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	6	\$ 1,500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

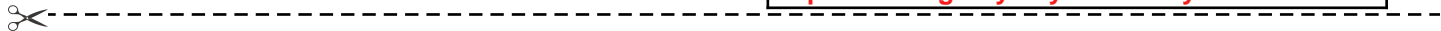
Current Fees	\$1,500.00
Previous Fees	\$2,780.00
Penalties	\$24,080.00
Total Due	\$28,360.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2023 CHANNING WAY BERKELEY CA 94704
APN : 055189500800
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$1,500.00
PREVIOUS FEES: \$2,780.00
PENALTIES : \$24,080.00
TOTAL DUE : \$28,360.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2023 CHANNING
01/06/2023

UNIT STATUS: 6 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE
9101 BURNING TREE RD
BETHESDA, MD 20817

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2023 CHANNING WAY BERKELEY CA	3	RENTED	06/01/2014	06/01/2019
2023 CHANNING WAY BERKELEY CA	4	RENTED	06/01/2014	06/01/2018
2023 CHANNING WAY BERKELEY CA	5	RENTED	06/01/2013	06/01/2017
2023 CHANNING WAY BERKELEY CA	6	RENTED	06/01/2013	06/01/2018
2023 CHANNING WAY BERKELEY CA	NEW-1	RENTED	12/01/2016	12/31/1995
2023 CHANNING WAY BERKELEY CA	NEW-2	RENTED	12/01/2016	06/15/2018

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I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 052143700100
PROPERTY ADDRESS : 1538 63RD ST BERKELEY CA 94703

PIN : 958331

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	5	\$ 1,250.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$1,250.00
Previous Fees	\$250.00
Penalties	\$3,500.00
Total Due	\$5,000.00

REQUIRED ACTION

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If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Registration Year: 07/01/2022 - 06/30/2023 Due Date: **PAST DUE**

Mail To:

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 1538 63RD ST BERKELEY CA 94703
APN : 052143700100
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$1,250.00
PREVIOUS FEES: \$250.00
PENALTIES : \$3,500.00
TOTAL DUE : \$5,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

1538 63RD ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

2572 21ST ST
SACRAMENTO, CA 95818

UNIT STATUS: 5 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
1538 63RD ST BERKELEY CA	2	RENTED	07/01/2018	N/A
1540 63RD ST BERKELEY CA	A	RENTED	07/01/2018	04/05/2021
1540 63RD ST BERKELEY CA	B	RENTED	11/01/2004	06/15/2015
1540 63RD ST BERKELEY CA	C	RENTED	04/03/1994	01/01/1981
1538 63RD ST BERKELEY CA	N/A	RENTED	06/14/2022	07/01/2021

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I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055182301300
PROPERTY ADDRESS : 2122 DWIGHT WAY BERKELEY CA 94704

PIN : 230616

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	12	\$ 3,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	2	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

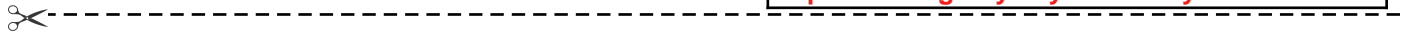
This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$3,000.00
Previous Fees	\$0.00
Penalties	\$6,000.00
Total Due	\$9,000.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:
<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS :	2122 DWIGHT WAY BERKELEY CA 94704
APN :	055182301300
BILLING CONTACT:	SG REAL ESTATE
CURRENT FEES :	\$3,000.00
PREVIOUS FEES:	\$0.00
PENALTIES :	\$6,000.00
TOTAL DUE :	\$9,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2122 DWIGHT WAY

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

9101 BURNING TREE RD
BETHESDA, MD 20817

UNIT STATUS: 14 UNITS 2 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2122 DWIGHT WAY BERKELEY CA	1	RENTED	05/31/1980	N/A
2122 DWIGHT WAY BERKELEY CA	10	RENTED	06/01/2014	N/A
2122 DWIGHT WAY BERKELEY CA	11	RENTED	06/01/2014	09/11/2017
2122 DWIGHT WAY BERKELEY CA	12	RENTED	08/16/2010	N/A
2122 DWIGHT WAY BERKELEY CA	2	RENTED	06/01/2013	N/A
2122 DWIGHT WAY BERKELEY CA	3	RENTED	05/31/1980	06/01/2015
2122 DWIGHT WAY BERKELEY CA	4	RENTED	06/01/2014	06/01/2021
2122 DWIGHT WAY BERKELEY CA	5	RENTED	06/01/2014	N/A
2122 DWIGHT WAY BERKELEY CA	6	RENTED	05/31/1980	05/31/1980
2122 DWIGHT WAY BERKELEY CA	7	RENTED	06/01/2014	07/01/2021
2122 DWIGHT WAY BERKELEY CA	8	RENTED	06/01/2014	08/01/2021
2122 DWIGHT WAY BERKELEY CA	9	RENTED	08/20/2009	08/01/2008

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2122 DWIGHT WAY BERKELEY CA	OLD-2	COMM	06/25/1999	05/31/1980
2122 DWIGHT WAY BERKELEY CA	OLD-7	COMM	06/25/1999	05/31/1980

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055183100200 **PIN :** 497425
PROPERTY ADDRESS : 2504 DANA ST BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	3	\$ 750.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

