

**Kevin M. Kearney | Construction Expert**  
405 East D Street, Suite G, Petaluma CA 94952  
Tel: 415.819.1157 | Email: [kevin@kearneyobanion.com](mailto:kevin@kearneyobanion.com)

## **SUMMARY OF EXPERIENCE**

Mr. Kearney is a construction expert and independent expert witness who has testified in more than 50 superior court trials and arbitrations and dozens of mediations.

He has provided testimony for both the plaintiff and the defense in complex construction topics, including: safety standards, general construction defects and cost analysis, code enforcements, specification deviation analysis, housing laws, illegal units, damage calculations and design remediation.

As founder and president of Kearney & O'Banion, Inc., Mr. Kearney has more than 35 years of building and construction consulting experience. His business specializes in the design-build renovation and restoration of high-end residential and commercial properties in the Bay Area.

Under his direction, Kearney & O'Banion has generated revenues in excess of \$200 million. He oversees all facets of operations, from developing and presenting proposals with cost estimates to design and project management services.

## **PROFESSIONAL EXPERIENCE**

1980 – Present, **Kearney & O'Banion, Inc.**

President & RMO. Oversees the day-to-day operations of general contracting firm. Manages the design and/or building of homes. Responsible for cost calculations, budget estimates and making project presentations.

1990 – Present, **Independent Expert Witness**

Defense/Plaintiff Witness. Provides expert testimony on a wide range of building and construction subject matters, both commercial and residential. General Class B construction defects, damage calculations and design remediation.

## **BOARD MEMBERSHIPS**

2001 – Present, **Promia, Inc.**

Member, Board of Directors. Promia is a developer of cyber security software. Designed to support highly secure and interoperable business applications for large corporations,

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Promia's customers include the U.S. Navy, the National Security Agency and Fortune 500 companies.

2012 – 2017, **LEDCO**

CEO, Board of Directors. LEDCO is a publicly traded company specializing in LED products.

2012 – 2013, **Sugarmade, Inc. (SGMD)**

Member, Board of Directors. Sugarmade is a publicly traded treeless paper company distributed through major retailers throughout the United States.

2008 – 2009, **Public Media Works, Inc. (PMW)**

Member, Board of Directors. PMW is a publicly traded company operating in the diversified entertainment segment. The company transforms untapped content resources into entertainment products.

## EDUCATION

University of California, Davis, MFA, Magna Cum Laude, May 1977

Maryland Institute College of Art, Cum Laude, 1974

## LICENSES

**CA State Contractor's License Board:**

B General Contractor's License #1072746 (2021)

B General Contractor's License #657757 (1992)

B General Contractor's License #391928 (1980)

## CONSTRUCTION MANAGEMENT

2020 – 2022 Construction manager to resolve 606 Chaparral Drive, Napa, CA for Lee Harris

2020 Construction manager to resolve 287 Cresta Vista Drive, San Francisco case

2019 – 2022 Construction manager for 507 Cole Street, San Francisco for Andreas Phelps

2018 – 2022 Construction manager for 601/601A Fell Street and 313 Castro Street, San Francisco for Ronnie Wang

2018 – 2020 Construction manager for 3756 Jackson Street, San Francisco for Howard and June Park

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- 2018 – 2019 Construction manager for 3953 Washington Street, San Francisco for Michael Carboy
- 2018 – 2020 Construction manager for 2631 Appian Way, Pinole for Nichiren Shoshu Myoshinji Temple – Jay Kallman – Representative Attorney
- 2013 Construction manager for 701 Congo Street, San Francisco
- 2012 Construction manager for General Hydroponics, Santa Rosa, CA
- 2012 Construction manager for 729 Congo Street, San Francisco
- 2011 – 2016 Construction manager for TCC Union Square for the sidewalk restoration at 450 Post Street, a 15-story 1920s Gothic-inspired building clad in terra cotta
- 2011 – 2015 Construction manager for Redwood Hill Farm and Creamery of Sebastopol, CA in the case of RWHF&C Inc. v. One Sun, Inc. and Advanced Roofing, Sonoma County Superior Court
- 2011 – 2012 Construction manager for Seascape Village in Novato, CA, a large condominium complex, oversaw replacement of original shingle siding with Hardie-Shingles
- 2011 – 2016 Construction manager for the Mandarin Tower HOA, a 16-story commercial/condominium complex in San Francisco’s Chinatown
- 2011 – 2012 Construction manager for the 1150 Lombard Street HOA, San Francisco
- 2010 Construction manager for Saarman Construction, San Francisco
- 2009 – 2013 Construction manager for the HOA at the 210-unit condominium complex at 101 Lombard Street, San Francisco, CA

