

EXHIBIT J
FORM OF DECLARATION OF RESTRICTIONS

(Italicized information to be inserted/deleted for each Property)

Free Recording Requested Pursuant to
Government Code Sections 27383 and 27388.1

Recording requested by and
when recorded mail to:
City and County of San Francisco
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, California 94103
Attn: Housing Loan Administrator

-----Space Above This Line for Recorder's Use-----

APN: *Block: 3587 Lot: 078*
Block: 5524 Lot: 001
Block: 3611 Lot: 060
Block: 6692 Lot: 001
Block: 3588 Lot: 022
Block: 6520 Lot: 031
Block: 3590 Lot: 033
Block: 5501 Lot: 043
Block: 5609 Lot: 007
Block: 6570 Lot: 001
Block: 3641 Lot: 023
Block: 5690 Lot: 044
Block: 5720 Lot: 010
Block: 6532 Lot: 034
Block: 5683 Lot: 005

AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS
Mission Bundle

Property Address: *3329-3333 20th Street / 3182-3198 24th Street / 3353 26th Street / 1500
Cortland Avenue / 35 Fair Avenue / 3840 Folsom Street / 642-646 Guerrero Street / 63-67
Lapidge Street / 2217-2221 Mission Street / 3800 Mission Street / 19-23 Precita Avenue /
344-348 Precita Avenue / 269-271 Richland Avenue / 380 San Jose Avenue / 1015 Shotwell
Street*

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THIS AMENDED AND RESTATED DECLARATION OF RESTRICTIONS ("**Declaration**") is made as of [Date], 2025, by **MEDA PRECITA SMALL PROPERTIES, LLC**, a California limited liability company ("**Borrower**"), in favor of the **CITY AND COUNTY OF SAN FRANCISCO**, represented by the Mayor, acting through the Mayor's Office of Housing and Community Development (the "**City**").

RECITALS

A. The City is making loans (collectively, the "**Loan**") to Borrower of 2015 General Obligation Bond, Affordable Housing Fund, Condo Conversion Fees, Eastern Neighborhood - Mission Fees, Housing Trust, and 2024 General Obligation Fund) to finance the acquisition and rehabilitation of and provide permanent financing for the real property described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**") as low- to moderate-income housing (the "**Project**"). The Loan is evidenced by, among other documents, a Loan Agreement between the City and Borrower dated as of the date of this Declaration, as it may be amended from time to time (the "**Agreement**"). The Agreement is incorporated by reference in this Declaration as though fully set forth in this Declaration and is available through the Mayor's Office of Housing and Community Development ("**MOHCD**") at the address first specified in the recording request set forth above.

B. Borrower's predecessor in interest purchased the Property with financing, in part, provided by the City under the Small Sites Program that helps San Franciscans avoid displacement and eviction by removing small properties from the speculative market, stabilizing housing for current tenants of those properties, and converting the properties to permanently affordable housing. In connection with the City financing, Borrower's predecessor in interest recorded a Declaration of Restrictions in favor of the City in the Official Records of San Francisco County *[dated as of January 13, 2016, and recorded on January 22, 2016, as Document Number 2016-K193495-00 / a Declaration of Restrictions dated as of March 10, 2017 and recorded on March 20, 2017 as Document Number 2017-K423042-00 / a Declaration of Restrictions dated as of November 30, 2016 and recorded on November 30, 2016, as Document Number 2016-K364883-00 / a Declaration of Restrictions dated as of February 14, 2017 and recorded on February 24, 2017 as Document Number 2017-K414170-00 / a Declaration of Restrictions dated as of April, 2017 and recorded on April 14, 2017 as Document Number 2017-K433400-00 / a Declaration of Restrictions dated as of May 12, 2017 and recorded on May 12, 2017 as Document Number 2017-K449873-00 / a Declaration of Restrictions dated as of May 8, 2017 and recorded on May 12, 2017 as Document Number 2017-K449859-00 / a Declaration of Restrictions dated as of September 29, 2017 and recorded on September 29, 2017 as Document Number 2017-K520889-00 / a Declaration of Restrictions dated as of July 7, 2014 and recorded on July 14, 2017 as*