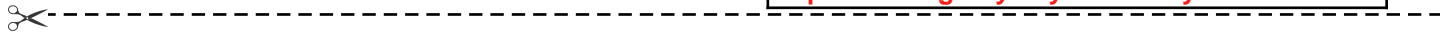
Current Fees	\$750.00
Previous Fees	\$5,151.00
Penalties	\$47,871.00
Total Due	\$53,772.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2504 DANA ST BERKELEY CA 94704
APN : 055183100200
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$750.00
PREVIOUS FEES: \$5,151.00
PENALTIES : \$47,871.00
TOTAL DUE : \$53,772.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2504 DANA ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

9101 BURNING TREE RD
BETHESDA, MD 20817

UNIT STATUS: 3 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2504 DANA ST BERKELEY CA	A	RENTED	07/02/2014	06/01/2018
2504 DANA ST BERKELEY CA	B	RENTED	07/02/2014	06/01/2019
2504 DANA ST BERKELEY CA	C	RENTED	07/02/2014	07/01/2013

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Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 053161501800
PROPERTY ADDRESS : 3053 DOHR ST BERKELEY CA 94702

PIN : 795954

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	8	\$ 2,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$2,000.00
Previous Fees	\$0.00
Penalties	\$4,000.00
Total Due	\$6,000.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

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Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 3053 DOHR ST BERKELEY CA 94702
APN : 053161501800
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$2,000.00
PREVIOUS FEES: \$0.00
PENALTIES : \$4,000.00
TOTAL DUE : \$6,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

3053 DOHR ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL

BERKELEY, CA 94704

SG REAL ESTATE

1600 SHATTUCK AVE SUITE #106

BERKELEY, CA 94709

UNIT STATUS: 8 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
3053 DOHR ST BERKELEY CA	1	RENTED	06/02/1998	09/10/2021
3053 DOHR ST BERKELEY CA	2	RENTED	03/29/2013	03/29/2013
3053 DOHR ST BERKELEY CA	3	RENTED	07/01/2011	06/01/2022
3053 DOHR ST BERKELEY CA	4	RENTED	01/24/2011	01/06/2016
3053 DOHR ST BERKELEY CA	5	RENTED	10/28/1995	05/31/1980
3053 DOHR ST BERKELEY CA	6	RENTED	04/12/2013	04/12/2013
3053 DOHR ST BERKELEY CA	7	RENTED	01/15/2009	07/15/2013
3053 DOHR ST BERKELEY CA	8	RENTED	04/05/2011	08/13/2021

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

SGREST

DUE DATE

07/01/2022

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

ASSESSOR PARCEL NUMBER : 055186500100 **PIN :** 227049
PROPERTY ADDRESS : 2401 WARRING ST BERKELEY CA 94704

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	2	\$ 500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	1	\$ 150.00
Exempt Units	\$ 0.00	0	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

Current Fees	\$650.00
Previous Fees	\$3,434.00
Penalties	\$31,714.00
Total Due	\$38,198.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2401 WARRING ST BERKELEY CA 94704
APN : 055186500100
BILLING CONTACT: SG REAL ESTATE
CURRENT FEES : \$650.00
PREVIOUS FEES: \$3,434.00
PENALTIES : \$31,714.00
TOTAL DUE : \$38,198.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2401 WARRING ST

01/06/2023

SG REAL ESTATE

2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

SG REAL ESTATE

9101 BURNING TREE RD
BETHESDA, MD 20817

UNIT STATUS: 3 UNITS 0 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2401 WARRING ST BERKELEY CA	B	RENTED	07/01/2015	06/01/2019
2401 WARRING ST BERKELEY CA	C	RENTED	07/01/2015	06/01/2018
2401 WARRING ST BERKELEY CA	N/A	NEW	07/01/2015	08/01/2011

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I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2504 DANA ST BERKELEY CA 94704
ASSESSOR PARCEL NUMBER: 055183100200
PIN: 497425

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

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- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

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If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

Sincerely,

A handwritten signature in blue ink, appearing to read "DeSeana Williams".

DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2122 DWIGHT WAY BERKELEY CA
94704
ASSESSOR PARCEL NUMBER: 055182301300
PIN: 230616

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2023 CHANNING WAY BERKELEY CA
94704
ASSESSOR PARCEL NUMBER: 055189500800
PIN: 546435

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2401 WARRING ST BERKELEY CA
94704
ASSESSOR PARCEL NUMBER: 055186500100
PIN: 227049

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 3053 DOHR ST BERKELEY CA 94702
ASSESSOR PARCEL NUMBER: 053161501800
PIN: 795954

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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Executive Director

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• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 1538 63RD ST BERKELEY CA 94703
ASSESSOR PARCEL NUMBER: 052143700100
PIN: 958331

SG REAL ESTATE
2105 MLK JR WAY, 2ND FL
BERKELEY, CA 94704

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**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5090	Property address: 2045 EMERSON ST	Transferred: 06/18/2021
Exempt units (as of February 2021): Unit # A - SEC8-V - Rent Subsidized Tenant		
Owner(s): JEANNETTE DISNEY	Waiver filed by: OWNER	# of Units: 5
Other Berkeley rental property owned: 1237 RUSSELL ST BERKELEY CA 94702		

Late payment/penalty history: This property was purchased by the current owner in 2021. Unfortunately, there are not 5 years of fiscal history to review.

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
-	-	-	-	-	-	-
Totals (penalties previously assessed)				\$0.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Owns or manages more than 11 units and did not own when the penalties accrued.

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
22/23	5	\$962.00	04/21/2023	\$4,962.00	-	\$4,962.00
Totals				\$4,962.00	\$0.00	\$4,962.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units
(7) The landlord requesting the waiver was not the owner of the property when the penalty first accrued

Good cause claimed by owner: The owner's registration payments were never received by the Rent Board.

