File No. 220319 **Committee Item No.** _____
Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** April 26, 2022

Cmte Board

Cmte	Board	
☐	☐	**Motion**
☐	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☒	**Introduction Form**
☐	☐	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract/Agreement**
☐	☐	**Form 126 – Ethics Commission**
☐	☐	**Award Letter**
☐	☐	**Application**
☐	☐	**Public Correspondence**

OTHER

☐	☒	Appellant Withdrawal Communication - 4/18/22
☐	☒	Appeal Letter - 3/28/22
☐	☒	Project Sponsor Supplemental Information - 4/19/22
☐	☒	Public Works Tentative Map Application
☐	☒	Public Hearing Notice - 4/15/22
☐	☒	Clerical Documents
☐	☐	

Prepared by: Lisa Lew **Date:** April 22, 2022
Prepared by: _____ **Date:** _____

From:	Roberta Holden
To:	Calvillo, Angela (BOS)
Cc:	BOS Legislation, (BOS)
Subject:	Withdrawal of appeal for 2556 Filbert Street
Date:	Monday, April 18, 2022 8:40:47 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

Due to new information, I would like to withdraw the appeal for the proposed subdivision at 2556 Filbert Street.

Thank you for your help.

Best,

Roberta C. Holden

Sent from my iPhone

From:	BOS Legislation, (BOS)
To:	"rcholden@pacbell.net"; "greg@flsurveys.com"; "chapman@grvhc.com"
Cc:	PEARSON, ANNE (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); Short, Carla (DPW); Blackwell, William (DPW); Dahl, Bryan (DPW); Tse, Bernie (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Rodgers, AnMarie (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	APPELLANT WITHDRAWAL LETTER - Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date:	Monday, April 18, 2022 9:29:33 AM
Attachments:	image001.png

Greetings,

The Clerk's Office is in receipt of a withdrawal letter from the appellant, Roberta C. Holden, for the appeal of the Tentative Map Subdivision for the project at 2556 Filbert Street:

Appellant Letter of Withdrawal - April 18, 2022

Since our office is in receipt of the letter after the hearing was publicly noticed on Friday, April 15, 2022, **this matter will still be scheduled for a 3:00 p.m. special order before the Board on April 26, 2022**, to allow for the communication of the withdrawal and public comment before filing the hearing.

You are invited to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 220319

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.
Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click here to complete a Board of Supervisors Customer Service Satisfaction form

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Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that*

a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

March 28, 2022

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: Notice of Appeal
Address: 2556 Filbert Street
APN: 0944/025 & 0944/026
Tentative Map: 11016

Dear Clerk of the Board of Supervisors:

I am writing regarding the March 18, 2022 Notice regarding the Tentative Approval of a Subdivision at the above-referenced address. I live across the street at 2547 Filbert Street, San Francisco, CA.

I am appealing the Tentative Approval because the lot is smaller than the minimum requirement needed for a residential lot in San Francisco (refer to SF Planning Department determination letter dated 9/20/2021) and is smaller than the customary lot size in this neighborhood.

Sincerely,

Roberta C. Holden

Telephone - 415.385.6709
email - rcholden@pacbell.net

Enc.
Copy March 18, 2022 Tentative Approval letter
Copy September 30, 2021 Notice of Planning Department Requirements
Check For $369.00

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2022 MAR 28 PM 1:17
BY

London N. Breed
Mayor

Carla Short
Acting Director

Nicolas Huff
Bureau of Street-Use and
Mapping Manager

Office of the
City and County Surveyor

Street-Use and Mapping
49 South Van Ness Ave.,
Suite 300,
San Francisco, CA 94103
Phone: (628) 271-2000

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Date: March 18, 2022.
PID: 11016

THIS IS NOT A BILL.

This is a notice regarding the tentative approval of a subdivision of real property at the following location:

Address: 2556 Filbert Street
APN: 0944/ 025 & 0944/ 026

Public Works hereby approves Tentative Map 11016, being a 2-lot subdivision project on stated parcel.

This notification letter is to inform you of your right to appeal this tentative approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors **within ten (10) days of the date of this letter** along with a check in the amount of **$369.00**, payable to SF Public Works.

The Clerk of the Board is located at:

City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
http://sfbos.org/

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:
http://sfbos.org/appeal-information

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:
http://propertymap.sfplanning.org/

If you have any further questions on this matter, our email address is:
Subdivision.Mapping@sfdpw.org.

Sincerely,

William Blackwell Jr

Digitally signed by William Blackwell Jr
Date: 2022.03.18 09:00:46 -07'00'

City and County of San Francisco

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF PLANNING DEPARTMENT REQUIREMENTS

September 30, 2021

Geoffrey Chapman Trust
3169 Alika Avenue
Honolulu, HI 96817 (electronic delivery: chapman@grvhc.com)

Project Address:	**2556 Filbert St**
Assessor's Block/Lot:	0944/025 & 026 (1 lot with 2 APNs)
Zoning District:	**RH-1/ 40-X**
DPW Project ID Number:	**11016** (2 lot subdivision)
Planning Record Number:	**2021-007623SUB**
Project Manager	Laura Ajello, Planner, 628.652.7353

The Planning Department has received your application for a two-lot subdivision. Your application is being held because the following information is required before it is accepted as complete and/or is considered Planning Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your subdivision referral, the following is required:

1. **Minimum Lot Width not met.** Planning Code Section 121 requires a minimum lot width of 25 feet. The proposed width of Parcel B does not meet this requirement.

2. **Environmental Planning review required.** The proposed subdivision does not meet standard Planning Department CEQA Categorical Exemptions for subdivision applications. Prior to submittal for review by Environmental Planning staff, a revised proposal with conforming lot width is required.

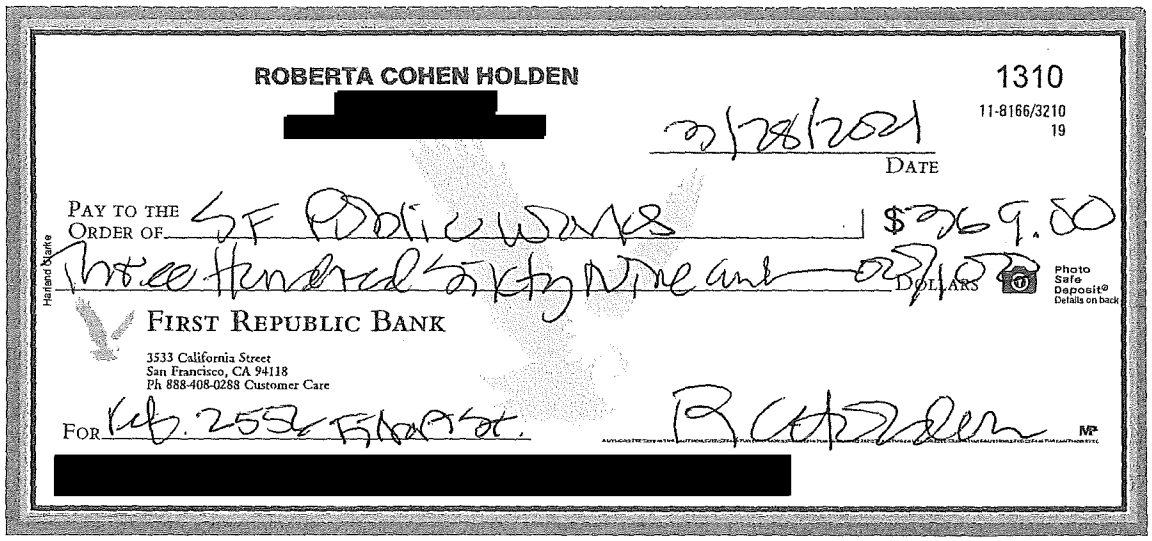
The Permit Center at 49 South Van Ness Avenue, 2nd floor is closed during the coronavirus outbreak. We are working remotely to continue reviewing permits. All revisions must be submitted to the Planning Department via email to your assigned Planner's attention.

Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely. Please direct all general questions or meeting requests to the project manager listed above.

Thank you,

Laura Ajello, Planner
NW Team, Current Planning Division

Cc: *subdivision.mapping@sfdpw.org;* Janet F. Schindler, *janetschindler@hotmail.com;* Foresight Land Surveying, Inc., greg@flsurveys.com



ROBERTA COHEN HOLDEN

[redacted]

1310

11-8166/3210
19

1/28/2021
DATE

PAY TO THE ORDER OF SF Public Works $ 369.00

three hundred sixty nine and 00/100 DOLLARS

Photo Safe Deposit® Details on back

Harland Clarke

FIRST REPUBLIC BANK

3533 California Street
San Francisco, CA 94118
Ph 888-408-0288 Customer Care

FOR Mb. 252 Fair St.

[redacted]

From:	BOS Legislation, (BOS)
To:	"rcholden@pacbell.net"; "greg@flsurveys.com"; "chapman@grvhc.com"
Cc:	PEARSON, ANNE (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); Short, Carla (DPW); Blackwell, William (DPW); Dahl, Bryan (DPW); Tse, Bernie (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Rodgers, AnMarie (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PROJECT SPONSOR SUPPLEMENTAL INFORMATION - Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date:	Tuesday, April 19, 2022 4:56:34 PM
Attachments:	image001.png

Greetings,

The Clerk's Office is in receipt of supplemental information from the Project Sponsor, Greg Ippolito, for the appeal of the Tentative Map Subdivision for the project at 2556 Filbert Street:

Project Sponsor Supplemental Information - April 19, 2022

You are invited to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 220319

Best regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services

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From:	Greg Ippolito
To:	BOS Legislation, (BOS)
Cc:	chapman@grvhc.com
Subject:	Re: SPEAKER CONFIRMATION: Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date:	Tuesday, April 19, 2022 4:22:54 PM
Attachments:	image001.png NOPDR 2556 Filbert.pdf PID 11016_APN 0944__025 (2LS)_2556 FILBERT ST (1).eml.msg

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Jocelyn,

I will be available to be at the meeting in person. I believe this all might be a misunderstanding and the appeal has been withdrawn, but based on the prior emails it seems like the meeting will go ahead as planned.

As the project surveyor I will be available to answer any questions regarding the lot spit and lot width questions.

For background on September 30, 2021 the planning department asked us to revise our tentative map which at the time did not meet the minimum lot width requirements for our proposed parcel "B". On October 14th we re-submitted an updated tentative parcel map with an updated width for parcel "B" at the required minimum width of 25 feet. On March 18th 2022 our map received tentative map approval based on this updated map with the updated lot width.

Attached is the letter from planning dated September 30, 2021 requesting the change. Also attached is the email correspondence from SF DPW approving the tentative map with the updated width of 25 feet. Included in the email is a copy of the map with the updated lot width.

Please let me know if you need anything else or if you are not able to open these attachments.

Thanks,

Greg Ippolito, PLS
Foresight Land Surveying, Inc
301 California Drive, Suite #2
Burlingame, CA 94010
415-735-6180
www.flsurveys.com

On Fri, Apr 15, 2022 at 9:16 AM BOS Legislation, (BOS) <bos.legislation@sfgov.org> wrote:

Greetings,

To facilitate the preparation of the appeal hearing, please provide our office with the following information by replying to this email no later than **Friday, April 22, 2022. Please let us know if you will be participating in-person, or remotely:**

To participate in the hearing in-person, the meeting will be held at:

City Hall, Room

1 Dr. Carlton B. Goodlett Place, Room 250

San Francisco, CA 94102

- *To participate remotely via Microsoft Teams, provide our office with your contact information for the representative(s) that will present your appeal arguments:*

  Name

  Email Address

  Phone number

Parties wishing to share presentations during a hearing must provide them to the Clerk 48 hours in advance (bos.legislation@sfgov.org); equipment is not available to share hard-copy documents received in-person.

If you choose to participate by telephone (not by Microsoft Teams), you will still need to provide the telephone number you will be calling from on that day, as well as an email address to receive an invitation from our office. Kindly let us know who the main presenter will be from your group.

Attached are instructions on how to participate remotely, meeting procedures (including sharing presentations), as well as best practices when participating. The email invitation will provide a call-in number and Meeting ID that is specific for the scheduled meeting only. You will be reminded to not forward the invitation or give out the conference number, as it will compromise the security and access to the live meeting. The email invitation will be sent out on the morning of the Board meeting of April 26, 2022.

In addition, members of the public providing public comment remotely via teleconference, should review the detailed instructions available at: https://sfbos.org/remote-meeting-call, or in person at the noticed meeting. Members of the public attending in-person may also be required to wear masks or adhere to current orders, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines. Prior to the hearing, members of the public can also email comments to bos@sfgov.org or they can be mailed to Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Comments received will be distributed to the Members of the Board and

included in the official file. Members of the public may also watch the meeting through www.sfgovtv.org or by SF Cable Channel 26, 78 or 99 (depending on your provider) once the meeting starts and the telephone number and Meeting ID for public comment will be displayed on the screen.

You are invited to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 220319

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF PLANNING DEPARTMENT REQUIREMENTS

September 30, 2021

Geoffrey Chapman Trust
3169 Alika Avenue
Honolulu, HI 96817 (electronic delivery: chapman@grvhc.com)

Project Address:	**2556 Filbert St**
Assessor's Block/Lot:	0944/025 & 026 (1 lot with 2 APNs)
Zoning District:	**RH-1/ 40-X**
DPW Project ID Number:	**11016** (2 lot subdivision)
Planning Record Number:	**2021-007623SUB**
Project Manager	Laura Ajello, Planner, 628.652.7353

The Planning Department has received your application for a two-lot subdivision. Your application is being held because the following information is required before it is accepted as complete and/or is considered Planning Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your subdivision referral, the following is required:

1. Minimum Lot Width not met. Planning Code Section 121 requires a minimum lot width of 25 feet. The proposed width of Parcel B does not meet this requirement.

2. Environmental Planning review required. The proposed subdivision does not meet standard Planning Department CEQA Categorical Exemptions for subdivision applications. Prior to submittal for review by Environmental Planning staff, a revised proposal with conforming lot width is required.

The Permit Center at 49 South Van Ness Avenue, 2nd floor is closed during the coronavirus outbreak. We are working remotely to continue reviewing permits. All revisions must be submitted to the Planning Department via email to your assigned Planner's attention.

Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely. Please direct all general questions or meeting requests to the project manager listed above.

Thank you,

Laura Ajello, Planner
NW Team, Current Planning Division

Cc: *subdivision.mapping@sfdpw.org;* Janet F. Schindler, *janetschindler@hotmail.com;* Foresight Land Surveying, Inc., greg@flsurveys.com

From:	Mapping, Subdivision (DPW)
To:	Greg Ippolito
Subject:	PID 11016_APN 0944 / 025 (2LS)_2556 FILBERT ST
Date:	Friday, March 18, 2022 2:01:48 PM
Attachments:	2556 Filbert Street TPM 10-5-21.pdf 11016_ Tentative Approval_20220318.pdf 11016_DCP_APPROVAL_20211021.pdf 11016_DBI Referral_20210727_DBIResponse20220315_ConditionallyApproved.pdf

---

Foresight Land Surveying,

Regarding: Tentative Map Approval Granted for PID11016, 2556 FILBERT ST
APN 0944 / 025 & 026
Project Type:2 Lot Subdivision

See attached documents:

- Tentative Map
- Tentative Map Approval letter
- DCP Approval letter
- DBI Conditional approval letter

Kind regards

Tsegereda Naizghi | Subdivision and Mapping
Bureau of Street Use & Mapping |San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
sfpublicworks.org · Subdivisions & Mapping

SAN FRANCISCO PUBLIC WORKS

London N. Breed
Mayor

Carla Short
Acting Director

Nicolas Huff
Bureau of Street-Use and Mapping Manager

Office of the
City and County Surveyor

Street-Use and Mapping
49 South Van Ness Ave.,
Suite 300,
San Francisco, CA 94103
Phone: (628) 271-2000

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

March 18, 2022

Greg Ippolito, PLS
301 California Drive, Suite #2
Burlingame, CA 94010

TENTATIVE MAP APPROVAL

Project ID	11016
APN	0944/025 & 0944/026
Address	2556 Filbert Street
Project Type	2 Lot Subdivision

Attention: Engineer / Surveyor

The Tentative Map which you submitted to this Agency for review is approved, subject to compliance with the following:

The C.C.S.F. Planning Code and all Planning Department conditions outlined in the attached Planning Department memo dated October 20, 2021.
[X] Copy of Planning Department approval/conditions

The C.C.S.F. Building Code and all Department of Building Inspection conditions outlined in the attached D.B.I. memo dated March 15, 2022 .
[X] Copy of D.B.I. approval/conditions (check if attached)

All provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act.

Please submit all applicable documents:

- [X] One (1) Check Print in PDF format of the final version of this map
- [ ] One (1) copy of C.F.C. (Certificate of Final Completion)
- [X] One (1) copy of the Map Checklist

Do not submit check prints without complying with ALL of the above.
Incomplete submittals will be returned and subject to $250 fee.

Sincerely,

William Blackwell Jr
Digitally signed by William Blackwell Jr
Date: 2022.03.18 09:00:00 -07'00'

For: _____
Chief Surveyor, Bureau of Street-Use and Mapping

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(7) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(8) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(9) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(10) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(11) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

12) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998.