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*Document Number 2017-K475860-00 / a Declaration of Restrictions dated as of November 20, 2017 and recorded on November 20, 2017 as Document Number 2017-K540447-00 / a Declaration of Restrictions dated as of April 17, 2017 and recorded on May 1, 2017 as Document Number 2017-K445669-00 / a Declaration of Restrictions dated as of July 22, 2016 and recorded on July 22, 2016 as Document Number 2016-K292145-00 / a Declaration of Restrictions dated as of March 2, 2017 and recorded on March 10, 2017 as Document Number 2017-K419334-00 / a Declaration of Restrictions dated as of September 23, 2016 and recorded on September 23, 2016 as Document Number 2016-K332904-00 / a Declaration of Restrictions dated as of June 2, 2017 and recorded on June 9, 2017 as Document Number 2017-K461247-00 / a Declaration of Restrictions dated as of January 13, 2016 and recorded on January 22, 2016 as Document Number 2016-K193489-00] (the “**Original Declaration**”).*

C. Under that certain Assignment and Assumption Agreement dated _____, and recorded concurrently with this Declaration, Borrower has agreed to assume the obligations of the Original Declaration. City and Borrower have agreed to amend and restate the Original Declaration pursuant to the terms of the Agreement. This Declaration amends, restates, replaces, and supersedes the Original Declaration in its entirety.

D. Pursuant to the Agreement, Borrower has agreed to comply with certain affordability and other use and occupancy restrictions (collectively, the "**Regulatory Obligations**"), commencing on the Agreement Date, and continuing for as long as the Project or any modification of the Project remains in existence, but in any event no less than ninety nine (99) years from the date the Deed of Trust is recorded in the Official Records of San Francisco County (the "**Compliance Term**"), even if the Loan is repaid or otherwise satisfied or the Deed of Trust is reconveyed. Borrower's covenants and agreements described in this Declaration are a material part of the consideration for the City in making the Loan, and without Borrower's agreement to subject the Property to the Regulatory Obligations even after the Loan is satisfied, the City would be unwilling to make the Loan to Borrower.

AGREEMENT

Now, therefore, in consideration of the City's providing the Loan in accordance with the City Documents, Borrower agrees as follows:

1. Definitions. Any capitalized terms in this Declaration that are not defined herein shall have the meaning set forth in the Agreement.
2. Regulatory Obligations.

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(a) Borrower must comply with the Regulatory Obligations through the expiration of the Compliance Term, including without limitation those described in this Declaration, regardless of any reconveyance of the Deed of Trust.

(b) For the avoidance of any doubt, notwithstanding any repayment of the Loan or otherwise satisfied or if the Deed of Trust is reconveyed, Borrower will comply with the applicable terms of the Agreement as if fully set forth herein, including, without limitation, Article 6 (Marketing), Article 7 (Affordability and Other Leasing Restrictions), Article 8 (Maintenance and Management of the Project), Article 9 (Governmental Approvals and Requirements), Article 10 (Project Monitoring, Reports, Books and Records), Article 11 (Use of Income From Operations), Article 12 (Required Reserves), Article 16 (Transfers), Article 17 (Insurance and Bonds; Indemnity), Article 18 (Hazardous Substances), and Article 19 (Default).

3. Affordability and Restrictions.

(a) Restrictions. The Project may be occupied only by Qualified Tenants and their households. As provided in Section 7.2(b) of the Agreement, a Qualified Tenant will remain eligible for their Unit regardless of rises in household income during its tenancy. Qualified Tenants at initial occupancy must pay at least 20% of their gross household income towards Rent unless otherwise approved by MOHCD, provided that in no event shall any Qualified Tenant be required to pay Rent in excess of the lesser of (i) Maximum Rent, but not to exceed 30% of 100% of Median Income for any Unit, or (ii) 20% below the market rents of comparable units as approved by MOHCD, except as otherwise provided in Section 7.3(d) of the Agreement.