Recommendation: Staff recommends waiving 100% of the penalty.

Staff Analysis: The Multi-residential property located at 2043-2045 Emerson is a fully covered property that has been owned by the current owner since 2021. The owner states in their waiver that, "the prior owner paid the 21/22 registration fees and when the 22/23 statements came, the Rent Board hadn't updated the property owner's address". In the waiver packet submitted by the owner is an email dated 10/16/2022, Unfortunately, this is the first communication received by the Rent Board informing us of the ownership change. The packet also includes the Rent Board New Owner letter dated 10/17/22. The New Owner Letter states, "It is the owner's responsibility to notify the Rent Board of any change in rental status within 60 days

of the change. A search of Rent Board records will show this owner owns one additional property at 1237 Russell for a total of 13 units between the two properties. Per regulation 883 B(6), this waiver qualifies as discretionary because the landlord requesting the waiver owns or manages more than 11 units; and per regulation 883 B (7) the landlord requesting the waiver was not the owner of the property when the penalty first accrued. Additionally, Rent Board Records will also show the billing code "DISJEA" was listed under the 22/23 collections project for properties with unpaid registration fees (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could comply with the Registration Requirement of the Rent Ordinance. Unfortunately, the owner did not want to take the settlement offer at that time. After a complete review of the property account, Staff determined that the property owner did not own this property at the time the penalties were accrued. The previous owner of this property was Pacific Bay Partners LLC. The LLC was the responsible party for the 19/20 through the 22/23 registration cycles. The property records will also show that the second previous owner also left a balance on the property before selling to the LLC. This property qualifies to have 100% of the penalty waived under regulation 883 B (7) because the current property owner did not own the property when the penalties accrued.

RECEIVED

Public

CITY OF BERKELEY
RENT STABILIZATION PROGRAM
2125 Milvia Street, Berkeley, CA 94704
PHONE: (510) 981-7368 • FAX: (510) 981-4910
WEB: <https://rentboard.berkeleyca.gov>

APR 18 2023

Initial: JB
Berkeley Rent Board

Request for Waiver of Late Registration Penalties

Please Read Important Information on Page 2

Property Address: 2045 / 2043 Emerson St. Berkeley 94703

Owner: Jeannette T. Disney

Date of acquisition, if new owner: June 18, 2021

Name & relationship of person filing request, if not owner: _____

If, after reading the information on Page 2, you believe that you are entitled to a waiver of some or all of your late registration penalties, use the space below to explain why. Attach evidence, where possible, to document the circumstances that prevented timely payment, such as hospitalization or death in the family. It is your responsibility to convince the Board that your waiver should be granted, so state all facts and circumstances that support your case. **Please print or type clearly.** Attach an additional sheet of paper if needed.

See attached - It is the same explanation for both properties (1237 Russell and 2045 Emerson)

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

Date: 4/14/23 Signature: 

The information entered below **must be clearly printed or typed** in order to receive the Executive Director's recommendation to the Rent Board on your penalty waiver request one week prior to the Board's consideration of your request at its monthly meeting. The recommendation will also include the date, time and location of the meeting should you choose to attend and address the Commissioners.

Email Address: jeannettedisney@gmail.com

Mailing Address: 225 Jeanne Dr. Pleasant Hill, 94523

Phone Number: 925-324-6373 Fax Number: _____

Please see Communications Disclaimer on Page 2 that applies to any personal information you provide.

I bought two Berkeley rental properties (1237 Russell St. and 2045 Emerson) which closed escrow on June 18th, 2021. I have never owned rentals in Berkeley and was unaware of the different housing programs. For 2021-2022, rent board fees were paid by the previous owners for one property and through my broker for the other property.

The following year, when I received the bills for 2022-2023, the rent board had not had the updated property owner address. Enclosed is a copy of an email from one of the previous owners telling the rent board that they were no longer the owners and the bills were going to the wrong address. When the rent board corrected the property owner information and when I received the bill, there were penalty fees. Very soon after, I spoke to the rent board and was instructed to write a check for \$962 (ck. #1530) for 2045 Emerson and \$1,500 (ck. #1542) for Russell. Feeling very relieved that whoever I spoke to excused the late fees, I wrote those checks on Oct. 24 and mailed them soon after.

Unfortunately, those checks were never cashed despite my attention to detail and notes on the envelope saying "attention to" ...the person who helped me. I no longer remember the person, otherwise I would inquire.

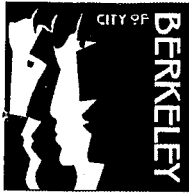
In January 2023, I received a bill and thought it was a mistake since I had mailed checks in October. In March when I got another bill, I realized something was wrong and with the help of Amanda Eberhart, realized that those checks had never been cashed.

The penalties are an unfortunate mistake and should be waived as there was much confusion with the transition of ownership and mistakes with billing for these two properties.

Sincerely,

Jeannette Disney

A handwritten signature in black ink, appearing to be 'Jeannette Disney', written in a cursive style.



Rent Stabilization Board

*4 piece of paper
and checks*

October 17, 2022

DISNEY JEANNETTE T TRUST
225 JEANNE DR
PLEASANT HILL, CA 94523

*962 Emerson
1,500 Russian
some checks only
two check*

*250
3000
12/1/20
145*

Re: 2045 EMERSON ST

Hello Property Owner:

It has come to this agency's attention that the above-referenced property has been rented and therefore subject to all requirements of the City of Berkeley Rent Stabilization Ordinance.