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

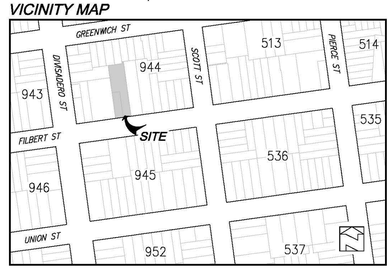
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 10-5-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP



LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
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ELEV	ELEVATION	TD	TOP OF DRAIN
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FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
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PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
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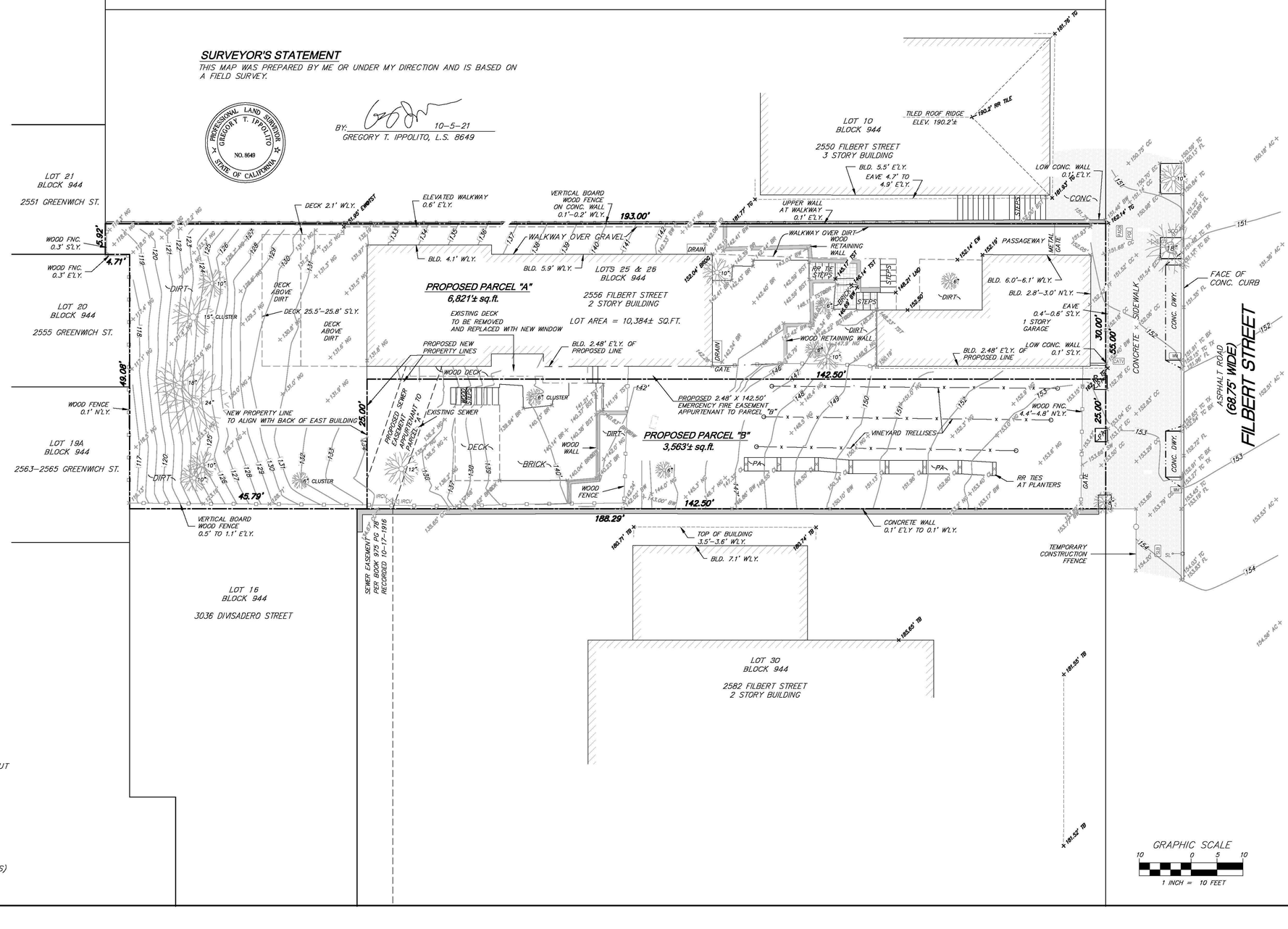
XX.XX' + SPOT ELEVATION
XX" TREE (DIAMETER IN INCHES)
WM WATER METER



DATE:	REVISION
DATE: FEBRUARY 24, 2021	
SCALE: 1"=10'	
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FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No.
17074

City and County of San Francisco
San Francisco Public Works - Bureau of Street Use and Mapping
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
sfpublicworks.org - tel (628) 271-2000

Date: July 27, 2021

TENTATIVE MAP DECISION

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID:	11013		
Project Type:	2 Lot Subdivision		
Address#	**StreetName**	**Block**	**Lot**
2556	FILBERT ST	0944	025
2556	FILBERT ST	0944	026
Tentative Map Referral			

Attention: Mr. Corey Teague

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

*(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)*

Sincerely,

James Ryan Digitally signed by James Ryan Date: 2021.07.27 16:15:40 -07'00'

James Ryan, PLS Acting City and County Surveyor

✓ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class n/a, CEQA Determination Date 10/19/2021, based on the attached checklist.

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed Laura Ajello Digitally signed by Laura Ajello Date: 2021.10.20 15:01:47 -07'00'

Date October 20, 2021

Planner's Name Laura Ajello
for, Corey Teague, Zoning Administrator

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FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

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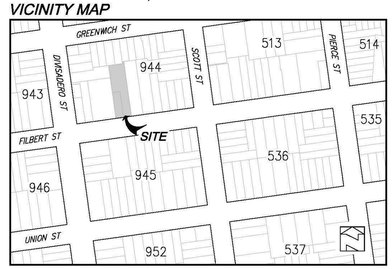
PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 10-5-21

GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP



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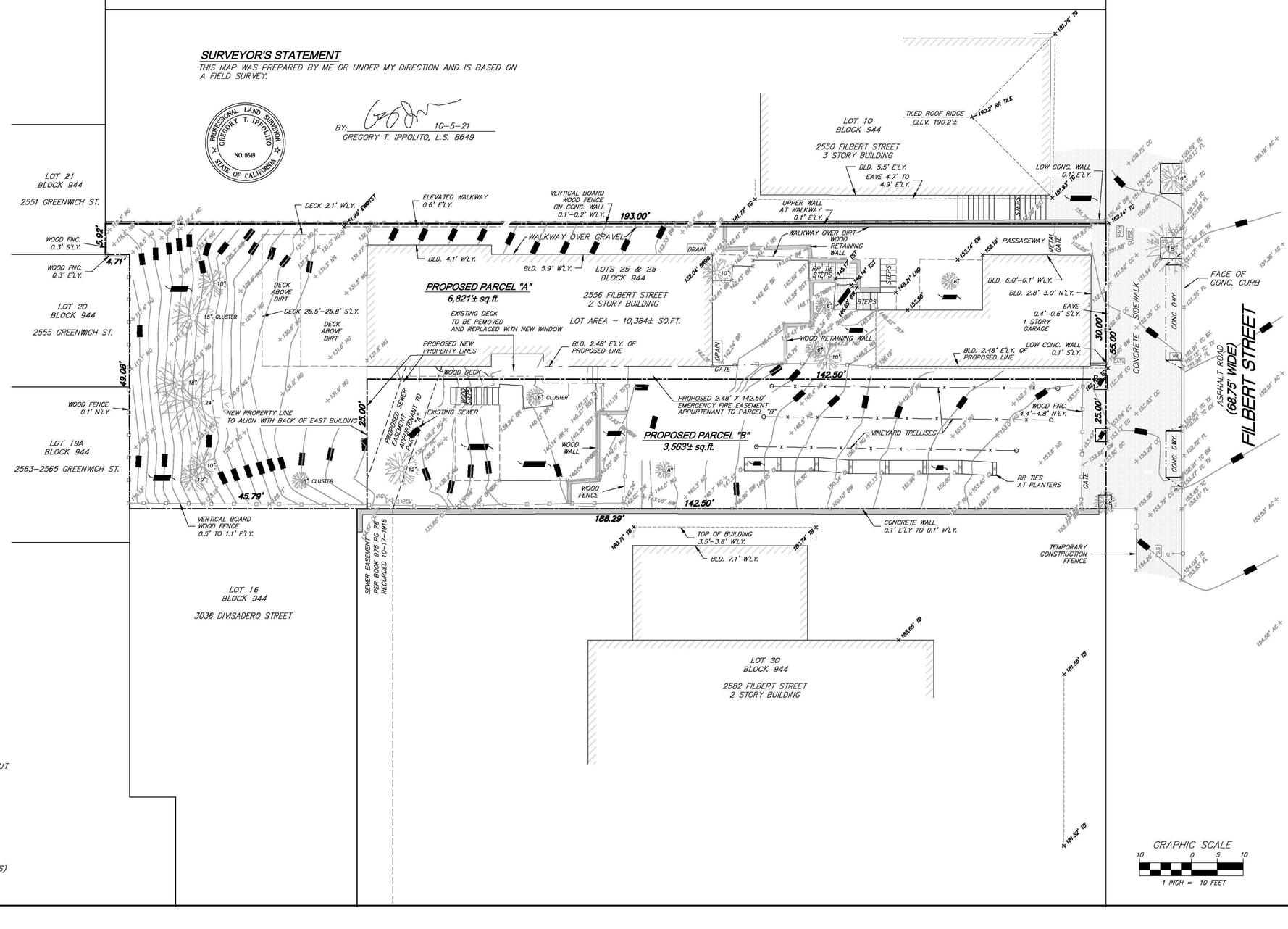

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BLOCK 944, LOTS 25 & 26

SHEET 1 OF 1 SHEETS

JOB No. 17074

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BY: _____ 10-5-21

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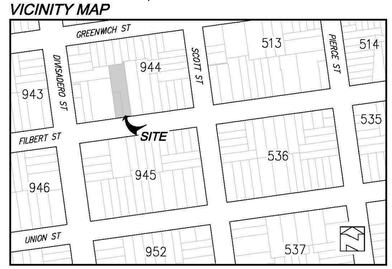
VICINITY MAP



LEGEND

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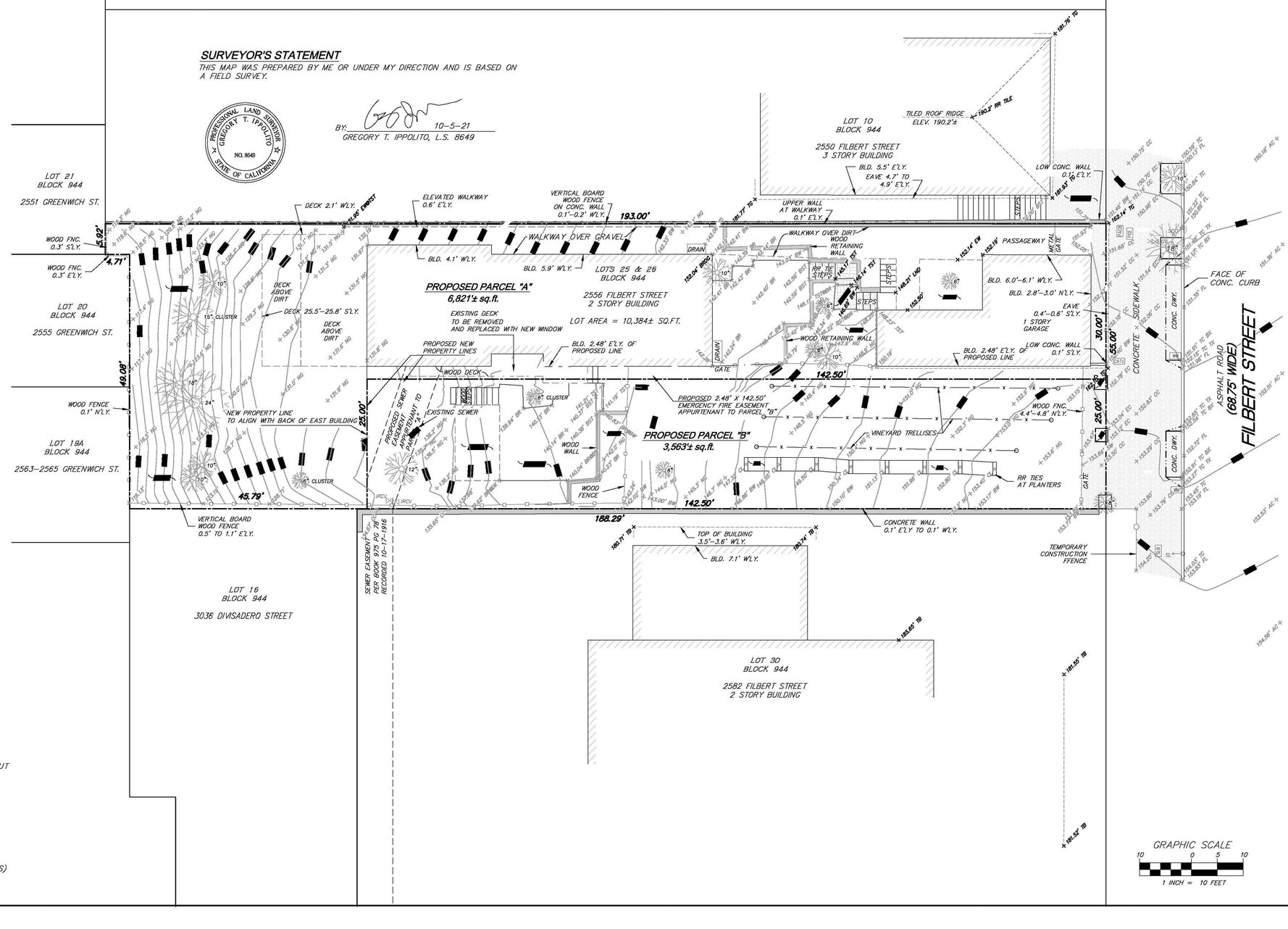

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SHEET 1 OF 1 SHEETS

JOB No. 17074

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(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

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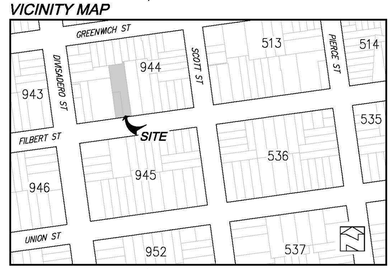
BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP



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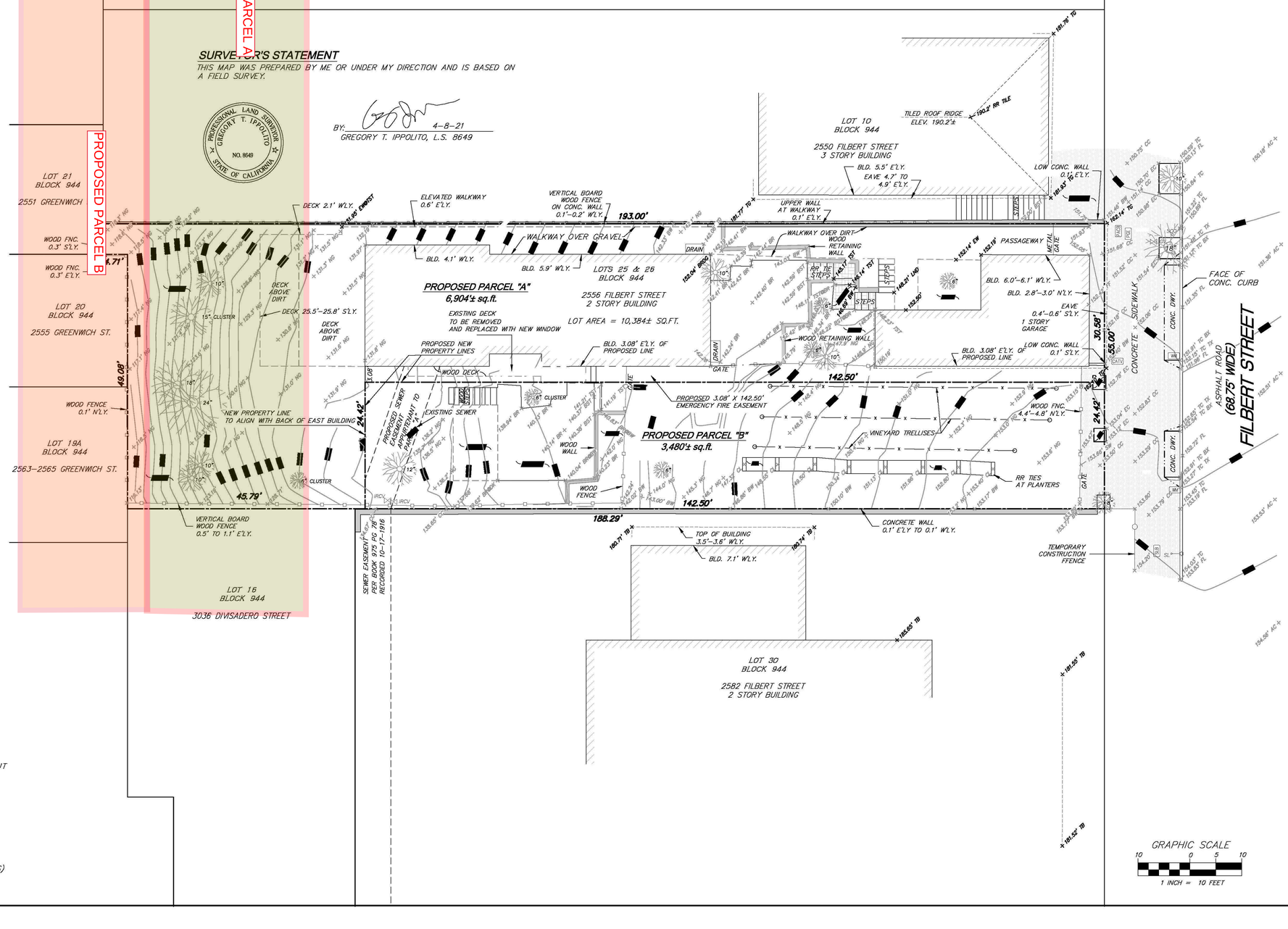