(b) Rents on Agreement Date. Required Rents for the Units as of the Agreement Date shall be as follows:

3329-3333 20th Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
<i>#1</i>	<i>studio</i>	<i>[\$1,188]</i>
<i>#2</i>	<i>1-bedroom</i>	<i>vacant</i>
<i>#3</i>	<i>studio</i>	<i>[\$1,093]</i>

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#4	<i>studio</i>	<i>[\$585]</i>
#5	<i>1-bedroom</i>	<i>[\$1,360]</i>
#6	<i>Studio</i>	<i>[\$541]</i>
#7	<i>1-bedroom</i>	<i>[\$890]</i>
#8	<i>1-bedroom</i>	<i>[\$1,016]</i>
#9	<i>Studio</i>	<i>[\$1,206]</i>
#10	<i>1-bedroom</i>	<i>[\$505]</i>

3182-3198 24th Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#3188-01	<i>studio</i>	<i>[\$595]</i>
#3188-02	<i>studio</i>	<i>[\$665]</i>
#3188-03	<i>studio</i>	<i>vacant</i>
#3188-04	<i>studio</i>	<i>[\$0]</i>
#3190-05	<i>1-bedroom</i>	<i>[\$2,393]</i>
#3190-06	<i>1-bedroom</i>	<i>vacant</i>
#3192-07	<i>3-bedroom</i>	<i>[\$1,539]</i>
#3186-08	<i>3-bedroom</i>	<i>[\$1,227]</i>

3353 26th Street:

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<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#1	1-bedroom	[\$2,097]
#2	1-bedroom	[\$1,229]
#3	2-bedroom	[\$1,802]
#4	studio	[\$1,056]
#5	studio	[\$921]
#6	1-bedroom	[\$347]
#7	1-bedroom	[\$1,047]
#8	1-bedroom	[\$1,251]
#9	studio	[\$261]
#10	1-bedroom	[\$2,132]

1500 Cortland Avenue:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#1	1-bedroom	[\$1,237]
#2	2-bedroom	[\$2,435]
#3	1-bedroom	[\$1,673]
#4	2-bedroom	[\$1,605]

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35 Fair Avenue:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#29	1-bedroom	[\$1,672]
#31	1-bedroom	[\$2,086]
#33	1-bedroom	[\$1,880]
#35	1-bedroom	[\$2,251]

3840 Folsom Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#1	2-bedroom	[\$2,454]
#2	1-bedroom	[\$1,544]
#3	1-bedroom	[\$2,398]
#4	1-bedroom	[\$1,557]

642-646 Guerrero Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#642	1-bedroom	[\$1,369]
#644	1-bedroom	[\$2,148]

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#646	2-bedroom	[\$2,140]
#646A	1-bedroom	[\$2,148]

63-67 Lapidge Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#63	1-bedroom	[\$2,082]
#63A	1-bedroom	[\$1,040]
#65	1-bedroom	[\$2,300]
#65A	1-bedroom	[\$1,274]
#67	1-bedroom	[\$2,340]
#67A	1-bedroom	[\$2,586]

2217-2221 Mission Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#101	1-bedroom	[\$284]
#102	1-bedroom	[vacant]
#103	1-bedroom	[\$869]
#104	2-bedroom	[\$2,594]
#201	1-bedroom	[\$2,117]
#202	1-bedroom	[\$2,148]

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#203	<i>1-bedroom</i>	<i>[\$2,117]</i>
#204	<i>1-bedroom</i>	<i>[\$1,636]</i>

3800 Mission Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#3802	<i>1-bedroom</i>	<i>[\$1,497]</i>
#3804	<i>1-bedroom</i>	<i>[\$2,486]</i>
#88	<i>1-bedroom</i>	<i>[\$1,809]</i>
#94	<i>1-bedroom</i>	<i>[\$2,818]</i>
#98	<i>studio</i>	<i>[\$914]</i>

19-23 Precita Avenue:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#19	<i>3-bedroom</i>	<i>[\$3,279]</i>
#21	<i>3-bedroom</i>	<i>[\$2,265]</i>
#23	<i>3-bedroom</i>	<i>[\$1,757]</i>

344-348 Precita Avenue:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
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#344	2-bedroom	[\$2,791]
#346	1-bedroom	[\$1,071]
#348	studio	[\$1,054]

269-271 Richland Avenue:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
269-B	1-bedroom	[\$1,614]
271-A	1-bedroom	[\$1,389]
271-B	2-bedroom	[\$3,064]
271-C	2-bedroom	[\$1,786]
271	1-bedroom	[\$1,804]
269A	1-bedroom	[\$2,340]