Properties that are subject to the Rent Stabilization Ordinance must be registered with the Rent Board. It is the owner's responsibility to notify the Rent Board of any change in the property's rental status within 60 days of the date of the status change. Registration fees are due July 1st of each year. Payments not received or postmarked by July 1st are subject to a 100% penalty. An additional 100% is applied every 6 months the fee remains unpaid.

Please find enclosed the:

Amended Registration Statement

Vacancy Registration Forms for Partially Covered Units (Measure MM)

Tenancy Registration Form, for Fully Covered Units (form required to be filed for the most recent tenancy only).

As long as the registration forms and/or any registration fees or penalties are outstanding, the entire property will be considered to be out of compliance with the registration requirement of the Ordinance. **Owners of properties that are out of compliance may not increase their tenants' rents, nor may they initiate eviction proceedings against their tenants.**

We encourage you to contact our office as soon as possible to resolve this matter. You may call our office at (510) 981-7368 and ask for the Registration Unit. Our office hours are: 9:00am - 2:00pm Monday, Tuesday, Thursday, and Friday. Our Office is closed on Wednesdays. Thank you for your attention.

Sincerely,

Amanda Eberhart
Registration Unit Manager

Property Detail Report

For Property Located At :

2045 EMERSON ST, BERKELEY, CA 94703-2501



Owner Information

Owner Name: **DISNEY JEANNETTE T TRUST**
 Mailing Address: **225 JEANNE DR, PLEASANT HILL CA 94523-2230 C004**
 Vesting Codes: **// RT**

Location Information

Legal Description:
 County: **ALAMEDA, CA** APN: **053-1592-007**
 Census Tract / Block: **4239.01 / 1** Alternate APN: **053159200700**
 Township-Range-Sect: Subdivision: **NEWBURY**
 Legal Book/Page: Map Reference: **4-B2 /**
 Legal Lot: **20** Tract #: **BERKELEY**
 Legal Block: **6** School District: **BERKELEY**
 Market Area: School District Name: **BERKELEY**
 Neighbor Code: Munic/Township: **BERKELEY INCORP**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **06/18/2021 / 06/10/2021** 1st Mtg Amount/Type: **\$1,300,000 / CONV**
 Sale Price: **\$1,950,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **221366**
 Document #: **221365** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$642.72**
 New Construction: Multi/Split Sale:
 Title Company: **OLD REPUBLIC TITLE**
 Lender: **EXCHANGE BK**
 Seller Name: **PACIFIC BAY PARTNERS LLC**

Prior Sale Information

Prior Rec/Sale Date: **06/07/2019 / 05/08/2019** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$1,000,000** Prior 1st Mtg Amt/Type: **\$750,000 / PRIVATE PARTY**
 Prior Doc Number: **107733** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: **3,034** Parking Type: Construction: **WOOD**
 Living Area: **3,034** Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: **6** Finish Bsmnt Area: Pool:
 Bath(F/H): **4 /** Basement Type: Air Cond:
 Year Built / Eff: **1909 / 1913** Roof Type: Style: **L-SHAPE**
 Fireplace: **/** Foundation: Quality: **AVERAGE**
 # of Stories: **1.5** Roof Material: Condition:
 Other Improvements: **Building Permit**

Addison, Athena

From: Rent Registry
Sent: Monday, October 17, 2022 4:06 PM
To: Addison, Athena
Subject: FW: 2045 Emerson Rent Stabilization Program

Internal

Thank you,
Amanda Eberhart
Registration Unit Manager
City of Berkeley | [Rent Stabilization Board](#)
510.981.4904

From: Tyler Eliopoulos <tyler@terrabayinv.com>
Sent: Sunday, October 16, 2022 3:53 PM
To: Rent Registry <rentregistry@cityofberkeley.info>
Subject: 2045 Emerson Rent Stabilization Program

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Whom It May Concern,

Please take Pacific Bay Partners LLC off of any communication pertaining to 2045 Emerson St. We sold this property in June of 2021.

We received a mailing with an outstanding invoice for the rent stabilization program.

Thank you,
Tyler

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

DISJEA

DUE DATE

07/01/2022

JEANNETTE DISNEY
225 JEANNE DR
PLEASANT HILL, CA 94523

ASSESSOR PARCEL NUMBER : 053159200700 **PIN :** 211897
PROPERTY ADDRESS : 2045 EMERSON ST BERKELEY CA 94703

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	4	\$ 1,000.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	1	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

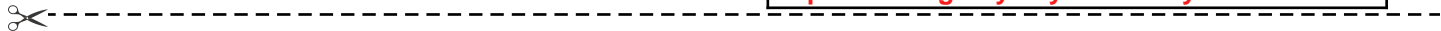
Current Fees	\$1,962.00
Previous Fees	\$0.00
Penalties	\$3,962.00
Total Due	\$5,924.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 2045 EMERSON ST BERKELEY CA 94703
APN : 053159200700
BILLING CONTACT: JEANNETTE DISNEY
CURRENT FEES : \$1,962.00
PREVIOUS FEES: \$0.00
PENALTIES : \$3,962.00
TOTAL DUE : \$5,924.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

2045 EMERSON ST
01/06/2023

UNIT STATUS: 5 UNITS 1 EXEMPT

CHANGE OF ADDRESS:

JEANNETTE DISNEY
225 JEANNE DR
PLEASANT HILL, CA 94523

JEANNETTE DISNEY
225 JEANNE DR
PLEASANT HILL, CA 94523

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
2043 EMERSON ST BERKELEY CA	A	SEC8-V	08/01/2014	06/27/2009
2043 EMERSON ST BERKELEY CA	B	RENTED	05/01/2010	05/01/2010
2043 EMERSON ST BERKELEY CA	C	RENTED	07/19/1995	01/23/2021
2045 EMERSON ST BERKELEY CA	LOWER	RENTED	08/01/2021	08/01/2021
2045 EMERSON ST BERKELEY CA	UPPER	RENTED	08/01/2021	08/01/2021

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 2045 EMERSON ST BERKELEY CA
94703
ASSESSOR PARCEL NUMBER: 053159200700
PIN: 211897

JEANNETTE DISNEY
225 JEANNE DR
PLEASANT HILL, CA 94523

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

Sincerely,

A handwritten signature in blue ink, appearing to read "DeSeana Williams".

DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5091	Property address: 1237 RUSSELL ST BERKELEY	Transferred: 06/18/2021
Exempt units (as of February 2021): Unit # 5 - SEC8-V - Rent Subsidized Tenant, Unit # 3 - SEC8-V - Rent Subsidized Tenant		
Owner(s): JEANNETTE DISNEY	Waiver filed by: OWNER	# of Units: 8
Other Berkeley rental property owned: 2045 EMERSON ST BERKELEY CA 94703		

Late payment/penalty history: This property was purchased by the current owner in 2021. Unfortunately, there are not 5 years of payment history to review.

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
-	-	-	-	-	-	-
Totals (penalties previously assessed)				\$0.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Owns or manages more than 11 units and property owner did not own the property

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2022-23	8	\$0.00	-	\$9,000.00	\$0.00	\$9,000.00
Totals				\$9,000.00	\$0.00	\$9,000.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units
(7) The landlord requesting the waiver was not the owner of the property when the penalty first accrued

Good cause claimed by owner: The Rent Board never received the registration payments that were mailed.

Recommendation: Staff recommends waiving 100% of the penalty.

Staff Analysis: The Multi-residential property located at 1237 Russell is a fully covered property that has been owned by the current owner since 2021. The owner states in their waiver that, "the prior owner paid the 21/22 registration fees and when the 22/23 statements came, the Rent Board hadn't updated the property owner's address". In the waiver packet submitted by the owner is an email dated 10/16/2022, Unfortunately, this is the first communication received by the Rent Board informing us of the ownership change. The packet also includes the Rent Board New Owner letter dated 10/17/22. The New Owner Letter

states, "It is the owner's responsibility to notify the Rent Board of any change in rental status within 60 days of the change. A search of Rent Board records will show this owner owns one additional property at 2043-2045 Emerson for a total of 13 units between the two properties. Per regulation 883 B(6), this waiver qualifies as discretionary because the landlord requesting the waiver owns or manages more than 11 units; and per regulation 883 B (7) the landlord requesting the waiver was not the owner of the property when the penalty first accrued. Additionally, Rent Board Records will also show the billing code "DISJEA1" was listed under the 22/23 collections project for properties with unpaid registration fees (Please see attached collections letter and bill). During the collections project, the Registration Unit offered to waive 50% of the penalties so that properties could comply with the Registration Requirement of the Rent Ordinance. Unfortunately, the owner did not want to take the settlement offer at that time. After a complete review of the property account, Staff determined that the property owner did not own this property at the time the penalties were accrued. The previous owner of this property was Maximo Investments LLC. The LLC was the responsible party for the 18/19 through the 22/23 registration cycles. This property qualifies to have 100% of the penalty waived under regulation 883 B (7) because the current property owner did not own the property when the penalties accrued.

Public
CITY OF BERKELEY
RENT STABILIZATION PROGRAM
2125 Milvia Street, Berkeley, CA 94704
PHONE: (510) 981-7368 • FAX: (510) 981-4910
WEB: <https://rentboard.berkeleyca.gov>

RECEIVED

APR 18 2023

Initial: JD
Berkeley Rent Board

Request for Waiver of Late Registration Penalties

Please Read Important Information on Page 2

Property Address: 1237 Russell St. Berkeley 94702
Owner: Jeannette Disney
Date of acquisition, if new owner: June 18, 2021
Name & relationship of person filing request, if not owner: _____

If, after reading the information on Page 2, you believe that you are entitled to a waiver of some or all of your late registration penalties, use the space below to explain why. Attach evidence, where possible, to document the circumstances that prevented timely payment, such as hospitalization or death in the family. It is your responsibility to convince the Board that your waiver should be granted, so state all facts and circumstances that support your case. **Please print or type clearly.** Attach an additional sheet of paper if needed.

See attached - It is the same explanation for both properties (1237 Russell & 2015 Emerson)

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

Date: 4/14/23 Signature: 

The information entered below **must be clearly printed or typed** in order to receive the Executive Director's recommendation to the Rent Board on your penalty waiver request one week prior to the Board's consideration of your request at its monthly meeting. The recommendation will also include the date, time and location of the meeting should you choose to attend and address the Commissioners.

Email Address: jeannettedisney@gmail.com
Mailing Address: 225 Jeanne Dr. Pleasant Hill, 94523
Phone Number: 925-324-6373 Fax Number: _____

Please see Communications Disclaimer on Page 2 that applies to any personal information you provide.

I bought two Berkeley rental properties (1237 Russell St. and 2045 Emerson) which closed escrow on June 18th, 2021. I have never owned rentals in Berkeley and was unaware of the different housing programs. For 2021-2022, rent board fees were paid by the previous owners for one property and through my broker for the other property.