PROPOSED PARCEL A
PROPOSED PARCEL B
LOT 21 BLOCK 944
2551 GREENWICH
LOT 20 BLOCK 944
2555 GREENWICH ST.
LOT 19A BLOCK 944
2563-2565 GREENWICH ST.
LOT 16 BLOCK 944
3036 DIVISADERO STREET
PROPOSED PARCEL "A"
6,904± sq.ft.
PROPOSED PARCEL "B"
3,480± sq.ft.
193.00'
188.29'
142.50'
45.79'
49.08'
24.42'
30.58'
55.00'
LOT 10 BLOCK 944
2550 FILBERT STREET
3 STORY BUILDING
LOTS 25 & 26 BLOCK 944
2556 FILBERT STREET
2 STORY BUILDING
LOT AREA = 10,384± SQ.FT.
LOT 30 BLOCK 944
2582 FILBERT STREET
2 STORY BUILDING
FILBERT STREET
(68.75' WIDE)
ASPHALT ROAD
FACE OF CONC. CURB
SIDEWALK
CONC. DWY.
DECK 2.1' W'LY.
ELEVATED WALKWAY 0.6' E'LY.
VERTICAL BOARD WOOD FENCE ON CONC. WALL 0.1'-0.2' W'LY.
WALKWAY OVER GRAVEL
WALKWAY OVER DIRT
WOOD RETAINING WALL
UPPER WALL AT WALKWAY 0.1' E'LY.
TILED ROOF RIDGE ELEV. 190.2'±
BLD. 5.5' E'LY. EAVE 4.7' TO 4.9' E'LY.
LOW CONC. WALL 0.1' E'LY.
PASSAGEWAY
METAL GATE
BLD. 6.0'-6.1' W'LY.
BLD. 2.8'-3.0' N'LY.
EAVE 0.4'-0.6' S'LY.
1 STORY GARAGE
LOW CONC. WALL 0.1' S'LY.
BLD. 3.08' E'LY. OF PROPOSED LINE
PROPOSED 3.08' X 142.50' EMERGENCY FIRE EASEMENT
WOOD FNC. 4.4'-4.8' N'LY.
VINEYARD TRELLISES
RR TIES AT PLANTERS
CONCRETE WALL 0.1' E'LY TO 0.1' W'LY.
TEMPORARY CONSTRUCTION FFENCE
TOP OF BUILDING 3.5'-3.6' W'LY.
BLD. 7.1' W'LY.
SEWER EASEMENT PER BOOK 975 PG 78 RECORDED 10-17-1916
DECK ABOVE DIRT
DECK 25.5'-25.8' S'LY.
15" CLUSTER
10" CLUSTER
6" CLUSTER
WOOD FENCE 0.1' N'LY.
WOOD FNC. 0.3' S'LY.
WOOD FNC. 0.3' E'LY.
NEW PROPERTY LINE TO ALIGN WITH BACK OF EAST BUILDING
PROPOSED NEW PROPERTY LINES
EXISTING DECK TO BE REMOVED AND REPLACED WITH NEW WINDOW
WOOD DECK
PROPOSED SEWER EASEMENT TO PARTIALLY REMAIN
EXISTING SEWER
WOOD WALL
WOOD FENCE
VERTICAL BOARD WOOD FENCE 0.5' TO 1.1' E'LY.
GATE
DRAIN
STEPS
RR TIE STEPS
BLD. 4.1' W'LY.
BLD. 5.9' W'LY.
BLD. 3.08' E'LY. OF PROPOSED LINE
LOW CONC. WALL 0.16' E'LY.
181.77' TB
181.79' TG
190.2' RR TILE
162.14' TG
152.14' EW
152.19' EW
148.21' LAD
152.50'
148.83' BW
148.73' TST
145.17' TST
145.13' TST
144.00' TST
143.97' TST
143.83' TST
143.79' TST
143.65' TST
143.61' TST
143.57' TST
143.53' TST
143.49' TST
143.45' TST
143.41' TST
143.37' TST
143.33' TST
143.29' TST
143.25' TST
143.21' TST
143.17' TST
143.13' TST
143.09' TST
143.05' TST
142.99' TST
142.95' TST
142.91' TST
142.87' TST
142.83' TST
142.79' TST
142.75' TST
142.71' TST
142.67' TST
142.63' TST
142.59' TST
142.55' TST
142.51' TST
142.47' TST
142.43' TST
142.39' TST
142.35' TST
142.31' TST
142.27' TST
142.23' TST

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998,

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

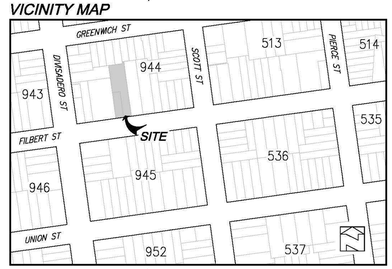
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

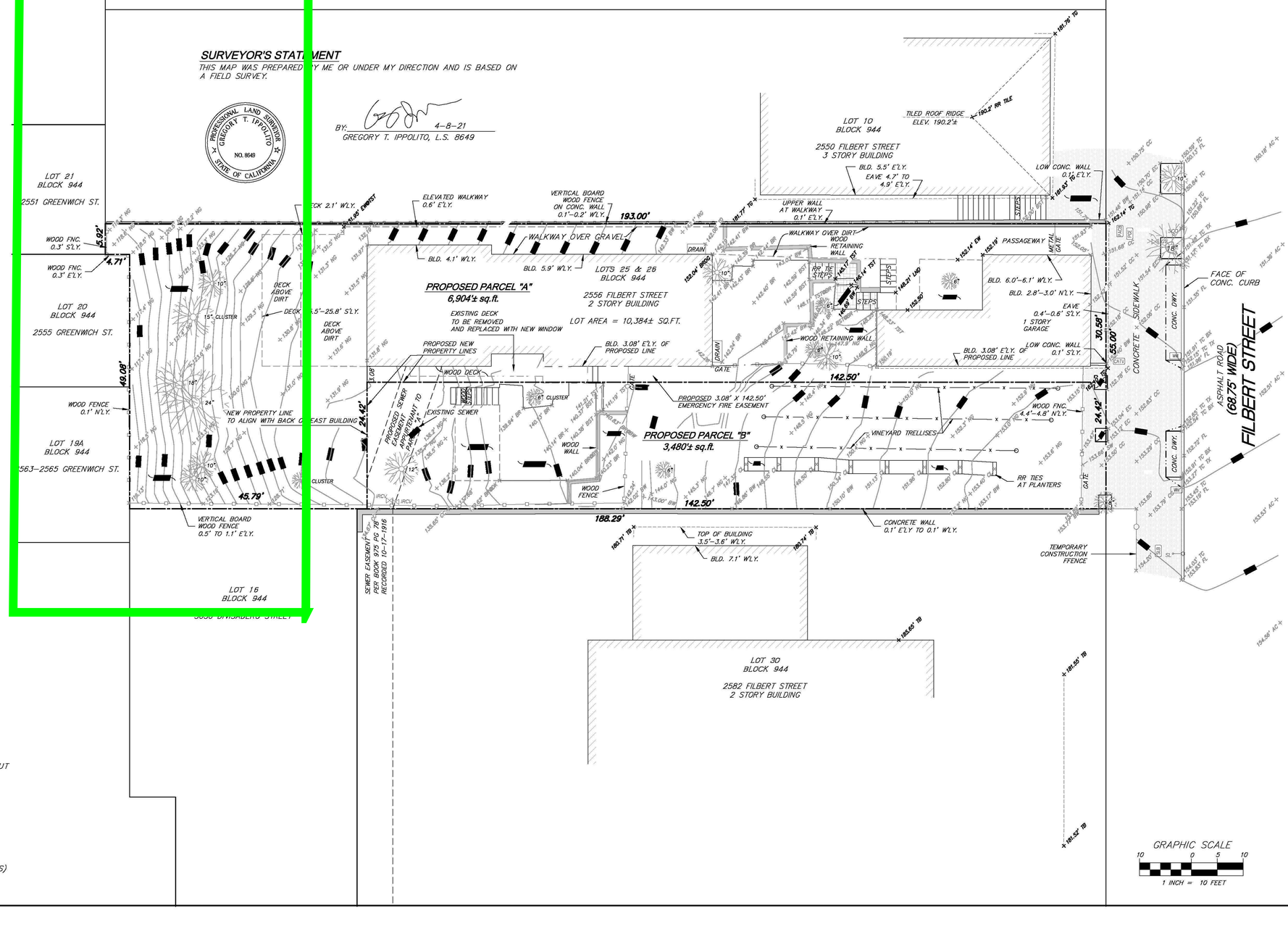


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX + SPOT ELEVATION
TREE (DIAMETER IN INCHES)
WM WATER METER



GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET

DATE: FEBRUARY 24, 2021
SCALE: 1"=10'
DRAWN: P.H.-D.
CHECKED: G.T.I.

DATE:	REVISION

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No.
17074

Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 • Fax:

Issuing Policies of Chicago Title Insurance Company

Order No.: 15607939-156-TJK-JM

TO:

Chicago Title Company
One Embarcadero Center, Suite 250
San Francisco, CA 94111
Phone: **(415) 291-5100**
ATTN: **Terina J. Kung**

Title Officer: Jeff Martin
Email: jeff.martin@titlegroup.fntg.com

Escrow Officer: Terina J. Kung
Email: Terina.Kung@ctt.com
One Embarcadero Center, Suite 250
San Francisco, CA 94111
(415) 291-5100

PROPERTY ADDRESS: **2556 Filbert Street, San Francisco, CA**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____ President

ATTEST _____ Secretary

Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 ● Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **March 12, 2021 at 7:30 a.m.**

ORDER NO.: 15607939-156-TJK-JM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee as to Parcel(s) I

   Easement(s) more fully described below as to Parcel(s) II

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman, as Trustees of the Geoffrey Chapman Trust dated December 24, 2003, as to an undivided fifty percent (50%) interest;

   and

   Roger Alt, as trustee of the Zoe Knudsen Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the Samantha Sinclair Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

Beginning at a point on the Northerly line of Filbert Street, distant thereon 137 feet and 6 inches Easterly from the Easterly line of Divisadero Street; running thence Easterly along said line of Filbert Street 55 feet; thence at a right angle Northerly 193 feet; thence at a right angle Westerly 5 feet and 11 inches; thence at a right angle Southerly 4 feet and 8 ½ inches; thence at a right angle Westerly 49 feet and 1 inch; and thence at a right angle Southerly 188 feet and 3 ½ inches to the point of beginning.

Being a portion of Western Addition Block No. 471.

Parcel II:

A non-exclusive easement for sewer, as created and granted in the Deed from Thomas W. Scott to Sam H. Daniels and Mary Catherine Gallwey, dated October 14, 1916, recorded October 17, 1916, in Book 975 of Deeds, Page 78, in the Office of the Recorder of the City and County of San Francisco, State of California, and as amended by that certain Amended and Restated Reciprocal Easement Agreement dated September 20, 2018, recorded September 20, 2018, as Recording No. 2018-K675108-00, Official Records in the Office of the Recorder of the City and County of San Francisco, State of California, over the following described parcel of land, to-wit:

Beginning at a point on the Easterly line of Divisadero Street, distant thereon 137 feet and 6 inches Northerly from the Northerly line of Filbert Street; running thence Northerly along said line of Divisadero Street 6 feet and 11 inches; thence at a right angle Easterly 137 feet and 6 inches; thence at a right angle Southerly 6 feet and 11 inches; and thence at a right angle Westerly 137 feet and 6 inches.

APN: **Lot 025, Block 0944, Lot 026, Block 0944**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	1000
Tax Identification No.:	Lot 025, Block 0944
Fiscal Year:	2020-2021
1st Installment:	$5,315.87, Paid
2nd Installment:	$5,315.87, Open
Exemption:	$0.00
Land:	$386,440.00
Improvements:	$434,746.00
Personal Property:	$0.00
Bill No.:	20200088065

The lien of the assessment shown below, which assessment is or will be collected with, and included in, the property taxes shown above.

Assessment:	Rent Stabilization Fee
Amount:	$50.00

Affects: A portion of the Land described herein.

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	1000
Tax Identification No.:	Lot 026, Block 0944
Fiscal Year:	2020-2021
1st Installment:	$1,042.02, Paid
2nd Installment:	$1,042.02, Open
Exemption:	$0.00
Land:	$112,138.00
Improvements:	$0.00
Personal Property:	$0.00
Bill No.:	20200088066

Affects: A portion of the Land described herein.

4. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

EXCEPTIONS
(Continued)

6. The Land lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

   CFD No: 90-1
   For: School Facility Repair and Maintenance

   This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

   Further information may be obtained by contacting:

   Chief Financial Officer
   San Francisco Unified School District
   135 Van Ness Ave. – Room 300
   San Francisco, CA 94102
   Phone (415) 241-6542

7. Matters contained in that certain document

   Entitled: Amended and Restated Reciprocal Easement Agreement
   Dated: September 20, 2018
   Executed by: James Fuller, an individual; 2582, LLC, a California limited liability company and Matthew Peter Sherwood Chapman, as Trustee of The Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such undivided 50% interest and Matthew Peter Sherwood Chapman, as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such undivided 50% interest
   Recording Date: September 20, 2018
   Recording No: 2018-K675108-00, Official Records

   Reference is hereby made to said document for full particulars.

8. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

10. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

EXCEPTIONS
(Continued)

11. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

    Party(s): Vestees herein

    The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

12. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

    If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

    The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Dwelling, known as 2556 Filbert Street, San Francisco, CA, to an Extended Coverage Loan Policy.

3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

   No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

4. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:	Matthew Peter Sherwood Chapman, as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, as amended August 3, 2007, as to an undivided 50% interest in the Property
Grantee:	Roger Alt, as trustee of the Zoe Knudsen Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the Samantha Sinclair Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common
Recording Date:	February 4, 2021
Recording No:	2021019268, of Official Records

5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

6. There is no recorded Certificate of Energy and/or Water Compliance for the property described herein.

7. Requirement that a Transfer Tax Affidavit accompany every Deed (Grant Deed, Quitclaim Deed, Interspousal Deed) to be recorded in the City and County of San Francisco. This transfer Tax Affidavit is in addition to the change of ownership form (PCOR) and is required by the County Recorder. This item will not appear on any policy of title insurance.

8. Effective December 27, 2016, as mandated through local ordinance, the transfer tax rates are as follows:

   More than $100 but Less than or Equal to $250,000 at $2.50 for each $500 or portion thereof ($5.00 per thousand)

   $250,001 but Less than $999,999 at $3.40 for each $500 or portion thereof ($6.80 per thousand)

   $1,000,000 or More but Less than $4,999,999 at $3.75 for each $500 or portion thereof ($7.50 per thousand)

   $5,000,000 or More but Less than $9,999,999 at $11.25 for each $500 or portion thereof ($22.50 per thousand)

   $10,000,000.00 or More but Less than $24,999,999 at $13.75 for each $500 or portion thereof ($27.50 per thousand)

   $25,000,000.00 or More at $15.00 for each $500 or portion thereof ($30.00 per thousand)

   NOTE: These rates are for documents recorded on or after December 27, 2016, regardless of when the instrument was executed.

NOTES
(Continued)

9. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

10. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

11. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

12. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

13. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

14. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

15. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES

Jeff Martin/ad

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 ● Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;

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- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;

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b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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RECORDING REQUESTED BY:
~~Fidelity National Title~~
Escrow No. 17172799-ZE
Title Order No. 3685295-513

When Recorded Mail Document and Tax Statement To:
Mrs. Shirley Dais
2550 Filbert Street
San Francisco,CA 94123

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2004-H715009-00
Check Number 1701
Monday, MAY 10, 2004 10:22:42
Ttl Pd $12.00 Nbr-0002472997
REEL I634 IMAGE 0138
oad/ER/1-2

APN: 0944-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ 0 City Transfer Tax is $
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shirley Ross Davis, Trustee of the Davis Revocable Trust dated January 7, 1991

hereby GRANT(S) to Shirley Ross Davis, A Married Woman as her Sole and Seperate Property

the following described real property in the City of San Francisco, County of San Francisco, State of California:
Legal Description is more fully described in Exhibit "A" attached hereto and made apart hereof

2550 Filbert St SF

DATED: April 30, 2004

Shirley Ross Davis trustee
Shirley Ross Davis, Trustee

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON 5-3-2004 before me,
Alex T. Choi, Notary personally appeared
Shirley Ross Davis

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

ALEX T. CHOI
Commission # 1293973
Notary Public - California
San Francisco County
My Comm. Expires Feb 28, 2005

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 7/96) GRANT DEED

File No: 03685295

EXHIBIT "A"

All that certain real property situated in the County of San Francisco, State of California, described as follows:

Beginning at a point on the Northerly line of Filbert Street, distant thereon 178 feet and 9 inches Westerly from the Westerly line of Scott Street, running thence Westerly along the said Northerly line of Filbert Street 41 feet and 3 inches; thence at a right angle Northerly 193 feet, thence at a right angle Easterly 41 feet and 3 inches; and thence at a right angle Southerly 193 feet to the point of beginning.

Being a portion of Western Addition Block No. 471.

Assessor's Parcel Number: **07-0944-010-01**

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE COMPANY
Fidelity National Title
Escrow No. 17172799-ZE
Title Order No. 3685295-513

When Recorded Mail Document To:
Mrs. Shirley Davis
2550 Filbert Street
San Francisco, CA 94123

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2004-H715010-00
Check Number 1701
Monday, MAY 10, 2004 10:22:56
Ttl Pd $32.00 Nbr-0002473436
REEL I634 IMAGE 0139
cad/ER/1-2

AFNF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 0944-010

INTERSPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A Section 1 et seq.)

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ 0 City Tax is $

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Charles Thomas Sullivan, Spouse of Grantee**

hereby GRANT(S) to **Shirley Ross Davis, A Married Woman as her Sole and Seperate Property**

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

2650 Filbert St SF

DATED: April 30, 2004

Charles Thomas Sullivan

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON 5-3-2004 before me,
Alex T. Choi, Notary personally appeared
Charles Thomas Sullivan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

ALEX T. CHOI
Commission # 1293973
Notary Public - California
San Francisco County
My Comm. Expires Feb 28, 2005

MAIL TAX STATEMENT AS DIRECTED ABOVE

UD-13C (Rev 12/95) INTERSPOUSAL TRANSFER DEED

File No: 03685295

EXHIBIT "A"

All that certain real property situated in the County of San Francisco, State of California, described as follows:

Beginning at a point on the Northerly line of Filbert Street, distant thereon 178 feet and 9 inches Westerly from the Westerly line of Scott Street, running thence Westerly along the said Northerly line of Filbert Street 41 feet and 3 inches; thence at a right angle Northerly 193 feet, thence at a right angle Easterly 41 feet and 3 inches; and thence at a right angle Southerly 193 feet to the point of beginning.

Being a portion of Western Addition Block No. 471.