**TRIAL, ARBITRATION AND MEDIATION TESTIMONY  
(In person & via Zoom)**

- 2022 Researched and testified at Zoom mediation in preparation for trial for the law firm of Louis A. Gonzalez, Jr. in the case of Tonna, Roger, et al. v. Saca, John, et al. JAMS reference # 1130010134, Sacramento Superior Court.
- 2022 Researched and testified at Zoom mediation in preparation for trial for Jon Rodriguez of Cornerstone Law in Sajkovic v. Williams, SF Superior Court Case # CGC-21-590101, Judge Cahill.

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- 2022 Researched and testified at Zoom mediation in preparation for trial for the law firm of Kaufman Dolowich & Voluck. MacGuinness v. 246 Carl Street LLC, et al. SF Superior Court case # CGC-20-586159.
- 2021 – 2022 Acted as construction expert and testified in Mendocino Superior Court, Department E, Judge Nadel, Sean Sebring v. Coldwell Banker Mendo Realty, Inc., et al. SCUUK-CVG-19-72931 for Kaufman, Dolowich & Voluck.
- 2021 Acted as Plaintiff's Expert in the trial of Precision Tile and Granite, A California Corp v. Building Contractors. Santa Clara County Superior Court Department One: Judge Sunil R. Kulkarni for Last & Faro, Attorneys at Law.
- 2021 Acted as expert and testified at an in-person trial with Judge Derek W. Hunt, for New Castle Enterprises, LTD., A California Corporation v. Southwest Painting, Inc., A California Corporation (Plaintiff). Case No. 30-2019-01099958-CU, CO, SCS, for Law Offices of Gary R. Carlin, APC. Orange County Superior Court.
- 2021 Acted as expert and testified at a Zoom Mediation with Hon. Lynn Duryee (Ret.) for Kaufman Dolowich & Voluck in Tenants v. Eureka Street HOA.
- 2021 Testified as expert at a San Francisco Board of Permit Appeals for Kaufman Dolowich & Voluck in 441-443 Cole Street Tenants v. HOA.
- 2021 Acted as expert and testified at a Zoom Mediation with Hon. Michael G. Ornstil for JAMS Ref No. 1120014648, 3300 Geary Street, San Francisco, explosion, Edwin Bradley, Esq. Raff Law, APC.
- 2021 Acted as an expert and testified at a Zoom Mediation with Hon. Bonnie Sabraw (Ret.), for Robert Salinas Law in the Paula Steward, Alfred Monroe, JR. Aaron Townsend, and Eddie Ford, v. Ali Hassan, Zahid Jahania, California Pacific Realty et al.
- 2021 Acted as expert and testified at a Zoom Mediation with Robert Shapiro for Kaufman Dolowich & Voluck in 441-443 Cole Street Tenants v. HOA.
- 2021 Acted as expert for lawyers in the case and in the hearing with California State Contractors Board v. Precision Tile and Granite, OHA No. 2020040852. Case No. N2018-351 was withdrawn by SCLB as a result of KMK report and brief by attorney: Jonathan M. Browne for the firm Last & Faro, Attorneys at Law.
- 2020 Acted as expert and testified at a Zoom Trial with Brekhus Law Partners for Elizabeth Brekhus and The Arques School of Traditional Boat Building. CIV 1800843 with Hon. Andrew E. Sweet in the Marin County Superior Court.