The following year, when I received the bills for 2022-2023, the rent board had not had the updated property owner address. Enclosed is a copy of an email from one of the previous owners telling the rent board that they were no longer the owners and the bills were going to the wrong address. When the rent board corrected the property owner information and when I received the bill, there were penalty fees. Very soon after, I spoke to the rent board and was instructed to write a check for \$962 (ck. #1530) for 2045 Emerson and \$1,500 (ck. #1542) for Russell. Feeling very relieved that whoever I spoke to excused the late fees, I wrote those checks on Oct. 24 and mailed them soon after.

Unfortunately, those checks were never cashed despite my attention to detail and notes on the envelope saying "attention to"...the person who helped me. I no longer remember the person, otherwise I would inquire.

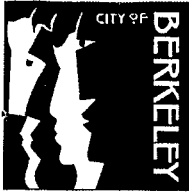
In January 2023, I received a bill and thought it was a mistake since I had mailed checks in October. In March when I got another bill, I realized something was wrong and with the help of Amanda Eberhart, realized that those checks had never been cashed.

The penalties are an unfortunate mistake and should be waived as there was much confusion with the transition of ownership and mistakes with billing for these two properties.

Sincerely,

Jeannette Disney

A handwritten signature in black ink, appearing to be 'Jeannette Disney', written in a cursive style.



Rent Stabilization Board

October 17, 2022

DISNEY JEANNETTE T TRUST
225 JEANNE DR
PLEASANT HILL, CA 94523

Re: 2045 EMERSON ST

Hello Property Owner:

It has come to this agency's attention that the above-referenced property has been rented and therefore subject to all requirements of the City of Berkeley Rent Stabilization Ordinance.

Properties that are subject to the Rent Stabilization Ordinance must be registered with the Rent Board. It is the owner's responsibility to notify the Rent Board of any change in the property's rental status within 60 days of the date of the status change. Registration fees are due July 1st of each year. Payments not received or postmarked by July 1st are subject to a 100% penalty. An additional 100% is applied every 6 months the fee remains unpaid.

Please find enclosed the:

Amended Registration Statement

Vacancy Registration Forms for Partially Covered Units (Measure MM)

Tenancy Registration Form, for Fully Covered Units (form required to be filed for the most recent tenancy only).

As long as the registration forms and/or any registration fees or penalties are outstanding, the entire property will be considered to be out of compliance with the registration requirement of the Ordinance. **Owners of properties that are out of compliance may not increase their tenants' rents, nor may they initiate eviction proceedings against their tenants.**

We encourage you to contact our office as soon as possible to resolve this matter. You may call our office at (510) 981-7368 and ask for the Registration Unit. Our office hours are: 9:00am - 2:00pm Monday, Tuesday, Thursday, and Friday. Our Office is closed on Wednesdays. Thank you for your attention.

Sincerely,

Amanda Eberhart
Registration Unit Manager

4 pieces of paper and checks
962 Emerson
1,500 Russell
some check on 1/1/22
two check on 1/1/22

250
2 | 3000
1200
1800
145
12 | 1700
50

Property Detail Report

For Property Located At :

2045 EMERSON ST, BERKELEY, CA 94703-2501



RealQuest

Owner Information

Owner Name: **DISNEY JEANNETTE T TRUST**
 Mailing Address: **225 JEANNE DR, PLEASANT HILL CA 94523-2230 C004**
 Vesting Codes: **// RT**

Location Information

Legal Description:
 County: **ALAMEDA, CA** APN: **053-1592-007**
 Census Tract / Block: **4239.01 / 1** Alternate APN: **053159200700**
 Township-Range-Sect: Subdivision: **NEWBURY**
 Legal Book/Page: Map Reference: **4-B2 /**
 Legal Lot: **20** Tract #:
 Legal Block: **6** School District: **BERKELEY**
 Market Area: School District Name: **BERKELEY**
 Neighbor Code: Munic/Township: **BERKELEY INCORP**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **06/18/2021 / 06/10/2021** 1st Mtg Amount/Type: **\$1,300,000 / CONV**
 Sale Price: **\$1,950,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **221366**
 Document #: **221365** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$642.72**
 New Construction: Multi/Split Sale:
 Title Company: **OLD REPUBLIC TITLE**
 Lender: **EXCHANGE BK**
 Seller Name: **PACIFIC BAY PARTNERS LLC**

Prior Sale Information

Prior Rec/Sale Date: **06/07/2019 / 05/08/2019** Prior Lender: **PRIVATE INDIVIDUAL**
 Prior Sale Price: **\$1,000,000** Prior 1st Mtg Amt/Type: **\$750,000 / PRIVATE PARTY**
 Prior Doc Number: **107733** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: **3,034** Parking Type: Construction: **WOOD**
 Living Area: **3,034** Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: **6** Finish Bsmnt Area: Pool:
 Bath(F/H): **4 /** Basement Type: Air Cond:
 Year Built / Eff: **1909 / 1913** Roof Type: Style: **L-SHAPE**
 Fireplace: **/** Foundation: Quality: **AVERAGE**
 # of Stories: **1.5** Roof Material: Condition:
 Other Improvements: **Building Permit**

Addison, Athena

From: Rent Registry
Sent: Monday, October 17, 2022 4:06 PM
To: Addison, Athena
Subject: FW: 2045 Emerson Rent Stabilization Program

Internal

Thank you,
Amanda Eberhart
Registration Unit Manager
City of Berkeley | [Rent Stabilization Board](#)
510.981.4904

From: Tyler Eliopoulos <tyler@terrabayinv.com>
Sent: Sunday, October 16, 2022 3:53 PM
To: Rent Registry <rentregistry@cityofberkeley.info>
Subject: 2045 Emerson Rent Stabilization Program

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Whom It May Concern,

Please take Pacific Bay Partners LLC off of any communication pertaining to 2045 Emerson St. We sold this property in June of 2021.