Assessor's Parcel Number: **07-0944-010-01**

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K267868-00
Check Number 2965
Tuesday, MAY 31, 2016 13:14:49
Ttl Pd $30.00 Rcpt # 0005388309
ofa/FT/1-5

RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENT AND WHEN RECORDED MAIL DOCUMENT TO:
Matthew Peter Sherwood Chapman
3169 Alika Avenue
Honolulu, HI 96817

5

Space Above This Line for Recorder's Use Only

A.P.N.: 0944-025 and 026

File No.: 2103-5150217 (KC) M

Situs Address: 2556 Filbert Street, San Francisco, CA 94123

Property Address: **2556 Filbert Street, San Francisco, CA 94123**
Lot Number: **025 & 026**
Block Number: **0944**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$0.00**, CITY TRANSFER TAX **$0.00**; SURVEY MONUMENT FEE **$0.00**

[x] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area, [x] City of **San Francisco**, and
[x] Exempt from transfer tax; Reason. **correction to reflect proper vesting for both lots**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

hereby GRANT(s) to **Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such Undivided 50% Interest and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such Undivided 50% Interest**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FILBERT STREET, DISTANT THEREON 137 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF DIVISADERO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FILBERT STREET 55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 193 FEET; THENCE AT A RIGHT ANGLE WESTERLY 5 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 4 FEET AND 8-1/2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 49 FEET AND 1 INCH; AND THENCE AT A RIGHT ANGLE SOUTHERLY 188 FEET AND 3-1/2 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

PARCEL 2:

Mail Tax Statements To: **SAME AS ABOVE**

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SEWER, AS CREATED AND GRANTED IN THE DEED FROM THOMAS W. SCOTT TO SAM H. DANIELS AND MARY CATHERINE GALLWAY, DATED OCTOBER 14, 1916, RECORDED OCTOBER 17, 1916, IN BOOK 975 OF DEEDS, PAGE 78, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVISADERO STREET, DISTANT THEREON 137 AND 6 INCHES NORTHERLY FROM THE NORTHERLY LINE OF FILBERT STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF DIVISADERO STREET 6 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 6 FEET AND 11 INCHES; AND THENCE AT A RIGHT ANGLE WESTERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

A.P.N.: 07-0944-026-02

File No.: 2103-5150217 (KC)

Dated: April 22, 2016

Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

Matthew Peter Sherwood Chapman, Trustee

Matthew Peter Sherwood Chapman, Trustee

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawai'i)SS
City + COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared Matthew Peter Sherwood Chapman, Trustee SO N.P

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. SO N.P SO N.P

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/3/2016

This area for official notarial seal:

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc. Description: Grant Deed

No. of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawaii)SS
City and
COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared Matthew Peter Sherwood Chapman, Trustee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. 2 NP 2 DI

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/31/2016

This area for official notarial seal.

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc Description Grant Deed

No of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

Cades Schutte LLLP
Attn: Daniel C. Vermillion
1000 Bishop Street, Suite 1200
Honolulu, Hawaii 96813

MAIL TAX STATEMENTS TO

Matthew Peter Sherwood Chapman
3169 Alika Avenue
Honolulu, Hawaii 96817

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K872098-00
Check Number 83354
Wednesday, DEC 11, 2019 09:13:12
Ttl Pd $182.00 Rcpt # 0006121213
oes/ES/1-7

APN: 0944-025 and 026

Documentary Transfer Tax: $0.00
(Change of Trustee- No Sale)

AFFIDAVIT – CHANGE OF TRUSTEE

STATE OF HAWAII)
) ss.
CITY AND COUNTY OF HONOLULU)

Emma Isabel Brooke Chapman, of legal age, being first duly sworn, deposes and says:

On December 24, 2003, Geoffrey Russell Von Holt Chapman, as Settlor, and Matthew Peter Sherwood Chapman, as Trustee, signed a Trust Instrument which established the Geoffrey Chapman Trust dated December 24, 2003 (the "Trust").

On October 27, 2019, Geoffrey Russell Von Holt Chapman removed and replaced Matthew Peter Sherwood Chapman as Trustee, and appointed Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman as the Trustees of the Trust. Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman accepted the office of Trustee of the Trust, as evidenced by the Removal and Appointment of Trustee for the Geoffrey Chapman Trust, which is attached hereto as Exhibit "A" and made a part of this Affidavit. Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman are the currently acting Trustees of the Trust.

The Trust owns an undivided fifty percent (50%) interest in and to that certain real property located in the City and County of San Francisco, State of California, which property is described in a Grant Deed, which was executed by Matthew Peter Sherwood

Chapman, as Trustee, on April 22, 2016 and recorded on May 31, 2016 as Instrument No. 2016-K267868-00 in the Official Records of the City and County of San Francisco, California, and which is more particularly described on Exhibit "B", which is attached to and made a part of this Affidavit.

The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

This Affidavit is being signed by a currently acting Trustee of the Trust.

The undivided fifty percent (50%) interest in the above described property that is titled in the name of the Trust shall be now vested as follows:

> **"Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman, as Trustees of the Geoffrey Chapman Trust dated December 24, 2003, as to an undivided fifty percent (50%) interest."**

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

Dated: 22nd Nov, 2019

Emma I B Chapman

Emma Isabel Brooke Chapman, as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

Subscribed and sworn to before me this 22nd day of NOVEMBER, 2019.

Signature: _____

Name: GENEVE CHONG

Notary Public, State of Hawaii

My commission expires: 12/20/2019

GENEVE CHONG NOTARY 15-435 PUBLIC STATE OF HAWAII

(Official Stamp or Seal)

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Affidavit – Change of Trustee

Doc. Date: 11/22/19 or ☐ Undated at time of notarization

No. of Pages: 7 Jurisdiction: First Circuit (in which notarial act is performed)

11/22/19

Signature of Notary — Date of Notarization and Certification Statement

GENEVE CHONG

Printed Name of Notary

GENEVE CHONG NOTARY 15-435 PUBLIC STATE OF HAWAII

(Official Stamp or Seal)

EXHIBIT A

Removal and Appointment of Trustee for the Geoffrey Chapman Trust

REMOVAL AND APPOINTMENT OF TRUSTEE

FOR THE GEOFFREY CHAPMAN TRUST

DATE: 27 October, **2019**

PARTIES:

(1) Geoffrey Russell Von Holt Chapman (the Settlor and new Trustee);

(2) Matthew Peter Sherwood Chapman (the 'Original Trustee'); and

(3) Emma Isabel Brooke Chapman (new Trustee and acting with Geoffrey Russell Von Holt Chapman, the 'New Trustees')

RECITALS:

(A) This Instrument is supplemental to the settlement dated 24 December 2003.

(B) Clause 7.1(a) of the Settlement provides that the Settlor may remove any individual or corporation then serving as a Trustee.

(C) Clause 7.1(b) of the Settlement provides that the Settlor may appoint one or more Qualified Individuals and/or a Qualified Corporation (if one is not then serving) as additional or successor Trustees.

(D) The Original Trustee wishes to resign as trustee of the Settlement.

(E) The Settlor wishes to remove the Original Trustee and appoint the New Trustees as trustees of the Settlement in place of the Original Trustee.

(F) The Settlor has confirmed that the New Trustees are Qualified Individuals.

(G) It is intended that the property now in the Settlement shall be transferred to, or under the control of, the New Trustee

OPERATIVE PROVISIONS

1. **Removal of Original Trustee**

   In exercise of Clause 7.1(a) of the Settlement the Settlor hereby removes the Original Trustee as trustee of the Settlement with effect from the date of this Instrument.

2. **Appointment of New Trustees**

   In exercise of Clause 7.1(b) of the Settlement, the Settlor hereby appoints the New Trustees as trustee of the Settlement in place of the Original Trustee with effect from the date of this Instrument.

3. **Counterparts**

   This Instrument may be executed in any number of counterparts, each of which, when executed, constitutes an original of this Instrument but all the counterparts together constitute one and the same instrument.

ACCEPTANCE OF APPOINTMENT

AS TRUSTEE

The undersigned, GEOFFREY RUSSELL VON HOLT CHAPMAN, hereby accepts appointment as Trustee of the Geoffrey Chapman Trust, effective this 27 day of October 2019.

GEOFFREY RUSSELL VON HOLT CHAPMAN

The undersigned, EMMA ISABEL BROOKE CHAPMAN, hereby accepts appointment as Trustee of the Geoffrey Chapman Trust, effective this day of 27th October 2019.

EMMA ISABEL BROOKE CHAPMAN

ACKNOWLEDGEMENT OF REVOCATION

AS TRUSTEE

The undersigned, MATTHEW PETER SHERWOOD CHAPMAN, hereby acknowledges his removal as Trustee of the Geoffroy Chapman Trust, effective this 27 day of OCTOBER 2019.

.....
MATTHEW PETER SHERWOOD CHAPMAN

EXHIBIT B

Legal Description

APN: 0944-025 and 026

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FILBERT STREET, DISTANT THEREON 137 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF DIVISADERO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FILBERT STREET 55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 193 FEET; THENCE AT A RIGHT ANGLE WESTERLY 5 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 4 FEET AND 8-1/ 2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 49 FEET AND 1 INCH; AND THENCE AT A RIGHT ANGLE SOUTHERLY 188 FEET AND 3-1/2 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

PARCEL 2:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SEWER, AS CREATED AND GRANTED IN THE DEED FROM THOMAS W. SCOTT TO SAM H. DANIELS AND MARY CATHERINE GALLWAY, DATED OCTOBER 14, 1916, RECORDED OCTOBER 17, 1916, IN BOOK 975 OF DEEDS, PAGE 78, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVISADERO STREET, DISTANT THEREON 137 AND 6 INCHES NORTHERLY FROM THE NORTHERLY LINE OF FILBERT STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF DIVISADERO STREET 6 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 6 FEET AND 11 INCHES; AND THENCE AT A RIGHT ANGLE WESTERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

City and County of San Francisco
Douglas Legg, Interim Assessor-Recorder

Doc #	2021019268	Fees	$23.00
2/4/2021	9:48:14 AM	Taxes	$0.00
RS	Electronic	Other	$0.00
Pages 4	Title 001	SB2 Fees	$150.00
Customer	2001	Paid	$173.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Roger Alt, Trustee
22 Cala Vista Drive
San Rafael, CA 94901

AND MAIL TAX STATEMENTS TO:

Same as above.

CTC ESC/OPD #15605213-TK/sm
APN(s): Lot 025 Block 0944 and, Lot 026 Block 0944
Property Address: 2556 Filbert Street, San Francisco, California 94123

(Space Above Line For Recorder's Use Only)

This conveyance is a bona fide gift and the grantor received no consideration in return. CA Revenue and Taxation Code Section 11911

Transfer Tax = $0

GRANT DEED

FOR VALUE RECEIVED, Matthew Peter Sherwood Chapman, as Trustee of the MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST dated May 18, 1998, as amended August 3, 2007, as to an undivided 50% interest in the Property ("Grantor") hereby grants its entire interest to: Roger Alt, as trustee of the ZOE KNUDSEN CHAPMAN IRREVOCABLE TRUST, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the SAMANTHA SINCLAIR CHAPMAN IRREVOCABLE TRUST, as to an undivided twenty-five percent (25%) interest, as a tenant in common (collectively, "Grantees"), in and to that certain real property situated in the County of San Francisco, City of San Francisco, State of California, described on **Exhibit A** attached hereto (the "Property"), together with all improvements owned by Grantor and located on the Property and all fixtures contained in any such improvements; subject to (a) non-delinquent general and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year, and (b) all matters of record.

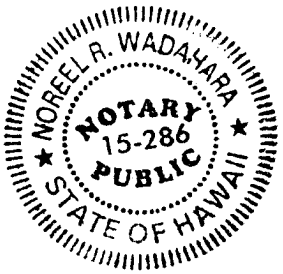
IN WITNESS WHEREOF, Grantor has executed and delivered this Grant Deed to Grantee as of February 1, 2021.

GRANTOR:

Matthew Peter Sherwood Chapman, as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, as to an undivided 50% interest

STATE OF HAWAII)
) SS:
CITY AND COUNTY OF HONOLULU)

On this 1st day of February, 2021, before me personally appeared **MATTHEW PETER SHERWOOD CHAPMAN**, to me known or proven on the basis of satisfactory evidence to be such person, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Signature: _____
Name: Noreel R. Wadahara
Notary Public, State of Hawaii

My commission expires: August 9, 2023

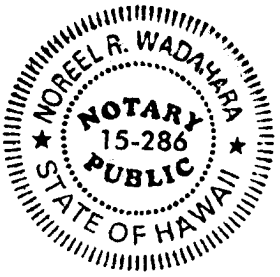
(Official Stamp or Seal)

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Grant Deed (Lot 025 Block 0944 and, Lot 026 Block 0944 - 2556 Filbert Street, San Francisco, California 94123)

Doc. Date: 02/01/2021 or ☐ Undated at time of notarization

No. of Pages: 4 Jurisdiction: First Circuit
(in which notarial act is performed)



_____ 02/01/2021
Signature of Notary Date of Notarization and Certification Statement

Noreel R. Wadahara (Official Stamp or Seal)
Printed Name of Notary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

Beginning at a point on the Northerly line of Filbert Street, distant thereon 137 feet and 6 inches Easterly from the Easterly line of Divisadero Street; running thence Easterly along said line of Filbert Street 55 feet; thence at a right angle Northerly 193 feet; thence at a right angle Westerly 5 feet and 11 inches; thence at a right angle Southerly 4 feet and 8 ½ inches; thence at a right angle Westerly 49 feet and 1 inch; and thence at a right angle Southerly 188 feet and 3 ½ inches to the point of beginning.

Being a portion of Western Addition Block No. 471.

Parcel II:

A non-exclusive easement for sewer, as created and granted in the Deed from Thomas W. Scott to Sam H. Daniels and Mary Catherine Gallwey, dated October 14, 1916, recorded October 17, 1916, in Book 975 of Deeds, Page 78, in the Office of the Recorder of the City and County of San Francisco, State of California, and as amended by that certain Amended and Restated Reciprocal Easement Agreement dated September 20, 2018, recorded September 20, 2018, as Recording No. 2018-K675108- 00, Official Records in the Office of the Recorder of the City and County of San Francisco, State of California, over the following described parcel of land, to-wit:

Beginning at a point on the Easterly line of Divisadero Street, distant thereon 137 feet and 6 inches Northerly from the Northerly line of Filbert Street; running thence Northerly along said line of Divisadero Street 6 feet and 11 inches; thence at a right angle Easterly 137 feet and 6 inches; thence at a right angle Southerly 6 feet and 11 inches; and thence at a right angle Westerly 137 feet and 6 inches.

APN(s): Lot 025 Block 0944 and, Lot 026 Block 0944

[illegible] Title Company
[illegible]

[illegible] Hearst & Margaret C. Hearst
[illegible]
[illegible] California Street
San Francisco, CA 94123

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder

DOC - 99-0542658-00
Acct [illegible] Title Company
Friday, APR 02, 1999 [illegible]
DOC $4.00 PAY $2.00 NIC $1.00
NTP $1.00 TX
TEST [illegible]
REC, MISC PAGE 0001 [illegible]
ORF/AB/1-2

#1

Grant Deed

The undersigned grantor(s) declare(s)
Documentary transfer tax is [illegible] of Real Property Tax Shown on Separate Paper
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale
( ) Unincorporated area (X) City of San Francisco
( ) Exempt from tax
FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
Brenda H. Hearst, An unmarried woman

hereby GRANT(S) to [illegible] and Margaret C. Hearst, husband and wife, as community property

the property in the City of San Francisco, San Francisco County, State of California, described as:
* * * See Exhibit A" attached hereto and made a part hereof. * * *

Mail Tax Statements to Address as shown above

Date [illegible]

Brenda H. [illegible]

STATE OF CALIFORNIA
COUNTY OF San Francisco

On 3/31/99 before me, [illegible] personally appeared
Brenda M. [illegible]

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [illegible]

[illegible]
Notary Public California
City & County of San Francisco
My Comm. Expires Oct 6, 1999

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

G542658

Order No. : 281436-CMF

EXHIBIT "A"

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

PARCEL I:

BEGINNING at a point on the northerly line of Filbert Street, distant thereon 37 feet and 6 inches easterly from the easterly line of Divisadero Street; running thence easterly along said line of Filbert Street 80 feet; thence at a right angle northerly 137 feet and 6 inches; thence at a right angle westerly 80 feet; thence at a right angle southerly 137 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 471.

Assessor's Lot 13, Block 544

PARCEL II:

BEGINNING at a point on the northerly line of Filbert Street, distant thereon 37 feet 6 inches easterly from the easterly line of Divisadero Street; thence at a right angle northerly 137 feet 6 inches to the TRUE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED HEREIN; thence at a right angle easterly 6" feet; thence at a right angle northerly 4 feet 11 inches; thence at a right angle westerly 80 feet; thence at a right angle southerly 6 feet 11 inches to the TRUE POINT OF BEGINNING

BEING part of Western Addition Block No. 471

Portion of Assessor's Lot 14, Block 544

NOTE: PARCELS I and II collectively will become:

Assessor's Lot 14, Block 544

Recording Requested by:
Gerald L. Shirar, Trustee

When Recorded Mail to:
Keith Schiller, Esq.
SCHILLER LAW GROUP, PLC
4 Orinda Way, Suite 250B
Orinda, CA 94563

APN: Block No. 944, Lot No. 16
Re: 3036 Divisadero Street, San Francisco, CA

Mail Tax Statements to:
Gerald L. Shirar, Trustee
7213 Pleasants Valley Road
Vacaville, CA 94563

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2005-I028164-00
Check Number 1751
Monday, SEP 12, 2005 13:21:05
Ttl Pd $12.00 Nbr-0002827326
REEL I972 IMAGE 0538
ofa/FT/1-2

Space above this line for Recorder's use

GRANT DEED

The undersigned Grantor(s) declare(s):
Documentary transfer tax is $ NONE
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City and County of San Francisco
(x) Realty not sold,

Deed to or by a trustee not pursuant to a sale.