- 2020 Acted as expert and testified at a Zoom Arbitration for Goldstein, Gellman, Melbostad, Harris & McSparran, Law Firm in the Mille, Brad Sower, et al. v. Lai, Hilda, et al., San Francisco, Superior Court Judge David A. Garcia.
- 2019 – 2021 Acted as expert in the mediation of Park, Howard, et al. v. Abraham, Magid, et al. Judge Lynn Duryee for Goldstein, Gellman, Melbostad, Harris & McSparran, LLP. JAMS Reference # 1100111153. Settled in plaintiff's favor.
- 2019 Acted as expert and testified at trial for Fireman's Fund Insurance Company, as Subrogee to the Rights of QFA Royalties LLC, V. Triton Subs, Case; CGC-15-544547 San Francisco, Superior Court Judge Curtis E.A. Karnow. (plaintiff)
- 2019 Acted as an expert and testified for Hooshmand Law Group in Sarkany v. West, Case: GCG-18-571355, Superior Court Judge Kathleen A. Kennedy.
- 2018 Acted as expert and testified at trial for Hooshmand Law Group in Pennypacker v. Dennis Yuen Case; CGC – 16 – 555507, San Francisco Superior Court Judge Anne-Christine Massullo. (plaintiff)
- 2018 Acted as expert and testified for Ari Law LLP and testified at trial in Yamen Eltawil v. Thakor, et all. Case; CGC – 16 – 552571 San Francisco Superior Court Judge Gail Dekreon. (plaintiff)
- 2018 Acted as expert and testified at trial for the law firm Tobener Ravenscroft LLP for defendants in 1856 Pacific Avenue, SF. Pacific Manor, LP v. Displaced Tenants, SF Rent Stabilization Board Case No. L180671, Judge Connie Brandon.
- 2018 Acted as expert and testified at trial for the Hooshmand Law Group in Troung v. Wu case; CGC – 17 – 552571 San Francisco Superior Court Judge Ronald E. Quidachay. (plaintiff)
- 2017 Acted as expert and testified in San Francisco Superior Court in case CGC-15-545655 Duncan/Mendoza v. Anne Kihagi/Swain, Judge Edward M. Chen. (plaintiff)
- 2017 Acted as expert and testified for the law firm of Wood Robbins LLP in the case of ENA North Beach Inc. v. 524 Union Street. San Francisco Superior Court case: CGC-15-547922, Judge Richard B. Ulmer, Jr. (defense)
- 2017 Testified in San Francisco Superior Court for Hooshmand Law Group in Reynolds v. Lau with Judge A. James Robertson II. (defense)

- 2016 Testified for Grunsky Law Group, Watsonville, CA, in the case of CSAA Insurance Company v. Premier Restoration, San Francisco Superior Court, Judge Lynn O'Malley Taylor. (plaintiff)
- 2016 Acted as legal expert and testified for the Hooshmand Law Group in the case of Bristol Hotel, 56 Mason Street. David Jaranillo v. Balwantsinh Thakor. San Francisco Superior Court, Judge Angela Bradstreet. (plaintiff)
- 2016 Acted as expert witness and testified in Alameda County Court for Trinh Law Firm, San Jose, CA, in the case of D. B. Lin Construction v. Wang et al, Judge Robert D. McGuiness, Case No. HG15768198. (defense)
- 2016 Acted as expert and testified at mediation for the law firm of Goldstein, Gellman, Melbostad, Harris & McSparran, LLP in Doyle v. Fong, San Francisco Superior Court. (plaintiff)
- 2016 Acted as legal expert and testified in court for Goldstein, Gellman, Melbostad, Harris & McSparran, LLP in Henderson v. Karpfinger, San Francisco Superior Court, Judge Richard B. Ulmer, Jr., Case No. CGC-15-546542. (plaintiff)
- 2016 Acted as legal expert and testified at arbitration of Ashbury General Construction and Engineering and Kever Born v. Chris Culpo and Grove Street Investments; San Francisco Superior Court, Arbitrator Honorable Richard M. Silver (Ret.) case #1110018550. (defense)
- 2015 – 2020 Acted as expert, developed repairs, and testified at arbitration for Goldstein, Gellman, Melbostad, Harris & McSparran Law Firm in Julian Abody and Sabrina Moyle v. Luc Barthelet.
- 2015 Acted as expert and testified in Anderson v. Aquilina for Hooshmand Law Group, San Francisco Superior Court, Judge Richard B. Ulmer, Jr. (plaintiff)
- 2015 Acted as expert and testified in San Francisco Superior Court for the Hooshmand Law Group in Shannon Deaton et al V. Carolyn Chandler et al, Case No. CGC-13-533822, Judge Peter Busch. (plaintiff)
- 2015 Acted as expert and testified in San Francisco Superior Court for the Hooshmand Law Group in the Phillips Hotel case, Case No. CGC-14-536744, Judge Richard B. Ulmer, Jr. (plaintiff)
- 2015 Acted as expert and testified in San Francisco Superior Court for the Hooshmand Law Group in cases against Marky Lynn Quayle, CGC-14-542913, CGC-14-542997 and CGC-14-543055, Judge Lynn O'Malley Taylor. (plaintiff)