We received a mailing with an outstanding invoice for the rent stabilization program.

Thank you,
Tyler

PAST DUE

CITY OF BERKELEY
Rent Stabilization Program
2125 Milvia Street, Berkeley, CA 94704
Phone: 510-981-7368; Fax: 510-981-4910

REGISTRATION YEAR

07/01/2022 - 06/30/2023

BILLING CODE

DISJEA1

DUE DATE

07/01/2022

JEANNETTE DISNEY
225 JEANNE DR
PLEASANT HILL, CA 94523

ASSESSOR PARCEL NUMBER : 053166401200 **PIN :** 937686
PROPERTY ADDRESS : 1237 RUSSELL ST BERKELEY CA 94702

FEE STRUCTURE	Annual Fee Per Unit	Number of Units	Total
Fully Covered Units - (\$21/Month Prorated Fee)	\$ 250.00	6	\$ 1,500.00
Partially Covered (Measure MM) Units - (\$12/Month Prorated Fee)	\$ 150.00	0	\$ 0.00
Exempt Units	\$ 0.00	2	\$ 0.00

City of Berkeley Rent Stabilization Ordinance requires owners of residential units that are rented or available for rent to pay an annual registration fee by July 1. A 100 % penalty will be assessed on the outstanding registration fee in July and every six months that it remains unpaid. Formerly exempt units must be registered within 60 days to avoid the assessment of penalties.

This bill is past due. If payment is not made by the due date, a penalty will be assessed.

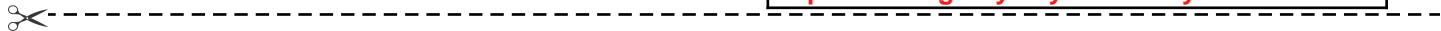
Current Fees	\$3,000.00
Previous Fees	\$0.00
Penalties	\$6,000.00
Total Due	\$9,000.00

REQUIRED ACTION

Property owners may pay the amount on this billing statement by mail with a check only. Make checks payable to the City of Berkeley. Do not mail cash or credit card information.

If you wish to pay with a credit card you may do so in person at our office or online at:

<https://rentregistry.cityofberkeley.info>



Mail To: **Registration Year:** 07/01/2022 - 06/30/2023 **Due Date:** PAST DUE

Berkeley Rent Board
2125 Milvia Street
Berkeley, CA 94704

PROPERTY ADDRESS : 1237 RUSSELL ST BERKELEY CA 94702
APN : 053166401200
BILLING CONTACT: JEANNETTE DISNEY
CURRENT FEES : \$3,000.00
PREVIOUS FEES: \$0.00
PENALTIES : \$6,000.00
TOTAL DUE : \$9,000.00

Units Paid For:

Amount Enclosed (Checks Only):



UNIT STATUS FORM

Rent Stabilization Board

1237 RUSSELL ST

01/06/2023

JEANNETTE DISNEY

225 JEANNE DR

PLEASANT HILL, CA 94523

JEANNETTE DISNEY

225 JEANNE DR

PLEASANT HILL, CA 94523

UNIT STATUS: 8 UNITS 2 EXEMPT

CHANGE OF ADDRESS:

Phone : _____

E-mail : _____

Unit Address	Unit No.	Current Status	Status Last Changed	Current Tenancy Started
1237 RUSSELL ST BERKELEY CA	1	RENTED	01/01/2013	01/01/2013
1237 RUSSELL ST BERKELEY CA	2	RENTED	10/29/2020	10/29/2020
1237 RUSSELL ST BERKELEY CA	3	SEC8-V	04/30/2020	05/31/1980
1237 RUSSELL ST BERKELEY CA	4	RENTED	07/15/2020	08/01/2021
1237 RUSSELL ST BERKELEY CA	5	SEC8-V	10/01/2009	05/31/1980
1237 RUSSELL ST BERKELEY CA	6	RENTED	10/15/2020	03/15/2021
1237 RUSSELL ST BERKELEY CA	7	RENTED	10/15/2020	10/15/2020
1237 RUSSELL ST BERKELEY CA	8	RENTED	08/14/2020	08/14/2020

The 'Status Last Changed' indicates when the status of the unit last changed not necessarily the beginning of the current tenancy. Please make corrections to information directly on this form. If you make changes, return this form with your payment. If a unit listed here as exempt is now rented, a pro-rated registration fee is due. Please contact our Registration Unit at 510-981-7368 (981-Rent) for calculation of additional amount due.

I declare under penalty of perjury that the information provided on this form is true and correct to the best of my knowledge and belief.

Signed: _____

Date: _____



Rent Stabilization Board

RENT STABILIZATION BOARD RENT REGISTRY NOTICE

PROPERTY ADDRESS: 1237 RUSSELL ST BERKELEY CA
94702
ASSESSOR PARCEL NUMBER: 053166401200
PIN: 937686

JEANNETTE DISNEY
225 JEANNE DR
PLEASANT HILL, CA 94523

This notice is for owners who have **NOT** yet created an online account at the City of Berkeley's Rent Board Rent Registry at <https://rentregistry.cityofberkeley.info> and who wish to register their unit, claim an exemption, and/or pay registration fees online.