Exempt from Documentary Transfer Tax under Rev.& Tax. Code § 11930 as inter vivos transfer to trust for no consideration

FOR NO CONSIDERATION,

GERALD L. SHIRAR, an unmarried man

hereby GRANTS to GERALD L. SHIRAR, Trustee of the Gerald L. Shirar Living Trust dated July 21, 2005, the real property in the City and County of San Francisco, State of California, described as follows:

See Exhibit "A" attached hereto

APN: Block No. 944, Lot No. 16

Date: July 21, 2005

Gerald L. Shirar

State of California)
)ss
County of Contra Costa)

On this 21st day of July, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared GERALD L. SHIRAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

M. Izquierdo-R.
Notary Public

MARIBEL IZQUIERDO-RODRIGUEZ
Commission # 1383030
Notary Public - California
Contra Costa County
My Comm. Expires Nov 3, 2006

Exhibit "A"

BEGINNING at a point on the easterly line of Divisadero Street, distant thereon 144 feet and 5 inches northerly from the northerly line of Filbert Street; running thence northerly and along said line of Divisadero Street 35 feet; thence at a right angle easterly 82 feet; thence at a right angle northerly 8 feet and 10-1/2 inches; thence at a right angle easterly 55 feet and 6 inches; thence at a right angle southerly 43 feet and 10-1/2 inches; thence at a right angle westerly 137 feet and 6 inches to the point of beginning.

APN: Block No. 944, Lot No. 16

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

McDONOUGH HOLLAND & ALLEN PC
Attorneys at Law

500 Capitol Mall, 18th Floor
Sacramento, CA 95814
Attention: Elizabeth Pullen, Paralegal

MAIL TAX STATEMENTS TO:

Janja Pesusic, Trustee
1186 Tournament Drive
Hillsborough, CA 94010-7432

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-I941661-00
Check Number 1575
Tuesday, MAR 23, 2010 11:53:08
Ttl Pd $13.00 Rcpt # 0003872571
REEL K105 IMAGE 0409
cfa/FT/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 0944-019A2

Trust Transfer Deed

(Rev'd 7/94)

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A §1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is $0.00.

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due (state reason and give Code § or Ordinance number) No tax due. No consideration or exchange of assets. This is a transfer from a trust to two subtrusts established pursuant to the original trust that results solely in a change in the method of holding title; proportional ownership interests remain the same. (CA Rev. & Tax Code §§11925(d) and 11930.)

☐ Unincorporated area ☒ City of San Francisco

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☐ Transfer to a revocable trust;

☒ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other: _____

Janja Pesusic, as Trustee of the Pesusic Family Trust dated April 7, 2001,

hereby GRANT(S) to

Janja Pesusic, as Trustee of the Janja Pesusic Trust established January 9, 2008, as to an undivided 20% interest, and to Janja Pesusic, as Trustee of the Pesusic Bypass Trust established January 9, 2008, as to an undivided 80% interest, in and to

the following described real property in the City and County of San Francisco, State of California:

For legal description, see Exhibit A attached hereto and incorporated herein by this reference.

Commonly known as 2565-2567 Greenwich Street, San Francisco, CA
APN: 0944-019A2.

Dated: 11/30/09

State of California
County of San Mateo

On Nov. 30, 2009 before me, B. J. Paras Notary Public
(here insert name and title of the officer)

personally appeared JANJA PESUSIC who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Janja Pesusic 11-30-09
JANJA PESUSIC, Trustee of the
Pesusic Family Trust dated April 7, 2001

B. J. PARAS
Commission # 1710362
Notary Public - California
San Mateo County
My Comm. Expires Dec 12, 2010

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1224138v1 36884/0001

EXHIBIT A

The following described real property in the City and County of San Francisco, State of California:

BEGINNING at a point on the southerly line of Greenwich Street, distant thereon 131 feet easterly from the easterly line of Divisadero Street; running thence easterly along said line of Greenwich Street 30 feet; thence at a right angle southerly 86 feet, 8-1/2 inches; thence at a right angle westerly 30 feet; thence at a right angle northerly 86 feet, 8-1/2 inches to the point of beginning.

Being a portion of Western Addition Block No. 471.

San Francisco City and County APN: 0944-019A2

Commonly known as 2565-2567 Greenwich Street, San Francisco, CA

1224138v1 36884/0001

Recording Requested By:

John J. Alkazin
Attorney at Law

When Recorded Mail To:

John J. Alkazin, Esq.
601 California St. #1600
San Francisco, CA 94108

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H136614-00
Check Number 2838
Thursday, MAR 28, 2002 14:07:12
Ttl Pd $12.00 Nbr-0001822997
REEL I104 IMAGE 0524
ofa/FT/1-2

APN Block 944, Lot 20 Space Above this Line for Recorder's Use

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ NONE/11911 R&T - Transfer to Trust
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (x) City of San Francisco
(X) Realty not sold.

FOR NO CONSIDERATION, Lydia Nathalie Floyd

hereby GRANTS to Lydia Floydn as Trustee of the Lydia Floyd Revocable Trust Agreement Dated March 8, 2002

that property in the City and County of San Francisco, State of California, described as:

See Exhibit "A" attached hereto and incorporated herein.

This conveyance is to a Revocable Trust created by the grantor for her own benefit and does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code §62.

Mail tax statements to: Lydia Floyd, 2555 Greenwich Street, San Francisco, CA 94123-3307

Dated: March 8, 2002.

Lydia Nathalie Floyd

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On March 8, 2002 before me, a Notary Public for the State of California, personally appeared Lydia Nathalie Floyd, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument, and acknowledged to me that she executed it in her authorized capacity, and that by her signature on the instrument, the person or entity upon behalf of which he acted executed the instrument.

Notary Public for California

JOHN J. ALKAZIN
Commission # 1315056
Notary Public - California
San Francisco County
My Comm. Expires Jul 28, 2005

H136614

Exhibit "A"

Real property situated in the City and County of San Francisco, State of California, described as follows:

COMMENCING at a point on the southerly line of Greenwich Street distant thereon 161 feet easterly from the easterly line of Divisadero Street; running thence easterly along the southerly line of Greenwich Street 25 feet 7 inches; thence at a right angle southerly 86 feet 8 1/2 inches; thence at a right angle westerly 25 feet 7 inches; thence at a right angle northerly 86 feet 8 1/2 inches to the southerly line of Greenwich Street and the point of commencement.

Being a portion of Western Addition Block No. 471.

San Francisco A.P.N. Block 944, Lot 20.

2555 GREENWICH ST.

P/A: 2551 Greenwich Street

RECORDING REQUESTED BY:
Stewart Title of California
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Sharon Purewal
2551 Greenwich Street
San Francisco, California 94123

ORDER NO. 7931-487179
ESCROW NO. 7908-487179
APN. Blk 0944 Lot 021

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J540537-00
Acct 8-STEWART Title Company
Friday, NOV 09, 2012 08:00:00
Ttl Pd$11,952.00 Rcpt # 0004549045
REEL K771 IMAGE 0204
ofa/FT/1-2

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is: $11,925.00 CITY TAX
☐ Monument Preservation Fee is:
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area: ☒ City of San Francisco, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Linda Dyer Millard, Successor Trustee of the Harry B. Bowman and Clara J. Bowman Revocable Trust dated 6/6/2000

hereby **GRANT(S)** to
Sharon Purewal, an unmarried woman

the following described real property in the City of San Francisco , County of San Francisco, State of California
LEGAL DESCRIPTION ON EXHIBIT A

DATE: October 29, 2012

The Harry B. Bowman and Clara J. Bowman
Revocable Trust dated 6/6/2000

Linda Dyer Millard, TTE
Linda Dyer Millard, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF San Francisco

On November 1 2012 before me,
Julie Mosley a Notary
Public, personally appeared Linda Dyer Millard

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

JULIE MOSLEY
COMM. #1898666
Notary Public-California
MARIN COUNTY
My Comm. Exp. AUG 7, 2014

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT - A -

LEGAL DESCRIPTION

Commencing at a point on the southerly line of Greenwich Street distant thereon 200 feet 11 inches westerly from the westerly line of Scott Street, running thence westerly and along said line of Greenwich Street 25 feet; thence at a right angle southerly 82 feet; thence at a right angle easterly 25 feet; thence at a right angle northerly 82 feet to the point of commencement.

Being part of Western Addition Block No. 471

APN: Block 0944, Lot 021

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K267868-00
Check Number 2965
Tuesday, MAY 31, 2016 13:14:49
Ttl Pd $30.00 Rcpt # 0005388309
ofa/FT/1-5

RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Matthew Peter Sherwood Chapman
3169 Alika Avenue
Honolulu, HI 96817

Space Above This Line for Recorder's Use Only

A.P.N.: 0944-025 and 026 File No.: 2103-5150217 (KC)

Situs Address: 2556 Filbert Street, San Francisco, CA 94123

Property Address: **2556 Filbert Street, San Francisco, CA 94123**
Lot Number: **025 & 026**
Block Number: **0944**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$0.00**, CITY TRANSFER TAX **$0.00**;
SURVEY MONUMENT FEE **$0.00**

[x] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area, [x] City of **San Francisco**, and
[x] Exempt from transfer tax; Reason. **correction to reflect proper vesting for both lots**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

hereby GRANT(s) to **Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such Undivided 50% Interest and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such Undivided 50% Interest**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

legal description for 025 and 026

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FILBERT STREET, DISTANT THEREON 137 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF DIVISADERO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FILBERT STREET 55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 193 FEET; THENCE AT A RIGHT ANGLE WESTERLY 5 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 4 FEET AND 8-1/2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 49 FEET AND 1 INCH; AND THENCE AT A RIGHT ANGLE SOUTHERLY 188 FEET AND 3-1/2 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

PARCEL 2:

Mail Tax Statements To: **SAME AS ABOVE**

EASEMENT

Grant Deed - continued

Date: **04/22/2016**

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SEWER, AS CREATED AND GRANTED IN THE DEED FROM THOMAS W. SCOTT TO SAM H. DANIELS AND MARY CATHERINE GALLWAY, DATED OCTOBER 14, 1916, RECORDED OCTOBER 17, 1916, IN BOOK 975 OF DEEDS, PAGE 78, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVISADERO STREET, DISTANT THEREON 137 AND 6 INCHES NORTHERLY FROM THE NORTHERLY LINE OF FILBERT STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF DIVISADERO STREET 6 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 6 FEET AND 11 INCHES; AND THENCE AT A RIGHT ANGLE WESTERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

Grant Deed - continued

Date: **04/22/2016**

A.P.N.: 07-0944-026-02 **File No.: 2103-5150217 (KC)**

Dated: April 22, 2016

Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

Matthew Peter Sherwood Chapman, Trustee **Matthew Peter Sherwood Chapman, Trustee**

Grant Deed - continued

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawai'i)SS
City + COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared Matthew Peter Sherwood Chapman, Trustee so ~~is~~

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. so ~~is~~ so ~~is~~

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/3/2016

This area for official notarial seal:

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc. Description: Grant Deed

No. of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Grant Deed - continued

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawaii)SS
City and
COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared
Matthew Peter Sherwood Chapman, Trustee so VI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. so NP so VI

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/31/2016

This area for official notarial seal.

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc Description Grant Deed

No of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Page 5 of 5

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J800652-00
Check Number 2185
Wednesday, DEC 04, 2013 14:58:05
Ttl Pd $32.00 Rcpt # 0004845562
REEL L036 IMAGE 0723
cal/AK/1-2

Recording requested by
And when recorded mail to:
James W. Fuller, trustee
2584 Filbert Street
San Francisco, CA 94123

Mail tax statements to:
Same as Above

The undersigned grantor(s) declare(s):
Documentary Transfer tax: $ none*
*Transfer to revocable trust: RT Code 11930

APN: Block 0944 Lot 029
To correct deed recorded 01/07/13, 2013J57872500 which had incorrect APN lot number

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, James W. Fuller hereby grants to James W. Fuller, trustee of the James W. Fuller Revocable Trust dated November 3, 2012 the real property located in the City and County of San Francisco, California, known as 2584 Filbert Street, San Francisco, CA, more particularly described on Exhibit A attached hereto and made a part hereof.

Dated: Nov 21, 2013

James W. Fuller

ACKNOWLEDGEMENT

State of California)
County of San Francisco)

On 11/21/2013, before me, Daniel H. Dahlen, Notary Public, personally appeared James W. Fuller, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Daniel H. Dahlen, Notary Public
My commission Expires July 9, 2016

DANIEL H. DAHLEN
Commission # 1981832
Notary Public - California
Contra Costa County
My Comm. Expires Jul 9, 2016

Mail Tax Statements to James W. Fuller, trustee, 2584 Filbert Street, San Francisco, CA

14

Exhibit A

to James W. Fuller Deed to 2584 Filbert Street San Francisco, CA

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

BEGINNING at a point on the northerly line of Filbert Street, distant thereon 30 feet easterly from the easterly line of Divisadero Street; running thence easterly along said line of Filbert Street 27 feet and 6 inches; thence at a right angle northerly 137 feet and 6 inches; thence at a right angle easterly 80 feet; thence at a right angle northerly 6 feet and 11 inches; thence at a right angle westerly 137 feet and 6 inches to the easterly line of Divisadero Street 6 feet and 11 inches; thence at a right angle easterly 30 feet; thence at a right angle southerly 137 feet and 6 inches to the point of beginning.

BEING part of Western Addition Block No. 471.

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0224038143
APN: Lot 030; Block 0944
Situs: 2582 Filbert Street

When Recorded Mail Document and Tax Statements to:

2582, LLC
1 Post Street Ste. 2210
San Francisco, CA 94104

20169K20680300003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K206803-00
Acct 5002-Old Republic Title Company
Tuesday, FEB 23, 2016 12:16:11
Ttl Pd$350,031.* Nbr-0005319057
odm/RE/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is $350,000.00
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Peter Baumann and Alison Baumann, husband and wife, as community property with right of survivorship

hereby GRANT(S) to
2582, LLC, a California limited liability company

that property in City of San Francisco, San Francisco County, State of California, described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: February 18, 2016

Peter Baumann

Alison Baumann

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of SAN FRANCISCO

On 2/18/16 before me, DAVID LAU a Notary Public, personally appeared PETER BAUMANN AND ALISON BAUMANN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: DAVID LAU
(Typed or Printed)

(Seal)

Grant Deed Order No. 0224038143

Page 2 of 2

ORDER NO. : 0224038143-CB

EXHIBIT A

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

Beginning at a point on the Northerly line of Filbert Street, distant thereon 57.50 feet Easterly from the Easterly line of Divisadero Street; running thence Easterly along said line of Filbert Street 80 feet; thence at a right angle Northerly 144.42 feet; thence at a right angle Westerly 80 feet; thence at a right angle Southerly 144.42 feet to the point of beginning.

Being a portion of Western Addition Block No. 471, as described in that certain Certificates of Compliance, Recorded December 23, 1997, as Instrument No. 97-G276104-00, Book H-035, Page 0562 of Official Records, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 030; Block 0944

1221 HARRISON STREET #18
SAN FRANCISCO, CA 94103

P: 415-391-4775
F: 415-391-4777
radiusservices@sfradius.com

AFFIDAVIT OF PREPARATION OF RADIUS NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS FOR PUBLIC NOTIFICATION

RADIUS SERVICES hereby declares as follows:

1. We have prepared the NOTIFICATION MAP, MAILING LIST, and DELIVERY MATERIALS for the purpose of public notification in accordance with the requirements and instructions stipulated by San Francisco City Planning Department Planning Code / San Francisco Department of Building Inspection / San Francisco Public Works Code:

- ☐ Section 311 (Residential)
- ☐ Section 312 (Commercial)
- ☐ Variance
- ☐ Environmental Evaluation
- ☐ Conditional Use Permit
- ☐ Conditional Use Permit for Wireless Antenna Installation
- ☑ Other Subdivision
- ☐ Mobile Food Facility (MFF)
  Truck: 75' minimum radius measured from the outer boundaries of the assumed curbside and all properties across the street that directly fronts, in whole or in part.
- ☐ Mobile Food Facility (MFF)
  Push Cart: 300' minimum radius of the street address(s) in front of which the Pushcart will be located.
- ☐ Minor Sidewalk Encroachment (MSE)
  150' radius **fronting** the subject property.
- ☐ Major Sidewalk Encroachment (ME)
  300' complete radius.
- ☐ Section 106.3.2.3 (Demolition)

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require remailing or lead to suspension or revocation of the permit.

3. We have prepared these materials in good faith and to the best of our ability.

We declare under penalty of perjury under the laws of the State of California and the City and County of San Francisco that the foregoing is true and correct.

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 3/22/21.