- 2014 Acted as expert and testified in Cathedral Hill Appeal in San Francisco Superior Court for the law firm of Aune and Associates. (defense)/(plaintiff)
- 2014 Testified for Hooshmand Law Group in Deaton Fire Case lawsuit forcing California landlords to uphold laws on affordable housing at 2450 Octavia Street, San Francisco Superior Court, Judge Bush. (plaintiff)
- 2013 – 2014 Acted as construction legal expert and testified in San Francisco Superior Court at arbitration for Hooshmand Law Group in the case of Tenants v. Balwantsenh 56 Mason, San Francisco Superior Court. (plaintiff)
- 2013 – 2014 Acted as construction legal expert and testified at arbitration for Goldstein, Gellman, Melbostad & McSparran LLP in the case of Galasco v. McIllvenna, 215 Kenwood Way, San Francisco Superior Court. (defense)
- 2013 – 2014 Acted as construction legal expert and testified in San Francisco Superior Court for Hooshmand Law Group in the case of Tenants v. Auburn Hotel, San Francisco Superior Court. (plaintiff)
- 2013 Acted as construction legal expert and testified at arbitration for Abbey, Weitzenberg, Warren & Emery in the investigation of Fitch Mountain Elementary School v. Wright Construction, Sonoma Superior Court. (plaintiff)
- 2013 Acted as construction legal expert and testified in court in AMCO Insurance Company v. Fancher Monterey, Inc dba Quiznos for the Cole Law Firm and Spiering, Swartz & Kennedy in the Alvarado Street Fire, Monterey Superior Court, Case No. M8899. (plaintiff)
- 2012 – 2013 Acted as construction legal expert and testified at arbitration for Sedgwick LLP in Moody v. Vincent Construction, San Francisco Superior Court. (defense)
- 2012 Acted as construction legal expert and testified at arbitration for Goldstein, Gellman, Melbostad, Harris & McSparran LLP in the case of Grady v. Lanyadoo, San Francisco Superior Court, Case No. CGC 10 500734. (defense)
- 2011 – 2012 Acted as construction legal expert and testified at arbitration for Freeman & Freeman in Cheney v. Pacific Mountain Partners, Sonoma County Superior Court. (plaintiff)
- 2011 – 2012 Acted as construction legal expert and testified at mediation for Freeman & Freeman in the construction defect case Miller v. Angel et al, Case No. CV-407944, Lake County Superior Court. (plaintiff)

- 2011 – 2012 Acted as legal expert and testified at mediation for Archer Norris in the case of Olympus-Calistoga LLC v. Taisse Construction Corp, Case No. 26-40553, Napa County Superior Court. (defense)
- 2011 – 2013 Acted as legal expert and testified at arbitration for Donald L. Lipmanson law firm in Redwood Hill Farm and Creamery, Inc. v. One Sun, Inc and Advanced Roofing, Sonoma County Superior Court. (plaintiff)
- 2011 – 2012 Acted as legal expert and testified at mediation for Abbey, Weitzenberg, Warren & Emery in the Curtis Holding Co. v. Carter Construction Company, Lake County Superior Court. (plaintiff)
- 2010 – 2011 Acted as legal expert and testified at mediation for Abbey, Weitzenberg, Warren & Emery in the McCarty v. Kingsborough Atlas Tree Surgery, Inc et al., Sonoma County Superior Court, Case No. SCV247187. (plaintiff)
- 2010 – 2011 Expert witness in the construction defect and cost analysis case of Cederwall/Barrager for the law firm of Allen Matkins, Judge Tomar Mason, San Francisco Superior Court. (plaintiff)
- 2009 – 2010 Testified in court for construction defect and cost analysis in the case of Sangiacomo v. Cunningham for Archer Norris, Judge Monica F. Wiley, San Francisco Superior Court. (plaintiff)
- 2008 Testified at mediation in construction defect and cost analysis in Weinman v. Handlen for Aune and Associates. Mediator: Gary Ragghianti. (plaintiff)
- 2008 Testified in San Francisco Superior Court on code enforcements in the case of Cathedral Hill Condominium Associates v. Lisa Garber for Aune and Associates, Judge John Stewart. (plaintiff)
- 2007 Testified in Marin County Superior Court to develop a cost analysis in the case and trial of Sawicki v. Degnan for Joel Halverson Esq. (defense)
- 2006 Testified at arbitration on construction defect and cost analysis for Sedgwick, Detert, Moran & Arnold, LLP in the case of Saarman v. Smiriga. (defense)
- 2004 Testified in court on construction defect and cost analysis for the law firm of Maciel & Segovia in Segovia v. Bach, Case No. CGC 04428834, Judge Ernest H. Goldsmith, San Francisco Superior Court. (plaintiff)
- 2000 – 2002 Testified at arbitration in the case of Saal v. Nonella Construction for the law firm of Aune and Associates. (plaintiff)