If you have not already created an account at the Rent Board's Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info>. Create a user account by entering your email address and making a password.
- After your email address has been verified, you will be able to add the above-referenced property to your profile, using the APN and PIN information above. You will then be able to provide tenancy data, claim an exemption, and/or pay registration fees.

If you have already created an account at the Rent Registry and wish to register online:

- Go to <https://rentregistry.cityofberkeley.info> and log in using the email and password that you have already created. The above-referenced property should already be associated with your profile.

If you have any questions, please contact our Registration Unit at (510) 981-7368, Ext. 2, or via email at rentregistry@cityofberkeley.info. Staff is available Mondays, Tuesdays, Thursdays and Fridays from 9a.m - 2p.m. to answer your questions by phone or email. We are closed on Wednesdays.

Sincerely,

A handwritten signature in blue ink, appearing to read "DeSeana Williams".

DeSeana Williams
Executive Director

2125 Milvia Street, Berkeley, CA 94704
• TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4910
EMAIL: rent@cityofberkeley.info • WEB: www.cityofberkeley.info/rent

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5092	Property address: 2315 ASHBY AVE,	Transferred: 02/12/2023
Exempt units (as of February 2021): None		
Owner(s): Sergei Shkurkin, Trustee	Waiver filed by: TRUSTEE	# of Units: 2
Other Berkeley rental property owned: None		

Late payment/penalty history: Unfortunately, there are not five years of fiscal history to review, this property registered for the first time in the 23/24 registration cycle.

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
-	-	-	-	-	-	-
Totals (penalties previously assessed)				\$0.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Death						
Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2022-23	2	\$2,080.00	06/12/2023	\$205,708.00	\$202,780.00	\$3,000.00
Totals				\$205,708.00	\$202,780.00	\$3,000.00

Grounds under Regulation 884(B): (1) The good cause asserted in the waiver request is a death or illness in the landlord's family.

Good cause claimed by owner: Trustees did not know of registration requirement.

Recommendation: Staff recommends denying an additional credit of \$3,000 in penalties to the property because the Statute of Limitations was already applied to the property account.

Staff Analysis: The two-unit residential property located at 2315/2315A Ashby is a fully covered property that has been transferred to the current trustees in 2023. The trustee states in their waiver that, "the property was transferred on the date of death and the funeral arrangements took priority". The trustee also states, "It was unknown if the property was registered". A search of Rent Board records will show that upon the property's registration, the Rent Board was also made aware of two long-term tenancies on the property. Once those tenancies were registered with the Rent Board, the property had a total outstanding balance of \$214,982 which comprised of registration fees and penalties for 37 missed

registration cycles. Registration Administrators applied the Rent Board's Statute of Limitations to the property. This statute only charges the property registration fees and penalties for the last three registration cycles. This removed \$210,482 in outstanding fees and penalties from the account. The updated balance breakdown is as follows: \$580 for the current 23/24 registration fee, \$1,500 in previous registration fees, and \$3,000 in prior year penalties. The trustee paid a total of \$5,080 on 6/12/2023 to bring the account into compliance with the registration requirement of the Ordinance. Per regulation 884 B (1), this waiver qualifies as discretionary because the good cause asserted in the waiver request is a death or illness in the landlord's family. Staff notes, that the waiver form instructs property owners to attach evidence where possible to document the circumstances that prevented timely payment. Unfortunately, no additional documentation was provided by the trustee for the board's review.

Public

BERKELEY RENT BOARD
RCVD '23 APR 18 PM 12:41

CITY OF BERKELEY
RENT STABILIZATION PROGRAM
2125 Milvia Street, Berkeley, CA 94704
PHONE: (510) 981-7368 • FAX: (510) 981-4910
WEB: <https://rentboard.berkeleyca.gov>

Request for Waiver of Late Registration Penalties

Please Read Important Information on Page 2

Property Address: 2315/2315A Asbj

Owner: The George V. Shkunkin Living Trust


Date of acquisition, if new owner: 2/12/23 - Date of George Shkunkin ~~Death~~ ^{Death}

Name & relationship of person filing request, if not owner: Sergei Shkunkin, Trustee

If, after reading the information on Page 2, you believe that you are entitled to a waiver of some or all of your late registration penalties, use the space below to explain why. Attach evidence, where possible, to document the circumstances that prevented timely payment, such as hospitalization or death in the family. It is your responsibility to convince the Board that your waiver should be granted, so state all facts and circumstances that support your case. **Please print or type clearly.** Attach an additional sheet of paper if needed.

Property was transfer on date of death. At that time we were out of the country. Upon return forward arrangements took priority. It was unknow if the property was registered, My wife, Carol Rosset emailed Marriet G. 11 of the Rent Board mid March. On March 31 they spoke and Marriet informed her that the property was not registered.

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

Date: 4/13/23 Signature: 

The information entered below **must be clearly printed or typed** in order to receive the Executive Director's recommendation to the Rent Board on your penalty waiver request one week prior to the Board's consideration of your request at its monthly meeting. The recommendation will also include the date, time and location of the meeting should you choose to attend and address the Commissioners.

Email Address: Sergei Shkunkin

Mailing Address: 1029 Clark Ct Davis, CA 95618

Phone Number: (916) 837-9050 Fax Number: N/A

Please see Communications Disclaimer on Page 2 that applies to any personal information you provide.