380 San Jose Avenue:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#1	1-bedroom	[\$1,866]

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#2	<i>1-bedroom</i>	<i>[vacant]</i>
#3	<i>1-bedroom</i>	<i>[\$507]</i>
#4	<i>1-bedroom</i>	<i>[\$2,106]</i>

1015 Shotwell Street:

<i>Unit Number</i>	<i>Unit Type</i>	<i>Rent (monthly payments) as of the Date of Close of the Loan</i>
#1	<i>1-bedroom</i>	<i>[\$2,340]</i>
#2	<i>1-bedroom</i>	<i>[\$2,195]</i>
#3	<i>1-bedroom</i>	<i>[\$2,569]</i>
#4	<i>2-bedroom</i>	<i>[\$467]</i>
#5	<i>2-bedroom</i>	<i>[\$1,920]</i>
#6	<i>1-bedroom</i>	<i>[\$1,199]</i>
#7	<i>1-bedroom</i>	<i>[\$1,313]</i>
#8	<i>1-bedroom</i>	<i>[\$1,356]</i>
#9	<i>2-bedroom</i>	<i>[\$1,181]</i>
#10	<i>1-bedroom</i>	<i>[vacant]</i>

(c) Rents for Units at Turn Over. After the Agreement Date, the Rent for each Unit that becomes vacant and is not leased to a Direct Referral Tenant must be approved by MOHCD before the Unit may be rented to a Qualified Tenant. The rent shall be set at the amount necessary to bring the Project's combined average Rents for all Units as close as is possible but no higher than the amount calculated as 30% of 80% Median Income. In addition, no vacant Unit may be filled with a household earning more than 120% Median Income upon initial occupancy.

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4. Rent Adjustments and Restrictions. Rent for all Units may be increased only once annually. Rent for all Units shall be increased annually on the anniversary of the Agreement Date by the greater of: (x) the percentage change in annual operating expenses, up to a maximum of 3.5%; or (y) 2%, except as follows:

(a) Reserved.

(b) Severely Rent Burdened Qualified Tenants. If the Rent increase described in this Section 4 results in any Qualified Tenant household becoming Severely Rent Burdened, Borrower is not required to increase the Rent of the Severely Rent Burdened Qualified Tenant until such time as the Qualified Tenant is no longer Severely Rent Burdened, provided that: (i) Borrower first demonstrates to the satisfaction of MOHCD, in MOHCD's sole discretion, that the Project maintains short- and long-term financial sustainability in the form of positive cash flow, adequately funded reserves, and other indicators as MOHCD may reasonably request; (ii) at each income recertification, the ability of all households to pay required rent increases will be reassessed, as will the Borrower cash flow, to ensure short- and long-term financial sustainability if Borrower elects not to impose the required annual Rent increase for any Severely Rent Burdened Qualified Tenant; and (iii) all Regulatory Obligations continue to be met. Similarly, if the circumstances described in this subsection are met, a Unit becomes vacant and a Qualified Tenant demonstrates to Borrower that it is Severely Rent Burdened, Borrower may reduce such Qualified Tenant's Rent to a level no lower than 40% of that Qualified Tenant's gross monthly income, thus resulting in a higher Rent that will be required for the vacant Unit. If more than one Qualified Tenant is eligible for such a Rent reduction, the reduction shall be equally distributed among such eligible Qualified Tenants.

(c) Recovery of Project Expenses. With the City's prior written approval, Rent increases for Units exceeding the amounts permitted by **Section 7.3** of the Agreement may be permitted once annually in order to recover increases in approved Project Expenses, provided that: (i) in no event may annual Rent increases exceed the maximum annual increase stated in the SSP Guidelines unless such an increase is contemplated in a City-approved temporary relocation plan or is necessary due to the expiration of Section 8 or other rental subsidies; and (ii) Rents for each Unit may in no event exceed the lesser of (y) Maximum Rent, or (z) 20% below the market rents of comparable units as approved by MOHCD. The City's approval for such Rent increases under this subsection shall not be unreasonably withheld.