- 1998 – 2000 Testified at the San Francisco Rent Board in Lombard Income Partners v. Tenants Association in San Francisco Rent Board hearing concerning pass through of capital improvements for Aune and Associates. (defense)
- 1993 Investigated construction defects in renovation of home in Palo Alto, CA. Completed remedial work, acted as an expert witness and testified in court in the trial of Goldworth v. Seito in San Mateo Superior Court. (plaintiff)
- 1992 Testified in San Francisco Superior Court in the trial of Ali Ghanbarian v. Doctor Winkie for the law firm of Robert DeVries, San Francisco, CA (plaintiff)

### **CONSTRUCTION LEGAL EXPERT CASES**

- 2020 Legal expert, 364 – 366 3rd Avenue, San Francisco
- 2020 Legal expert, 160 – 162 Lower Terrace, San Francisco
- 2019 – 2020 Construction legal expert for Zacks, Freedman & Patterson on two occasions
- 2019 – 2020 Construction legal expert for ACTS Law Firm, Encino, CA, 270 El Nido Road, Portola Valley
- 2019 – 2020 Construction legal expert for Elke & Merchant, LLP 1840 – 1842 Church St.
- 2019 Legal expert, 11600 Wright Place, Rough and Ready, CA
- 2018 – 2020 Legal expert, 874 28th Avenue, San Francisco
- 2018 – 2020 Legal expert, 601/601A Fell Street and 313 Castro Street, San Francisco
- 2018 – 2020 Legal expert, 2519 Harrison Street, San Francisco
- 2018 – 2020 Legal expert, 3756 Jackson Street, San Francisco
- 2018 – 2020 Legal expert, 2631 Appian Way, Pinole for Nichiren Shoshu Myoshinji Temple – Jay Kallman – Representative Attorney
- 2018-2019 Legal expert, 3953 Washington Street, San Francisco
- 2018 Legal expert for expert for the Hooshmand Law Group for the case of Xiao Zhen Wu v. Karol Naverrette and Louis Hernandez case: CUD – 17 – 657946 San Francisco Superior Court Judge Ronald E. Quidachay

- 2016 Legal expert for Hooshmand Law Group in the case of Reynolds v. Lau
- 2016 Expert for Hooshmand Law Group in Torres v. Xiang, 128 Bartlett, San Francisco
- 2016 Legal expert for Hooshmand Law Group in the case of Scott v. Phillips, 1618 King Street, Santa Cruz, CA
- 2015 Expert for the Law Offices of Gene J. Goldsman in Santa Ana Boone v. Hastings Sacramento
- 2015 Expert in confidential defense matter for Rothschild, Wishek and Sands LLP
- 2014 – 2017 Legal expert for law firm of Ethan A. Gaubiger in the Zibinsky matter
- 2014 – 2015 Legal expert for Abbey, Weitzenberg, Warren & Emery in Hays v. Total Concepts Construction
- 2014 Legal expert in a personal injury case for the law firm of Joseph W. Campbell in Carpizo v. KB Homes
- 2014 Legal expert for Clement, Fitzpatrick & Kenworthy in the Kosta matter
- 2014 Legal expert for Penney & Associates in the case of Wiseman personal injury, Marin County Superior Court
- 2013 – 2014 Legal expert for the law firms of Morris, Polich & Purdy and Wild, Carey & Fife in the case of Pomo Indians v. Acco, San Francisco Superior Court
- 2013 Legal expert for law firm of Ethan A. Glaubiger in the case of Phillips v. Kenny, Sonoma County Superior Court
- 2011 – 2012 Investigated construction defects for Aune and Associates at 1150 Lombard Street, San Francisco
- 2011 – 2012 Legal expert for Abbey, Weitzenberg, Warren & Emery in the investigation of construction defects for the Green Valley Vista HOA, Sebastopol, CA
- 2011 – 2012 Legal expert for Nardell Chitsaz & Associates in the construction defect case of Kuebler/Babler, Cloverdale, CA in Sonoma County Superior Court
- 2011 – 2012 Investigated construction defects for Aune and Associates at 3326 California Street HOA, San Francisco