RADIUS SERVICES
Professional Service Provider

Kevin Chuck
Radius Services

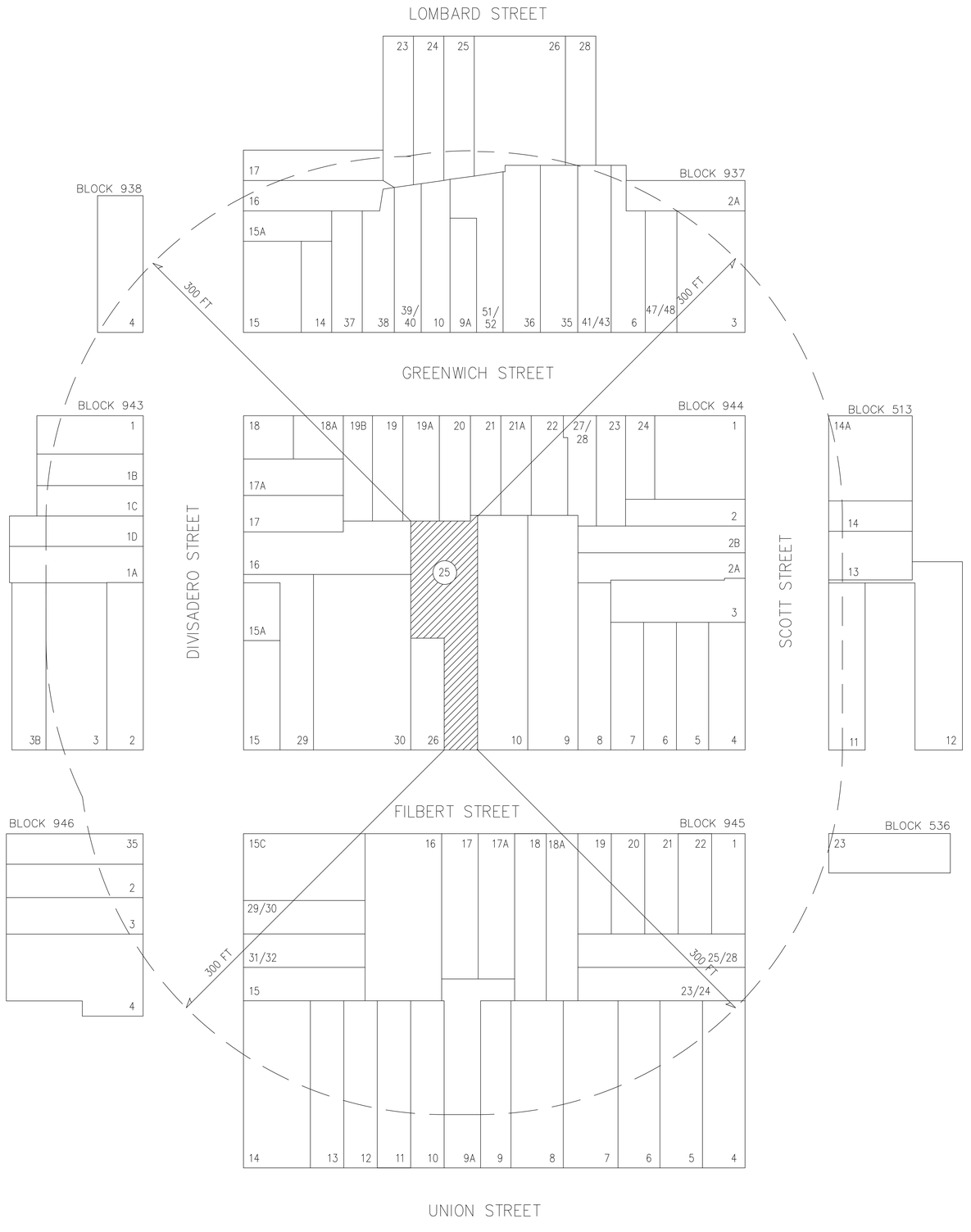
09440025
Radius Services Job Number

2556 Filbert St
Project Address

944/24
Block / Lot

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 09440025	2556 FILBERT ST	FORESIGHT	21	0315
0001	002	. . . . .	. . . . .	. . . . .	.	. .
0001	003	R A D I U S S E R V I C E S	1221 H A R R I S O N S T #18	SAN FRANCISCO	CA	94103
0001	004	FORESIGHT LAND SURVEYING	301 CALIFORNIA DR #2	BURLINGAME	CA	94010
0001	005	. . . . .	. . . . .	. . . . .	.	. .
0513	011	CHARLES F POHL TRUST	2496 FILBERT ST	SAN FRANCISCO	CA	94123-3316
0513	012	JOHN H & SHEILA S DOWELL	2480 FILBERT ST	SAN FRANCISCO	CA	94123-3316
0513	013	AMANDA J REYNOLDS TRUST	18 PASEO MIRASOL	TIBURON	CA	94920-2021
0513	014	MICHAEL S TUNG	3020 SCOTT ST	SAN FRANCISCO	CA	94123-3322
0513	014A	3060 SCOTT LP	3060 SCOTT ST	SAN FRANCISCO	CA	94123-3374
0536	023	KELLY ELIZABETH MOBLEY TRUST	5099 WELSH CT	ANGELS CAMP	CA	95222-9634
0937	002A	DE MARTINI PETER DIANE TRUST	1473 21ST AV	SAN FRANCISCO	CA	94122-3329
0937	003	31 SCOTT 2020 LLC	3145 GEARY BL #333	SAN FRANCISCO	CA	94118-3316
0937	006	MARCO & GINO MARIE TRUST	2576 MCALLISTER ST	SAN FRANCISCO	CA	94118-4222
0937	009A	EMMONS TRUST	2552 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	010	MELBA STRAZULO TRUST	2551 GREENWICH ST #3	SAN FRANCISCO	CA	94123-6002
0937	014	ERIC STEIN TRUST	2230 FRANCISCO ST #112	SAN FRANCISCO	CA	94123-1935
0937	015	HUI TRUST	231 MORNINGSIDE DR	SAN FRANCISCO	CA	94132-1240
0937	015A	SUZANNE M DITO 2018 TR TRUST	3118 DIVISADERO ST	SAN FRANCISCO	CA	94123-3204
0937	016	ALICE CROCKER GHIGLIERI 2014 T	3124 DIVISADERO ST	SAN FRANCISCO	CA	94123-3204
0937	017	DAWSON-SIZER TRUST	3130 DIVISADERO ST	SAN FRANCISCO	CA	94123-3204
0937	023	RADARA LP	200 IRIS WAY	PALO ALTO	CA	94303-3039
0937	024	RADARA LP	200 IRIS WAY	PALO ALTO	CA	94303-3039
0937	025	ANH P SALCEDO	2725 RIVERSIDE BL	SACRAMENTO	CA	95818-2929
0937	026	LOMBARD ALLIANCE GROUP LLC	39536 PLATERO PL	FREMONT	CA	94539-3043
0937	028	KINS LLC	1274 DENLYN ST	NOVATO	CA	94947-4802
0937	035	GDS PROPERTIES LLC	101 FALLEN LEAF DR	HILLSBOROUGH	CA	94010-6918
0937	036	NATALIA TAVROVSKAIA	2939 20TH AV	SAN FRANCISCO	CA	94132-1501
0937	037	GEORGE N VIDALAKIS TRUST	2580 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	038	KOST TRUST	2572 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	039	THOMAS J PACKO TRUST	5600 MILL CREEK RD	HEALDSBURG	CA	95448-9142
0937	040	STUART CLEARY	2568 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	041	GERSON SOLOMON INDEN EVE TRUST	2528 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	042	GERSON SOLOMON INDEN EVE TRUST	2528 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	043	GERSON SOLOMON INDEN EVE TRUST	2528 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	047	SUSAN GRIFFING TRUST	2472 UNION ST	SAN FRANCISCO	CA	94123-3831
0937	048	PETE A GARIBALDI TRUST	2516 GREENWICH ST	SAN FRANCISCO	CA	94123-3308
0937	051	SAWYER 2005 TRUST-AMEND & KENNETH	2550 GREENWICH ST #A	SAN FRANCISCO	CA	94123-3308
0937	052	JENNIFER E GARLAND	2550 GREENWICH ST #B	SAN FRANCISCO	CA	94123-3308
0938	004	CARLOTA W GUTIEREZ	PO BOX 470876	SAN FRANCISCO	CA	94147-0876
0943	001	PETER H FLOOD TRUST	PO BOX 229	SUN VALLEY	ID	83353-0229
0943	001A	DONALD & RONA FRIEDMAN 2004 RE	3035 DIVISADERO ST	SAN FRANCISCO	CA	94123-3228
0943	001B	PETER H FLOOD TRUST	PO BOX 229	SUN VALLEY	ID	83353-0229
0943	001C	HEALY-BAILEY TRUST	3047 DIVISADERO ST	SAN FRANCISCO	CA	94123-3228
0943	001D	CHRISTOPHER J BONAVICO	3041 DIVISADERO ST	SAN FRANCISCO	CA	94123-3228
0943	002	DONALD & SARA SWEET TRUST	2600 FILBERT ST	SAN FRANCISCO	CA	94123-3216
0943	003	ALISON F GEBALLE TRUST	PO BOX 29550	SAN FRANCISCO	CA	94129-0550
0943	003B	2626 LLC	2626 FILBERT ST	SAN FRANCISCO	CA	94123-3216
0944	001	MAURICE A LADRECH TRUST	15 CORTE FEDORA	GREENBRAE	CA	94904-1317
0944	002	MAURICE A LADRECH TRUST	15 CORTE FEDORA	GREENBRAE	CA	94904-1317
0944	002A	HEATHER F & ALESSANDRO GATTI	3035 SCOTT ST	SAN FRANCISCO	CA	94123-3321
0944	002B	DEIRDRE COYNE TRUST	3041 SCOTT ST	SAN FRANCISCO	CA	94123-3321
0944	003	JACQUELINE C DOLEV	3025 SCOTT ST	SAN FRANCISCO	CA	94123-3321
0944	004	STEPHEN D & SARA I KAHN	2500 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	005	DANIELS TRUST	2506 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	006	LYNN F KIRSHBAUM	2512 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	007	CHARLES ROBERT SCHWAB TRUST	2518 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	008	ELIZABETH M GORDON TRUST	2524 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	009	BARBARA K CALLANDER TRUST	2540 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	010	SHIRLEY ROSS DAVIS	2550 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	015	STEVEN MALVINO TRUST	8776 LOGAN PL	COTATI	CA	94931-9663
0944	015A	GLORIA G LOPEZ	870 MARKET ST #1161	SAN FRANCISCO	CA	94102-2924
0944	016	GERALD L SHIRAR TRUST	7213 PLEASANTS VALLEY RD	VACAVILLE	CA	95688-9713
0944	017	L WANVIG JAMES TRUST	1120 NYE ST #320	SAN RAFAEL	CA	94901-2945
0944	017A	M DENNIS	3054 DIVISADERO ST	SAN FRANCISCO	CA	94123-3229

0944	018	2595 GREENWICH LLC	1155 BATTERY ST	SAN FRANCISCO	CA	94111-1203
0944	018A	M DOUGLAS	1557 MADRONO AV	PALO ALTO	CA	94306-1016
0944	019	FREDRIC T & TRACY L WALDER	2569 GREENWICH ST	SAN FRANCISCO	CA	94123-3307
0944	019A	JANJA PESUSIC TRUST	1186 TOURNAMENT DR	HILLSBOROUGH	CA	94010-7432
0944	019B	MAY CHIN TRUST	2575 GREENWICH ST	SAN FRANCISCO	CA	94123-3307
0944	020	LYDIA FLOYD TRUST	2555 GREENWICH ST	SAN FRANCISCO	CA	94123-3307
0944	021	SHARON PUREWAL	2259 CHESTNUT ST #260	SAN FRANCISCO	CA	94123-0000
0944	021A	DE TRICERATOPS LAMAISON TRUST	2545 GREENWICH ST	SAN FRANCISCO	CA	94123-3307
0944	022	LINCOLN & CHRISTINA M ISETTA	2537 GREENWICH ST	SAN FRANCISCO	CA	94123-3330
0944	023	MICHAEL HINDUS TRUST	2527 GREENWICH ST	SAN FRANCISCO	CA	94123-3307
0944	024	A & VIRGINIA D MAHMOUD	1424 LOMBARD ST	SAN FRANCISCO	CA	94123-3112
0944	025	GEOFFREY CHAPMAN TRUST	2556 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	026	GEOFFREY CHAPMAN TRUST	2556 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	027	FUND MONEY FOR PEOPLE HUMAN	2531 GREENWICH ST	SAN FRANCISCO	CA	94123-3330
0944	028	PETER F & LISA S CELLA TRUST	4 CROCKETT DR	MORAGA	CA	94556-2800
0944	029	JAMES W FULLER TRUST	2584 FILBERT ST	SAN FRANCISCO	CA	94123-3318
0944	030	2582 LLC	1 POST ST #2210	SAN FRANCISCO	CA	94104-5228
0945	001	2945 SCOTT ST LLC	1350 TREAT BL #400	WALNUT CREEK	CA	94597-7960
0945	004	MCMAHAN TRUST	2905 SCOTT ST	SAN FRANCISCO	CA	94123-3828
0945	005	MARK H SHERMAN	2506 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	006	CHRISTINE H RUSSELL TRUST	2512 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	007	PATEL TRUST	2516 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	008	LAKE & MOUNTAIN GREENWAY CAPITAL	2300 W SAHARA AV #800	LAS VEGAS	NV	89102-4397
0945	009	JASON E GOLDMAN TRUST	2520 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	009A	DOUGLAS E GOLDMAN TRUST	2520 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	010	RICHARD	2524 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	011	BLUE UNION LLC	2526 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	012	ALEXANDER D CORNELL TRUST	2528 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	013	LAMBERT 2016 TR TRUST	2574 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	014	THOMAS E M TRUST	2590 UNION ST	SAN FRANCISCO	CA	94123-3833
0945	015	GELLER SURVIVORS MONA TRUST	1170 SACRAMENTO ST #4B	SAN FRANCISCO	CA	94108-1966
0945	015C	MARDIKIAN PICHLER 20II TRUST	2960 DIVISADERO ST #6	SAN FRANCISCO	CA	94123-3843
0945	016	AXEL SPRINGER SERVICES INC	1 LIBERTY PLZ #8TH	NEW YORK	NY	10006-1404
0945	017	JAVERI NIRAJ	2555 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	017A	HOLDEN TRUST	2547 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	018	MIRHASHEMILVG TRUST	2541 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	018A	WILSON TRUST	2533 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	019	SUZANNE M HAUER TRUST	2531 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	020	TIMOTHY MARTEN TRUST	2525 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	021	JOHN & DIANA VOLLMER TRUST	2515 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	022	IAN PICACHE	2509 FILBERT ST	SAN FRANCISCO	CA	94123-3317
0945	023	CHARLES I BROWNE TRUST	2931 SCOTT ST	SAN FRANCISCO	CA	94123-3828
0945	024	CHARLES I BROWNE TRUST	2929 SCOTT ST	SAN FRANCISCO	CA	94123-3828
0945	025	DAVID STEIN	2937 SCOTT ST #1	SAN FRANCISCO	CA	94123-3844
0945	026	CARRIGAN & SIMMERS TRUST	2937 SCOTT ST #2	SAN FRANCISCO	CA	94123-3844
0945	027	SCOTT NORTH PRPTS LLC	970 W BROADWAY #365	JACKSON	WY	83001-6402
0945	028	MARGARET K MAGYARY	2309 EDNA ST	EL CERRITO	CA	94530-1616
0945	029	JACQUELYN A COHEN TRUST	2948 DIVISADERO ST	SAN FRANCISCO	CA	94123-3823
0945	030	JACQUELYN A COHEN TRUST	2948 DIVISADERO ST	SAN FRANCISCO	CA	94123-3823
0945	031	RATNER-KOSLOW TRUST	2942 DIVISADERO ST	SAN FRANCISCO	CA	94123-3823
0945	032	LINDA S BACON TRUST	2944 DIVISADERO ST	SAN FRANCISCO	CA	94123-3823
0946	002	MAYO & ROSE SHATTUCK TRUST	2957 DIVISADERO ST	SAN FRANCISCO	CA	94123-3822
0946	003	LYNN D FULLER TRUST	2949 DIVISADERO ST	SAN FRANCISCO	CA	94123-3822
0946	004	PORTER TRUST	2939 DIVISADERO ST	SAN FRANCISCO	CA	94123-3822
0946	035	CHEN-HUI TRUST	2601 FILBERT ST	SAN FRANCISCO	CA	94123-3215
9999	999	. . . . .	. . . . .	. . . . .	.	. .



The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

R A D I U S services

1221 Harrison Street Suite 18
San Francisco CA 94103-4449
(415) 391-4775

BLOCK 944
LOT 25

San Francisco, CA

N

SCALE: 1"=50'-0"

JOB NO:	DATE: 210316
09440025	DRAWN: DC
	CHECKED: DC

300 FOOT RADIUS MAP

PORSCHE
8AQZ223

TROONPACIFIC
THE ART OF DEVELOPMENT
Trimble

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Shoalr Chapman Irrevocable Trust, Roger Alt, Trus		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/31/21 Signed: _____

Date: _____ Signed: _____

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 31 March, 2021 Signed: Emma P Chapman

Date: 31 MARCH 2021 Signed:

Form No. 2

Required ONLY when creating a <u>new</u> lot line on property occupied with existing building(s) **(NOT required if Map is only for merging adjoining lots).**

Department of Building Inspection Requirements

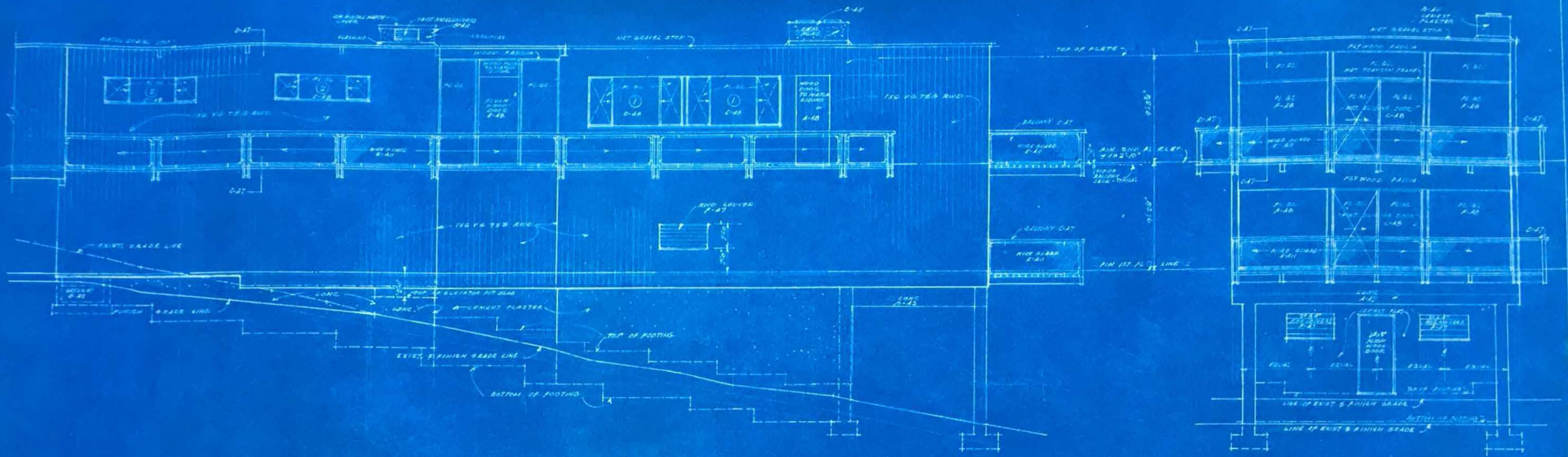
Property Address: 2556 FILBERT STREET

Assessor's Block: 0944 Lot Number(s): 25+26

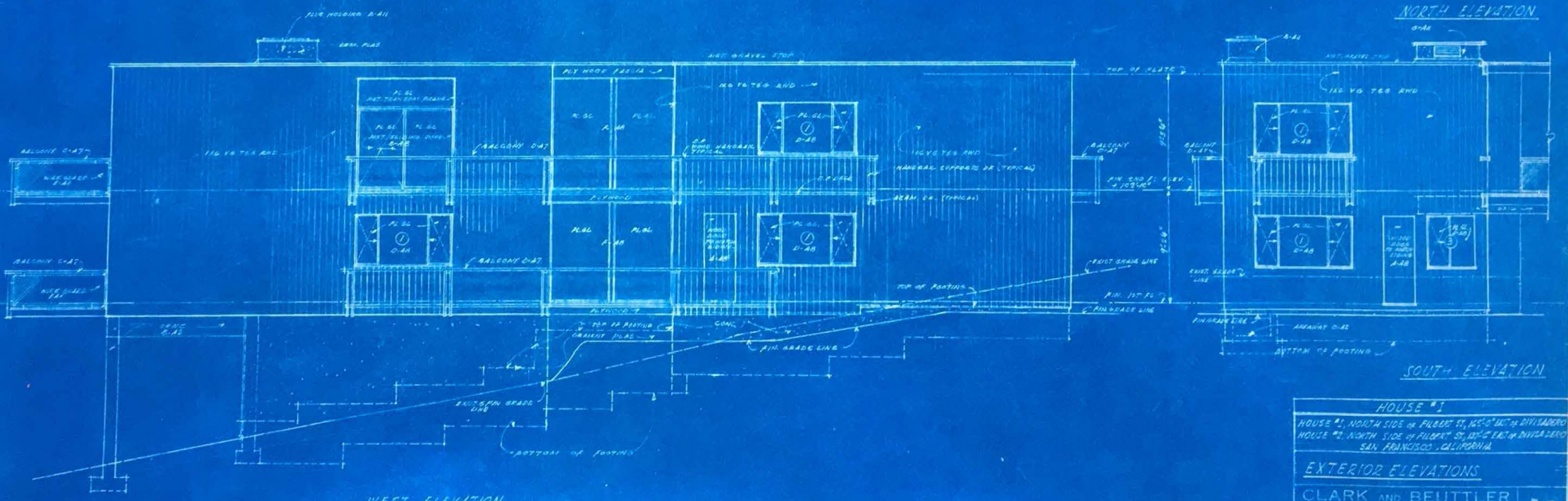
Submit a separate check payable to Department of Building Inspection. Form number 2 will be forwarded to DBI, it is important to be sure it is complete. Photos and Architectural floor plans should be attached if they are available. DBI reviews for building code compliance mainly fire rating, they will require the following information:

Building Inspection Fees	**See Current <u>Fee Schedule</u>**
Area of Wall(s) = (Length X Height)	6,352 SF
Area of ALL Openings (Total)	1,285
Construction material – what is the wall(s) made of	WOOD FRAME
Pictures detailing above	ATTACHED
Architect floor plans (if available)	ATTACHED.

Other _____



EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

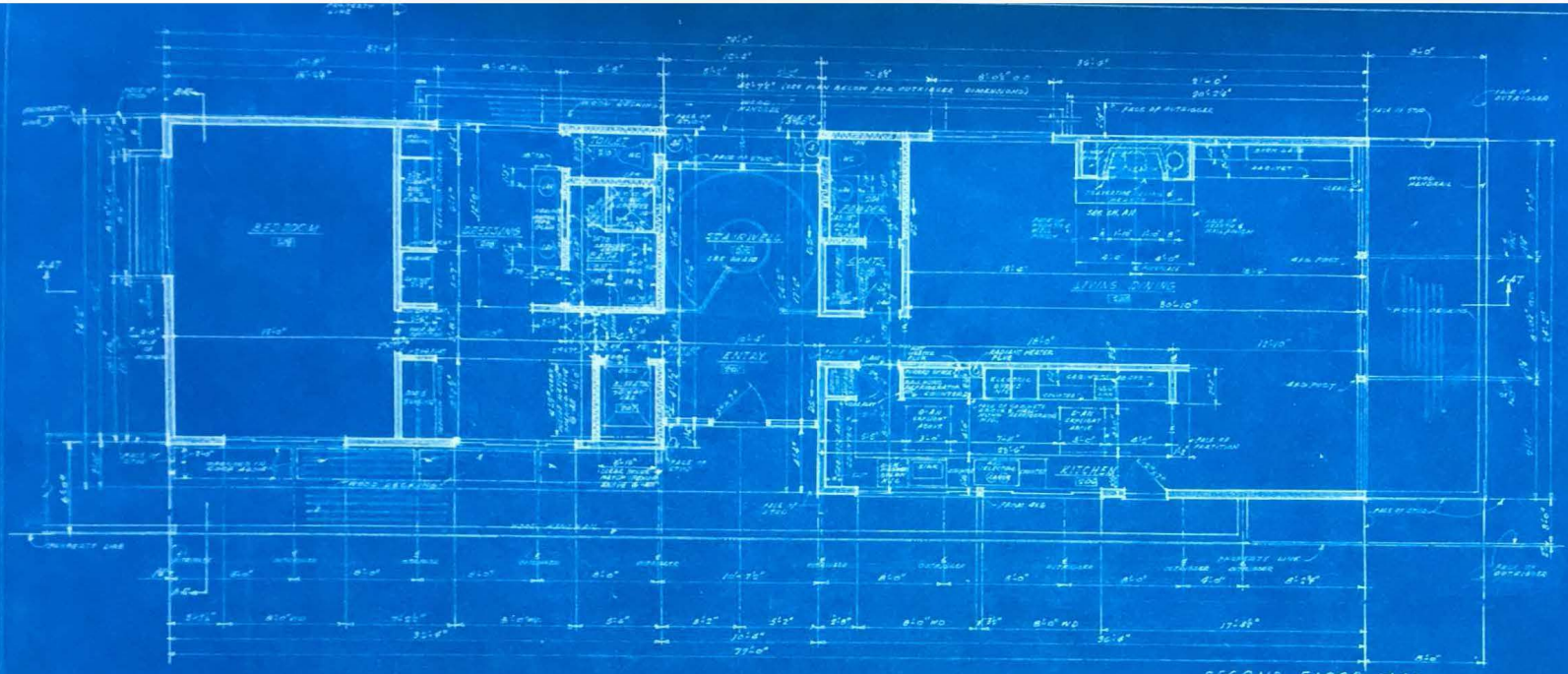
HOUSE "I"

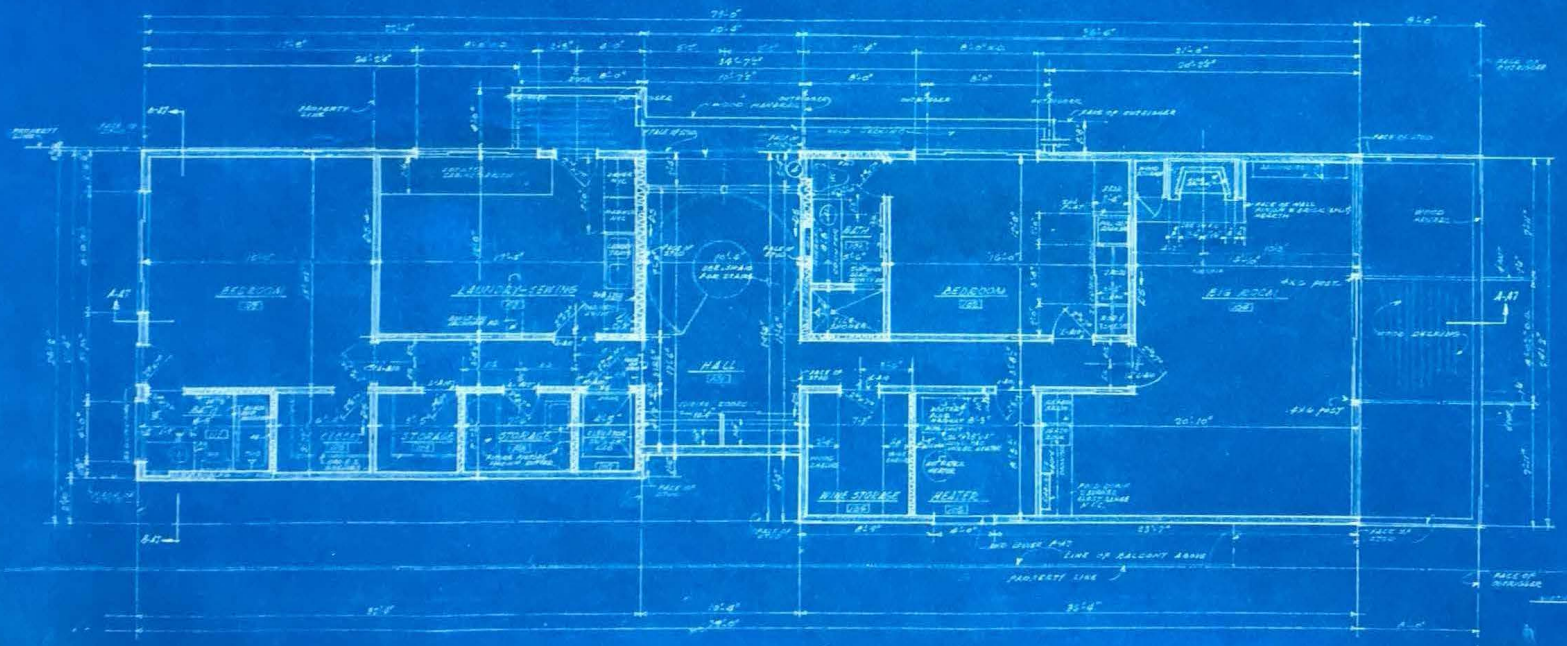
HOUSE "I", NORTH SIDE OF FILBERT ST., 137'-6" EAST OF DIVISADERO
HOUSE "2", NORTH SIDE OF FILBERT ST., 187'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

CLARK AND BEUTTLER
ARCHITECTS

A6





SCHEDULE OF ROOM FINISHES

NO.	ROOM	CEILING	WALLS	FLOOR	BASE	REMARKS
	FIRST FLOOR					
101	HALL	AC PLAS	PLAS	CAR.	WOOD	
102	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
103	BATH	AC	AC &	CORK	WOOD	W/STATIC SHOWER
104	BIG ROOM	AC PLAS	RUBB. GRASS	CORK	RUBBER	W/ RADIANT HEAT
105	HEATER	PLAS	PLAS	ASPHALT TILE	RUBBER	
106	WINE STOR.	PLAS	TILE	ASPHALT TILE	RUBBER	
107	ELEVATOR	PLAS	PLAS	CONC.	—	
108	STORAGE	PLAS.	PLAS	ASPHALT TILE	RUBBER	
109	STORAGE	PLAS	PLAS	ASPHALT TILE	RUBBER	
110	CLOSET	PLAS	PLAS	CORK	WOOD	
111	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
112	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
113	LAUNDRY SEWING	AC PLAS	AC.	CORK	WOOD	
	SECOND FLOOR					
201	ENTRY	AC PLAS	PLAS	OAK	WOOD	
202	STAIRWELL	AC PLAS	PLAS	OAK	WOOD	
203	CLOSET	AC PLAS	PLAS	CORK	WOOD	
204	POWDER RM	AC	AC	CORK	WOOD	
205	LIVING ROOM	AC PLAS	TEAK PLYWOOD	OAK	WOOD	PLAS ON WOOD JOIST PART. WALL ONLY W/ 1/4" PLYWOOD PANEL
206	KITCHEN	AC	PLAS ASBEST. PLASTIC	CORK	RUBBER	
207	ELEVATOR	PLAS	PLAS			
208	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
209	BEDROOM	AC PLAS	PLAS	CORK	WOOD	PAINTED WHITE SHOP FIRST WALL ONLY W/
210	TOILET	AC	AC	CORK	WOOD	
211	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
	GARAGE					
301	GARAGE	PLYWOOD	PLYWOOD	CONC	COVE	
302	WALK	PLYWOOD	R.W.C.	CONC.		

NOTE: "AC" DENOTES ACOUSTIC CEILING

GENERAL NOTES - HOUSE #1

1. EXTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD.
2. INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD EXCEPT AT ENTRY & STAIRWELL WHERE DIMENSIONS ARE TAKEN TO FACE OF PLASTER.
3. ALL EXTERIOR WALLS SHALL BE DIAGONALLY SHEATHED.
4. ALL INTERIOR PARTITIONS MARKED "DG 4in" SHALL BE GIANT GRAIN GYPSUM BOARD.
5. ALL WOOD AND PARTITIONS SHALL BE SPACED AT 16" CENTERS AT SECOND & FOURTH FLOOR AND SPACED AT 24" CENTERS AT FIRST FLOOR AS INDICATED ON PLANS OR SPACED AT 16" CENTERS.
6. SEE SHEET A8 FOR EXTERIOR DOOR & WINDOW DETAILS.
7. [illegible] DENOTES INSULATED WALLS
8. AVG. SHOWER HEAD 84" IN COUNTRY
9. ALL APPLIANCES NOTED N.I.C. SHALL BE SUPPLIED BY OWNER & BE INSTALLED UNDER THE GENERAL CONTRACT

HOUSE #1

HOUSE #1 - NORTH SIDE OF ALBERT ST. WEST OF LIVINGSTON
HOUSE #2 - NORTH SIDE OF ALBERT ST. EAST OF RIVERSIDE
SAN FRANCISCO, CALIFORNIA

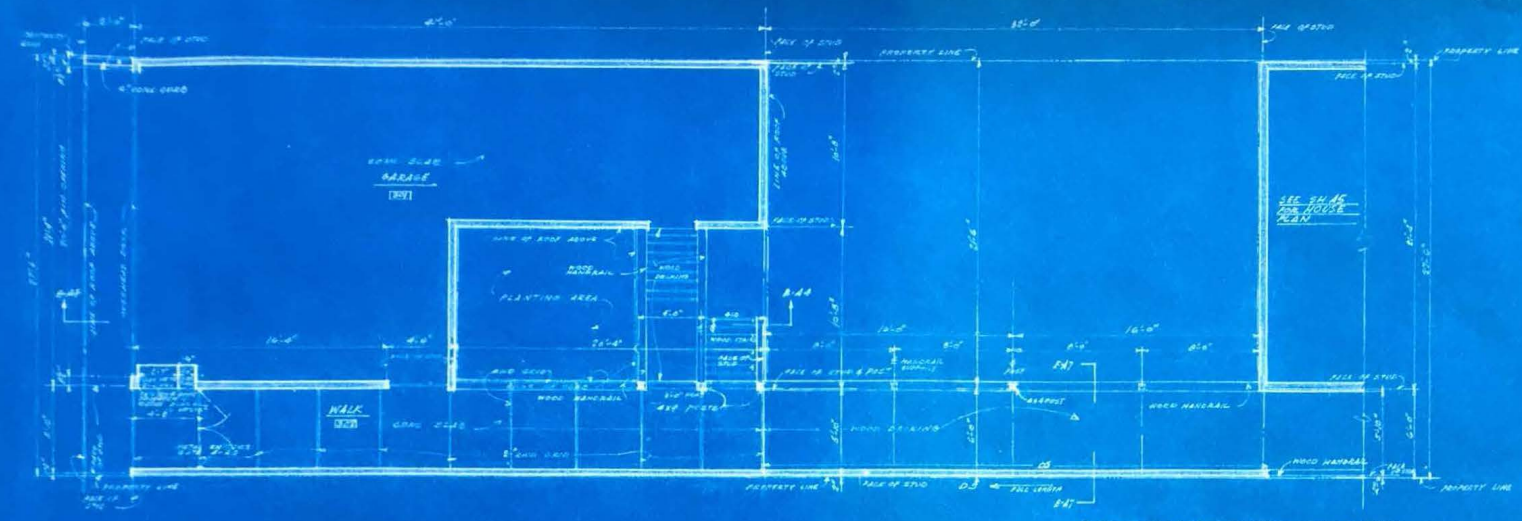
FIRST AND SECOND FLOOR PLANS AND SCHEDULE OF ROOM FINISHES

CLARK AND BEUTTLER ARCHITECTS

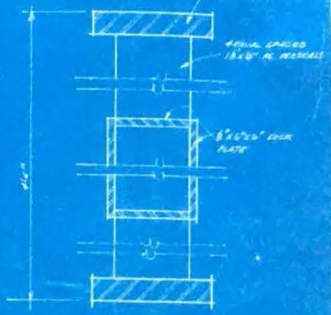
HERBERT RAPHAEL CLARK, A.I.A. JOHN F. BEUTTLER, A.I.A.
983 MISSION ST. SAN FRANCISCO 3, CALIFORNIA