(d) Rent Subsidy Programs. For those households that hold rent subsidy vouchers, such as Section 8, and Direct Referral Tenants, on an annual basis Borrower shall request and use best efforts to receive an increase in contract rent equivalent to the percentage change in Fair Market Rent or equivalent payment standard, whichever is greater. For any

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Qualified Tenant participating in a rent or operating subsidy program where the rent charged is calculated as a percentage of household income, adjustments to Rent charged may be made according to the rules of the relevant subsidy program, and provided the Qualified Tenant paid portion of Rent does not exceed the lesser of (i) Maximum Rent or (ii) 20% below the market rents of comparable units as approved by MOHCD. For any Qualified Tenant that becomes ineligible to continue participating in a rent or operating subsidy program, rental increases shall not exceed Maximum Rent as approved by MOHCD or 50% of household income, whichever is less.

(e) Recovery of Property Tax Increases. In addition to the Rent increases contemplated in this **Section 7** and with the City's prior written approval, if a Qualified Tenant's household income exceeds eighty percent (80%) of California Median Income (as published by the California Department of Housing and Community Development) during occupancy of a Unit or if a Qualified Tenant fails to certify or recertify his/her/their household income to Borrower on an annual basis, Borrower may adjust the charges for Rent for such Qualified Tenant by no more than seven percent (7%) per year to absorb the amount of property taxes attributable to the Qualified Tenant's Unit as a result of the loss of the State of California's welfare exemption for low-income housing properties. The City may, in its sole discretion, require that Rent increases allowed under this subsection be implemented over a period of time in order to reduce the burden on an existing Qualified Tenant. Rents charged under this subsection may not exceed the limits set forth in the SSP Guidelines as amended from time to time, or if not otherwise specified, the lesser of: (i) Maximum Rent; or (ii) 20% of a household's gross income. MOHCD must approve such Rent increases, which approval shall not be unreasonably withheld. If such Qualified Tenant's household income subsequently decreases and the Unit becomes eligible for the California welfare property tax exemption, Borrower may reduce such Qualified Tenant's Rent by the amount of property tax savings attributable to the Qualified Tenant's Unit.

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(f) Excess Rent. If Borrower increases Rents or offers a vacant Unit for rent at a rate that exceeds the rules described in this Declaration, the resulting excess cash flow will be paid by Borrower to the Qualified Tenants who were overcharged, and Borrower's actions will constitute an Event of Default pursuant to Section 19 of the Agreement.

5. Certification.

(a) As a condition to initial occupancy, each person who desires to be a Qualified Tenant in the Project must sign and deliver to Borrower a certification in the then-current form (see current form attached to the Loan Agreement as Exhibit C), in which the prospective Qualified Tenant certifies that he/she or his/her household qualifies as a Qualified Tenant, and which certification is reviewed and approved by Borrower and the City. In

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addition, each person must provide any other information, documents or certifications deemed necessary by the City to substantiate the prospective tenant's income. Certifications provided to and accepted by the San Francisco Housing Authority will satisfy this requirement.

(b) Each Qualified Tenant in the Project must recertify its household income to Borrower as established by the SSP Guidelines and Small Sites Marketing and Leasing Manual, as amended from time to time.

(c) Income certifications with respect to each Qualified Tenant who resides in a Unit or resided therein during the immediately preceding calendar year must be maintained on file by Borrower, and Borrower must provide records thereof with the City promptly upon request by the City.

6. Nondiscrimination. Borrower agrees not to discriminate against or permit discrimination against any person or group of persons because of race, color, creed, national origin, ancestry, age, sex, sexual orientation, disability, gender identity, height, weight, source of income or acquired immune deficiency syndrome (AIDS) or AIDS related condition (ARC) in the operation and use of the Project except to the extent permitted by law or required by any other funding source for the Project. Borrower agrees not to discriminate against or permit discrimination against Qualified Tenants using Section 8 certificates or vouchers or assistance through other rental subsidy programs.

7. Remedies. During the Compliance Term the City may rely on this Declaration, the Deed of Trust and/or the Loan Agreement, in the City's discretion, to enforce any of the City's rights under the City Documents.