- 2010 Provided cost analysis for the Denmark Subdivision, Sonoma, CA, for attorneys Matthew A. Crosby and Edward C. McDonald. (defense)
- 2010 Legal expert for Aune and Associates in TCC Union Square v. Elks Building Association, which involved restoration of the 3<sup>rd</sup> floor balcony at 450 Post Street in downtown San Francisco
- 2010 Expert witness in the Keon v. Carlson matter
- 2009 – 2011 Expert witness on construction defects and cost analysis in the case of Cederwall/Barrager for the law firm of Reed Smith. (defense)
- 2009 – 2011 Expert witness on construction defects and cost analysis in the Baus matter for Aune and Associates
- 2009 – 2011 Expert witness on construction defects and cost analysis in Susan Baldini v. 101 Lombard Street Condominium Association for Aune and Associates. (defense)
- 2009 Expert witness on construction defects and cost analysis in the case of Isabelle King for the law firm of John Sharp
- 2009 Expert witness on construction defects and cost analysis in the case of Song v. Bettencourt for the law firm of Clint Johnson and Associates
- 2008 Expert witness testimony on construction defects in the case of Tilton v. Coulter for the law firm of Gordon and Reese LLP. (defense)
- 2007 – 2019 Legal expert, expert for Kaufman Dolowich & Voluck, 507 Cole Street, San Francisco
- 2007 Expert witness testimony on cost analysis in the case of Peak Attraction v. Bubba Gump Restaurants for Daniel Crowley & Associates. (defense)
- 2007 Expert witness on construction defects in the case of Mr. Jim Neidel. v. Mario Trejo for Sheppard-Rosen Law Firm, LLP
- 2007 Expert witness on construction defects for law firm of Sheppard-Rosen in the case of Awe v. Spark Art, Inc.
- 2006 Expert witness on construction defect case for attorney Joel D. Breier. (defense)
- 2003 Expert witness for Davidovitz + Bennett in mediation of Teffeth v. Flanagan

- 2003 Expert witness in the case of Saal v. Nonella Construction for Burnham & Brown, attorneys for Saal's Insurance Company
- 2001 Expert witness for law firm of Conner & Bak in the Remuda Partners mediation
- 1995 Expert witness at the Schooler arbitration for law firm of Daron Tong. (defense)

## **ILLEGAL UNITS & FAIR HOUSING CASES**

Acted as expert on numerous tenant lawsuits forcing California landlords to uphold laws on affordable housing and investigated illegal units for Hooshmand Law Group, including:

- 2020 17 Colgate Drive, Rancho Mirage, CA
- 21 Castenada Avenue, San Francisco, CA
- 21 Ichabod Lane, Orinda, CA
- 31 Canyon Street,
- 34 Rico Way, San Francisco, CA
- 53 Flicker Drive, Novato, CA
- 92 Locust Street, Mill Valley, CA
- 112 Capri Court, Danville, CA
- 131 Werner Avenue, Daly City, CA
- 147 Ripley Street, San Francisco, CA
- 200 Willowgreen, Santa Rosa, CA
- 246 Atherton Avenue & 132 Isabella Avenue, Atherton, CA
- 398 Rheem Boulevard, Moraga, CA
- 410 Diamond Street, San Francisco, CA
- 421 Crown Road, Kentfield, CA
- 424 28th Street, San Francisco, CA
- 435 China Basin Street, San Francisco, CA
- 450 Pulgas Drive, Woodside, CA
- 560 Hill Street, San Francisco, CA
- 732-734 Lyon Street, San Francisco, CA
- 747 Natoma Street, Unit 203, San Francisco, CA
- 865 Hamilton Avenue, Palo Alto, CA
- 867 27th Avenue, San Francisco, CA
- 934 – 962 Stockton Street, San Francisco, CA
- 960 Hilldale Avenue, Berkeley, CA
- 1001 California Street, 2A, San Francisco, CA
- 1060 Mississippi Street, San Francisco, CA