8. Covenants Run with the Land. This Declaration and the Regulatory Obligations constitute covenants running with the land and bind successors and assigns of Borrower and any non-borrower owner of the Property. In the event that Borrower fails to comply with the Regulatory Obligations to the City's satisfaction, in its sole discretion, within thirty (30) days of Borrower's receipt of notice from the City to so comply, the City at its option may exercise any rights available at equity or in law, including, without limitation, institute an action for specific performance. Borrower shall pay the City's costs in connection with the City's enforcement of the terms of this Declaration, including, without limitation, the City's attorneys' fees and costs.

[SIGNATURES ON THE NEXT PAGE]

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Borrower has executed this Declaration as of the date first written above.

BORROWER

MEDA PRECITA SMALL PROPERTIES, LLC,
a California limited liability company

By: Mission Economic Development Agency,
a California nonprofit public benefit corporation,
Its: sole member and manager

By: _____
Name: Luis Granados
Title: Chief Executive Officer

[ALL SIGNATURES MUST BE NOTARIZED]

INSERT NOTARY ACKNOWLEDGEMENT

EXHIBIT A

Legal Description of the Property

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

TRACT ONE:

Parcel One:

Beginning at a point on the Westerly line of Guerrero Street, distant thereon 225 feet and 6 inches Southerly from the Southerly line of Eighteenth Street; running thence Southerly along said line of Guerrero Street 30 feet and 6 inches; thence at a right angle Westerly 100 feet; thence at a right angle Northerly 30 feet and 6 inches; and thence at a right angle Easterly 100 feet to the point of beginning.

Parcel Two:

Beginning at a point on the Westerly line of Guerrero Street, distant thereon 261 feet and 6 inches Northerly from the Northerly line of Nineteenth Street; running thence Northerly along said line of Guerrero Street 2 feet and 6 inches; thence at a right angle Westerly 100 feet; thence at a right angle Southerly 2 feet and 6 inches; and thence at a right angle Easterly 100 feet to the point of beginning.

Being part of Mission Block No. 78.

Assessor's Lot 078; Block 3587

TRACT TWO:

Parcel One:

Beginning at the point of intersection of the Southerly line of Precita Avenue and the Westerly line of Treat Avenue; running thence Westerly and along the said Southerly line of Precita Avenue 40 feet; thence at a right angle Southerly 60 feet; thence at a right angle Easterly 40 feet to the Westerly line of Treat Avenue; thence at a right angle Northerly along said line of Treat Avenue 60 feet to the Southerly line of Precita Avenue and the point of beginning.

Being a part of Precita Valley Lot No. 151.

Parcel Two:

Beginning at a point on the Westerly line of Treat Avenue, distant thereon 60 feet, Southerly from the Southerly line of Precita Avenue; running thence Southerly and along said line of Treat Avenue 10 feet; thence at a right angle Westerly 40 feet; thence at a right angle Northerly 10 feet; thence at a right angle Westerly 40 feet to the point of beginning.

Being part of Lot No. 8 Kingston's Subdivision of Precita Valley Lots 148 to 153.

Assessor's Lot 001; Block 5524

TRACT THREE:

Commencing at a point on the Southerly line of 20th Street, distant thereon 60 feet Easterly from the Easterly line of Shotwell Street; running thence Easterly along said line of 20th Street 35 feet, 6 inches; thence at a right angle Southerly 95 feet; thence at a right angle Westerly 35 feet, 6 inches; thence at a right angle Northerly 95 feet to the point of commencement.

Being a portion of Mission Block No. 56.

Assessor's Lot 060; Block 3611

TRACT FOUR:

Beginning at the point of intersection of the Southerly line of Richland Avenue, with the Westerly line of Mission Street; running thence Southerly along said line of Mission Street 25 feet; thence Westerly and parallel with the Southerly line of Richland Avenue 100 feet; thence Northerly and parallel with said Westerly line of Mission Street 25 feet to the Southerly line of Richland Avenue; thence Easterly along said line of Richland Avenue 100 feet to the point of beginning.

Being Lot No. 18, in Block "E" French and Gilman Tract

Assessor's Lot 001; Block 6692

TRACT FIVE:

Beginning at a point on the Easterly line of Lapidge Street, distant thereon 175 feet Northerly from the Northerly line of 19th Street; running thence Northerly along said line of Lapidge Street 25 feet; thence at a right angle Easterly 80 feet; thence at a right angle Southerly 25 feet; thence at a right angle Westerly 80 feet to the point of beginning.

Being a portion of Mission Block No. 71.

Assessors' Lot 022; Block 3588

TRACT SIX:

Beginning at a point on the Easterly line of Shotwell Street, distant thereon 150 feet Southerly from the Southerly line of 24th Street; running thence Southerly and along said line of Shotwell Street, 50 feet; thence at a right angle Easterly, 122 feet and 6 inches; thence at a right angle

Northerly, 50 feet; thence at a right angle Westerly, 122 feet and 6 inches, to the point of beginning.

Being part of Mission Block No. 172.

Assessor's Lot 031; Block 6520

TRACT SEVEN:

Beginning at a point on the Easterly line of Mission Street, distant thereon 95 feet Southerly from the Southerly line of 18th Street; running thence Southerly along said line of Mission Street 30 feet; thence at a right angle Easterly 122 feet and 6 inches; thence at a right angle Northerly 30 feet; thence at a right angle Westerly 122 feet and 6 inches to the point of beginning.

Being a part of Mission Block No. 61.

Assessor's Parcel No: Lot 033, Block: 3590

TRACT EIGHT:

Beginning at a point on the Northerly line of Precita Avenue, distant thereon 89 feet, 4-5/8 inches Easterly from the Southeasterly line of Mission Street; running thence Northeasterly parallel with the Southeasterly line of Mission Street 148 feet, 7-1/8 inches to a point distant Southeasterly 83 feet, 6 inches from the Southeasterly line of Mission Street, measured at a right angle thereto from a point in said Southeasterly line of Mission Street, distant thereon 180 feet Northeasterly from the Northerly line of Precita Avenue; running thence Southeasterly at a right angle to said Southeasterly line of Mission Street 16 feet, 4-1/8 inches; thence Southwesterly 137 feet, 6-1/4 inches, more or less, to a point on the Northerly line of Precita Avenue, distant thereon 120 feet, 5 inches Easterly from the Southeasterly line of Mission Street; thence Westerly along the Northerly line of Precita Avenue 31 feet, 3/8 of an inch to the point of beginning.

Being a portion of Precita Valley Lands.

Assessor's Lot 043; Block 5501

TRACT NINE:

Beginning at a point on the Northeasterly line of Fair Avenue, distant thereon 135 feet and 6- 1/2 inches Southeasterly from the Southeasterly line of Mission Street; running thence Southeasterly along said line of Fair Avenue 22 feet and 11-1/2 inches; thence at a right angle Northeasterly 100 feet; thence at a right angle Southwesterly 22 feet and 11-1/2 inches; thence at a right angle Southwesterly 100 feet to the point of beginning.

Being a portion of Precita Valley Lots No. 356 and 357

Assessor's Lot 007; Block 5609

TRACT TEN:

Commencing at the point of intersection of the Southerly line of 26th Street and the Westerly line of Capp Street; running thence Westerly and along said line of 26th Street 25 feet; thence at a right angle Southerly 100 feet, more or less, to the Northwesterly line of Capp Street; thence Northwesterly along said line of Capp Street 31 feet, more or less, to the Westerly line of Capp Street; thence Northerly along said line of Capp Street 87 feet, 9 inches, more or less, to the point of commencement.

Being part of Mission Block No. 199.

Assessor's Lot 001; Block 6570

TRACT ELEVEN:

Beginning at the intersection of the Easterly line of South Van Ness Avenue and the Northerly line of 24th Street, running thence Northerly along said line of South Van Ness Avenue 35 feet; thence at a right angle Easterly 92 feet 6 inches; thence at a right angle Southerly 35 feet to the Northerly line of 24th Street; and running thence Westerly along said line of 24th Street 92 feet 6 inches to the point of beginning.

Being a portion of Mission Block No. 153.

Together with and as an appurtenant to the above described property an Easement for pedestrian ingress and egress over, upon and across the following described parcel of land:

Beginning at a point on the Easterly line of South Van Ness Avenue, formerly Howard Street, distant thereon 35 feet Northerly from the Northerly line of 24th Street; running thence Northerly along said line of South Van Ness Avenue 5 feet; thence at a right angle Easterly 92 feet 6 inches; thence at a right angle Southerly 5 feet; thence at a right angle Westerly 92 feet 6 inches to the point of beginning.