1129 Tennessee Street, San Francisco, CA  
1310 Minnesota Street, Unit 202, San Francisco, CA  
1385 San Rosa Avenue, Santa Rosa, CA  
1433 Jefferson Street, San Francisco, CA  
1450 Masonic Avenue, San Francisco, CA  
1940 Redwood Hill Court, Santa Rosa, CA  
2069 – 2067 Green Street, San Francisco, CA  
2135 Lombard Street, San Francisco, CA  
2263 Sacramento Street, San Francisco, CA  
2441 Vallejo Street, San Francisco, CA  
2722 Folsom Street, San Francisco, CA  
3061 Live Oak Court, Danville, CA  
3110 Patrick’s Point Drive, Trinidad, CA  
3208 Ronino Way, Lafayette, CA  
3255 Redwood Road, Napa, CA  
3291 Mariola Road, Sebastopol, CA  
3300 Geary Boulevard, San Francisco, CA  
3437 – 3439 Fillmore Street, San Francisco, CA  
3756 Jackson Street, San Francisco, CA  
3799 Shillingford Court, Santa Rosa, CA  
3959 Washington Street, San Francisco, CA  
4328 Streamside Drive, Santa Rosa, CA  
4437 23rd Street, San Francisco, CA  
4592 Carmen Drive, El Dorado Hills, CA  
11600 Wright Place, Rough and Ready, CA  
13755 Perini Road, Middletown, CA  
41386 Fremont Boulevard, Fremont, CA  
Arques School of Traditional Boar Building

2019 49 Hopkins Street, San Francisco, CA  
121 – 123 Mariner Green Court, Corte Madera, CA  
178 McLellan Avenue, San Mateo, CA  
239 Coronado Street, Half Moon Bay, CA  
287 Cresta Vista Drive, San Francisco, CA  
288 Mac Donald Avenue, Daly City, CA  
301 Washington Street, Sonoma, CA  
435 – 437 E. Oakwood Boulevard, Redwood City, CA  
450 Post Street, Sausalito, CA  
535 A Greenwich Street, San Francisco, CA

693 South Orchard Avenue, Ukiah, CA (Super 8 Motel)  
710 Carlin Court, Petaluma, CA  
761 Marina Boulevard, San Francisco, CA  
991 Delores Street, San Francisco, CA  
1195 Saranap Avenue, Unit 17, Walnut Creek, CA  
1358 Union Street, San Francisco, CA  
1474 6th Avenue, San Francisco, CA  
1552 – 1554 8th Street, Oakland, CA  
1760 Alabama Street, San Francisco, CA  
2020 Hyde Street, San Francisco, CA  
2200 Mission Street, San Francisco, CA  
2210 Broderick Street, San Francisco, CA  
2519 Harrison Street, San Francisco, CA  
2712 Broadway Street, San Francisco, CA  
2921 Vallejo Street, San Francisco, CA  
3380 Vigilante Road, Sonoma, CA  
3410 Industrial Way, Sacramento, CA  
4009 Linden Street, Unit 6, Oakland, CA  
4312 23rd Street, San Francisco, CA  
4369 21st Street, San Francisco, CA  
6048 Claret Court, Vallejo, CA  
7700's 1240 W, West Jordan, UT  
8689 England Avenue, Dublin, CA  
17560 Taylor Lane, Occidental, CA

2015 1219 El Camino Real, Burlingame, CA  
258 38th Avenue, San Francisco, CA  
56 Mason Street, San Francisco, CA (2nd case)  
3875 Castro Valley Blvd

2014 Civic Center Hotel, 20 12th Street, San Francisco, CA  
445 O'Farrell Street, San Francisco, CA  
710 Ellis Street, San Francisco, CA  
3440 Redwood Court, Castro Valley, CA  
3154 26<sup>th</sup> Street, San Francisco, CA  
2440 Bryant Street, San Francisco, CA  
500 Holloway Street, San Francisco, CA  
1139 Market Street, San Francisco, CA

756 Valencia Street, San Francisco, CA  
5825 Keith Avenue, San Francisco, CA  
4240 Irving Street, San Francisco, CA  
1443 Underwood Avenue, San Francisco, CA  
3855 San Bruno Avenue, San Francisco, CA  
Phillips Hotel, 22 Battery Street, San Francisco, CA  
201-205 9<sup>th</sup> Street, San Francisco, CA  
2311 32<sup>nd</sup> Avenue, San Francisco, CA  
3562-3550 San Bruno Avenue, San Francisco, CA  
1223 El Camino Real, Burlingame, CA  
80 Pacheco Street, San Francisco, CA