Being a portion of Mission Block No. 153.

Assessor's Lot 023; Block 3641

TRACT TWELVE:

Beginning at a point of intersection of the Easterly line of Bradford Street with the Southerly line of Cortland Avenue; running thence Southerly along said line of Bradford Street 30 feet; thence at right angle Easterly 70 feet; thence at a right angle Northerly 30 feet to the Southerly line of Cortland Avenue, thence at a right angle Westerly said along line of Cortland 70 feet to the point of beginning.

Being a portion of Lot No. 1293 of Gift Map No. 2, as per Map thereof filed in the Office of the County Recorder of the City and County of San Francisco, State of California, November 7, 1861, recorded in Book 2, "A and B", of Maps, Page 13.

APN: Lot 044; Block 5690

TRACT THIRTEEN:

Beginning at a point on the Northerly line of Richland Avenue, distant thereof 237 feet and 6 inches Westerly from the Westerly line of Murray Street; running thence Westerly and along said line of Richland Avenue 37 feet and 6 inches; thence at a right angle Northerly 100 feet; thence at a right angle Easterly 37 feet and 6 inches; thence at a right angle Southerly 100 feet to the point of beginning.

Being all of Lot No. 45 and the Westerly one-half of Lot No. 44 in Block No. 4 Holly Park Tract.

Assessor's Lot 010; Block 5720

TRACT FOURTEEN:

Beginning at a point on the Westerly line of San Jose Avenue, distant thereon 85 feet Northerly from the Northerly line of 26th Street; running thence Northerly along said Westerly line of San Jose Avenue 27 feet; thence at a right angle Westerly 120 feet and 3 inches; thence at a right angle Southerly 27 feet; thence at a right angle Easterly 120 feet and 3 inches to the point of beginning.

Being a portion of Block No. 6, Horner's Addition.

Assessor's Lot 34, Block 6532

TRACT FIFTEEN:

Lot No. 452, Gift Map No. 2, as per Map of said tract filed November 7, 1861, in the Office of the Recorder of the City and County of San Francisco, State of California, and recorded in Book 2 "A" and "B" of Maps, Page 13.

Assessor's Lot 005; Block 5683

Street Addresses:

Tract One:

642-646 Guerrero Street

San Francisco, CA 94110

APN: Block: 3587 Lot: 078

Tract Two:

344-348 Precita Avenue

San Francisco, CA 94110
APN: Block: 5524 Lot: 001

Tract Three:
3329-3333 20th Street
San Francisco, CA 94110
APN: Block: 3611 Lot: 060

Tract Four:
3800-3804 Mission Street
San Francisco, CA 94110
APN: Block: 6692 Lot: 001

Tract Five:
63-67 Lapidge Street
San Francisco, CA 94110
APN: Block: 3588 Lot: 022

Tract Six:
1015 Shotwell Street
San Francisco, CA 94110
APN: Block: 6520 Lot: 031

Tract Seven:
2217-2221 Mission Street
San Francisco, CA 94110
APN: Block: 3590 Lot: 033

Tract Eight:
19-23 Precita Avenue
San Francisco, CA 94110
APN: Block: 5501 Lot: 043

Tract Nine:
29-35 Fair Avenue
San Francisco, CA 94110
APN: Block: 5609 Lot: 007

Tract Ten:
3353 26th Street
San Francisco, CA 94110
APN: Block: 6570 Lot: 001

Tract Eleven:
3182-3198 24th Street
San Francisco, CA 94110

APN: Block: 3641 Lot: 023

Tract Twelve:
1500 Cortland Avenue
San Francisco, CA 94110
APN: Block: 5690 Lot: 044

Tract Thirteen:
269-271 Richland Avenue
San Francisco, CA 94110
APN: Block: 5720 Lot: 010

Tract Fourteen:
380 San Jose Avenue
San Francisco, CA 94110
APN: Block 6532 Lot: 034

Tract Fifteen:
3840 Folsom Street
San Francisco, CA 94110
APN: Block 5683 Lot: 005