DRAWN: DATE: 4-21-61 JOB: 582

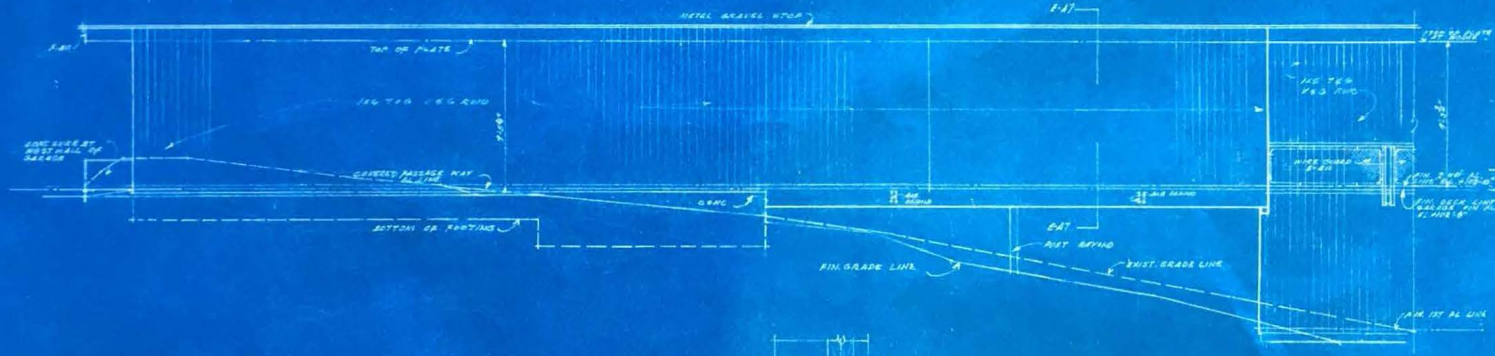
A5
SHEET



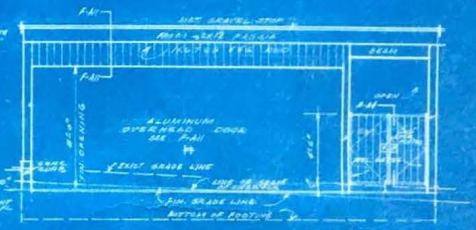
PLAN of GARAGE & COVERED PASSAGEWAY



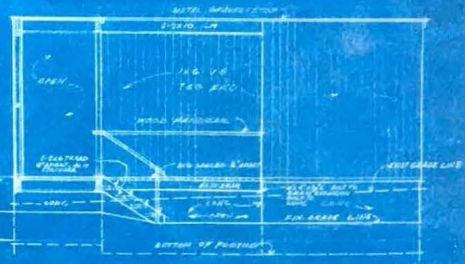
A-A4 ENTRANCE GATE SECTION



EAST ELEVATION

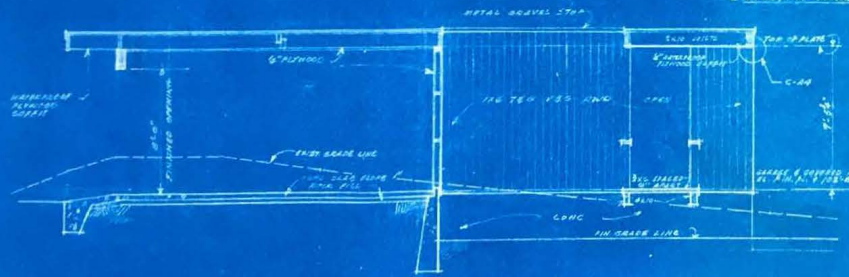


SOUTH ELEVATION

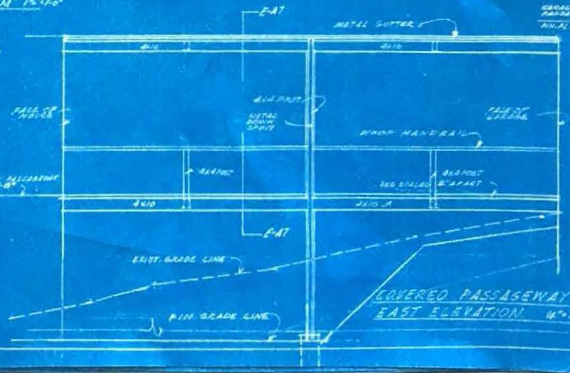


NORTH ELEVATION

CLAS SOFFIT TRIM



B-A4 GARAGE SECTION



COVERED PASSAGEWAY EAST ELEVATION (TYPICAL)

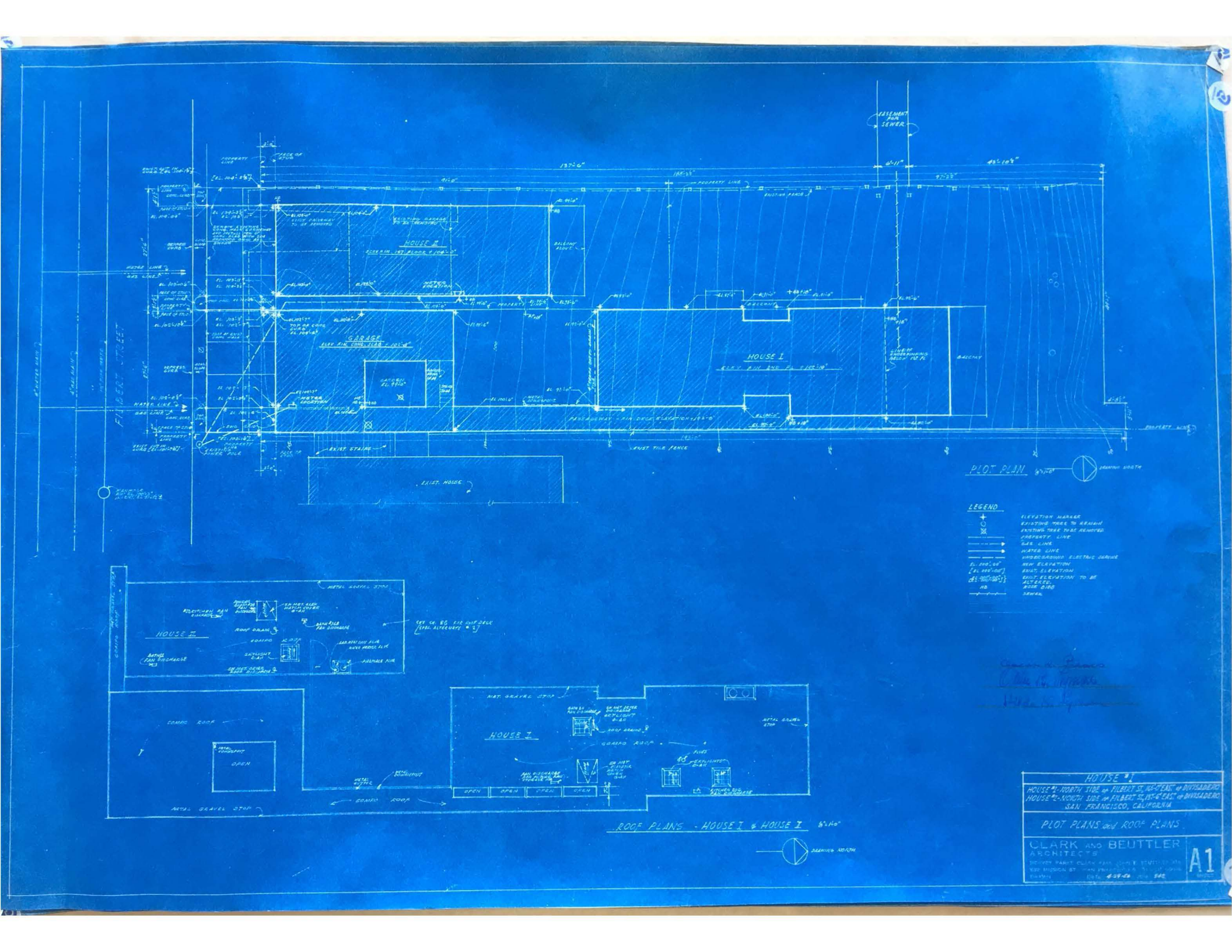
HOUSE #1

HOUSE #1 NORTH SIDE OF FILBERT ST. 106'-0" EAST OF DIVISADERO
HOUSE #2 NORTH SIDE OF FILBERT ST. 197'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

GARAGE and COVERED PASSAGEWAY

CLARK AND BEUTTLER
ARCHITECTS

A4


HOUSE II
GARAGE
HOUSE I
EXIST. HOUSE
EXIST. STAIRS
EXIST. TILE FENCE
FILBERT STREET
EASEMENT FOR SEWER
PROPERTY LINE
PLOT PLAN
LEGEND
ELEVATION MARKER
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
PROPERTY LINE
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC SERVICE
NEW ELEVATION
EXIST. ELEVATION
EXIST. ELEVATION TO BE ALTERED
ROOF DRAIN
SEWER
HOUSE II
HOUSE I
COMPO. ROOF
METAL GRAVEL STOP
OPEN
ROOF PLANS - HOUSE I & HOUSE II
HOUSE #1
HOUSE #1 - NORTH SIDE OF FILBERT ST. 100'-0" EAST OF DIVISADERO
HOUSE #2 - NORTH SIDE OF FILBERT ST. 125'-0" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA
PLOT PLANS and ROOF PLANS
CLARK AND BEUTTLER
ARCHITECTS
A1

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998,

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

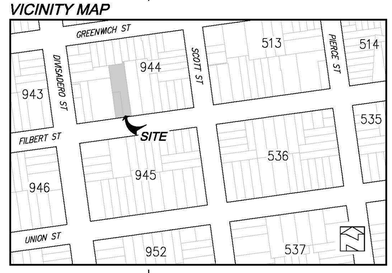
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

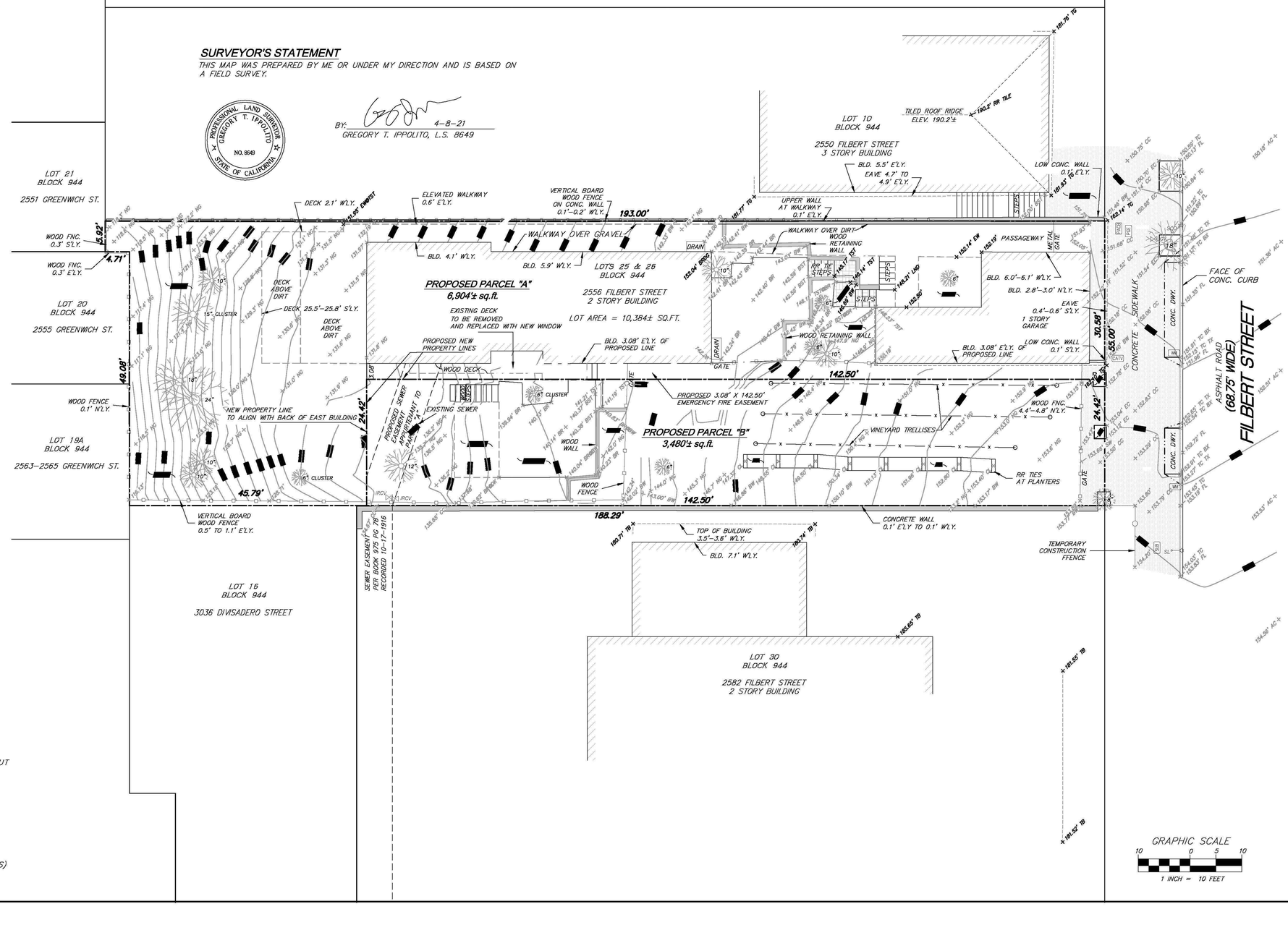


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX' + SPOT ELEVATION
XX" TREE (DIAMETER IN INCHES)
WM WATER METER



DATE:	FEBRUARY 24, 2021
SCALE:	1"=10'
DRAWN:	P.H.-D.
CHECKED:	G.T.I.
DATE:	REVISION

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No.
17074

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Shoalr Chapman Irrevocable Trust, Roger Alt, Trus		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/31/21 Signed: _____

Date: _____ Signed: _____

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For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

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Date: 31 March, 2021 Signed: Emma P Chapman

Date: 31 MARCH 2021 Signed:

Form No. 2

Required ONLY when creating a <u>new</u> lot line on property occupied with existing building(s) **(NOT required if Map is only for merging adjoining lots).**

Department of Building Inspection Requirements

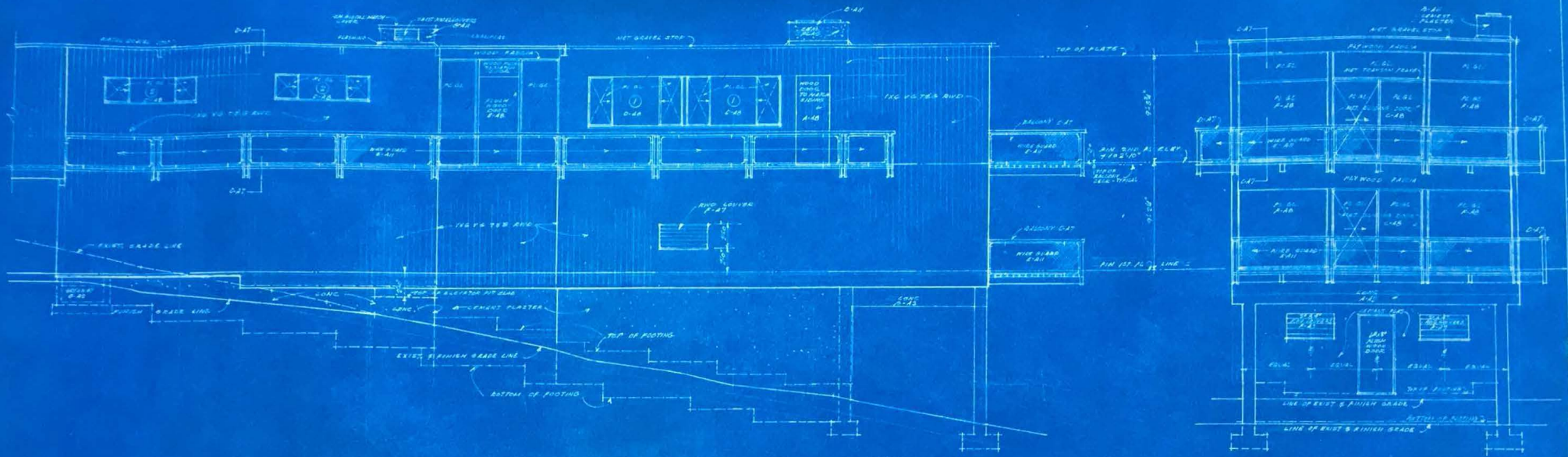
Property Address: 2556 FILBERT STREET

Assessor's Block: 0944 Lot Number(s): 25+26

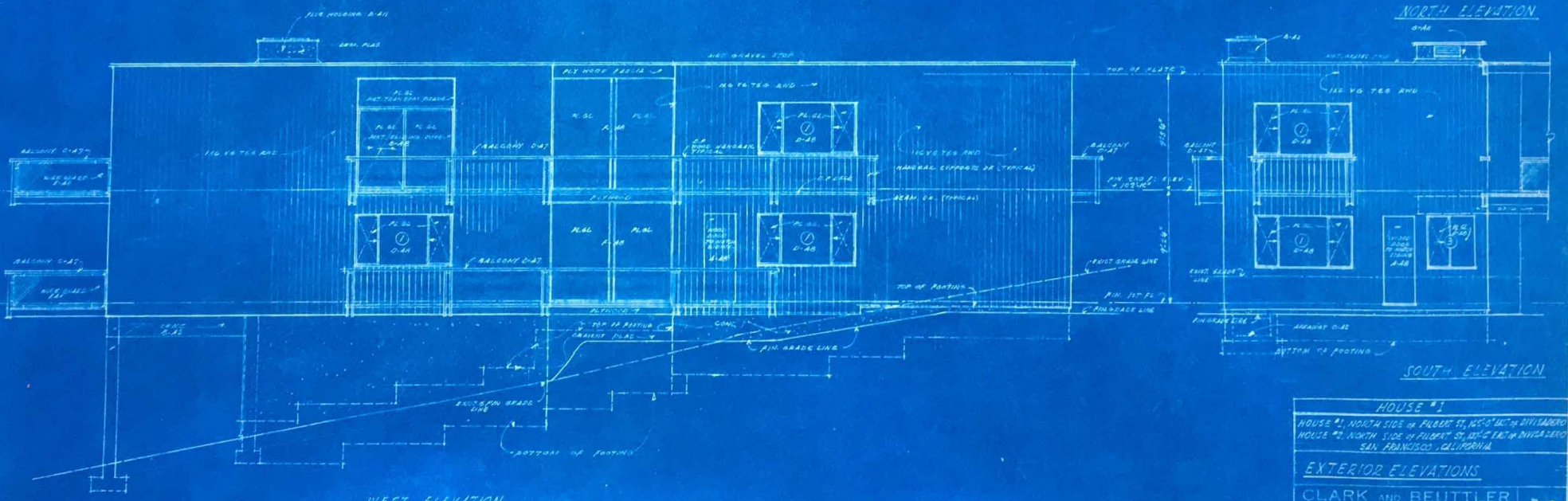
Submit a separate check payable to Department of Building Inspection. Form number 2 will be forwarded to DBI, it is important to be sure it is complete. Photos and Architectural floor plans should be attached if they are available. DBI reviews for building code compliance mainly fire rating, they will require the following information:

Building Inspection Fees	**See Current <u>Fee Schedule</u>**
Area of Wall(s) = (Length X Height)	6,352 SF
Area of ALL Openings (Total)	1,285
Construction material – what is the wall(s) made of	WOOD FRAME
Pictures detailing above	ATTACHED
Architect floor plans (if available)	ATTACHED.

Other _____



EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

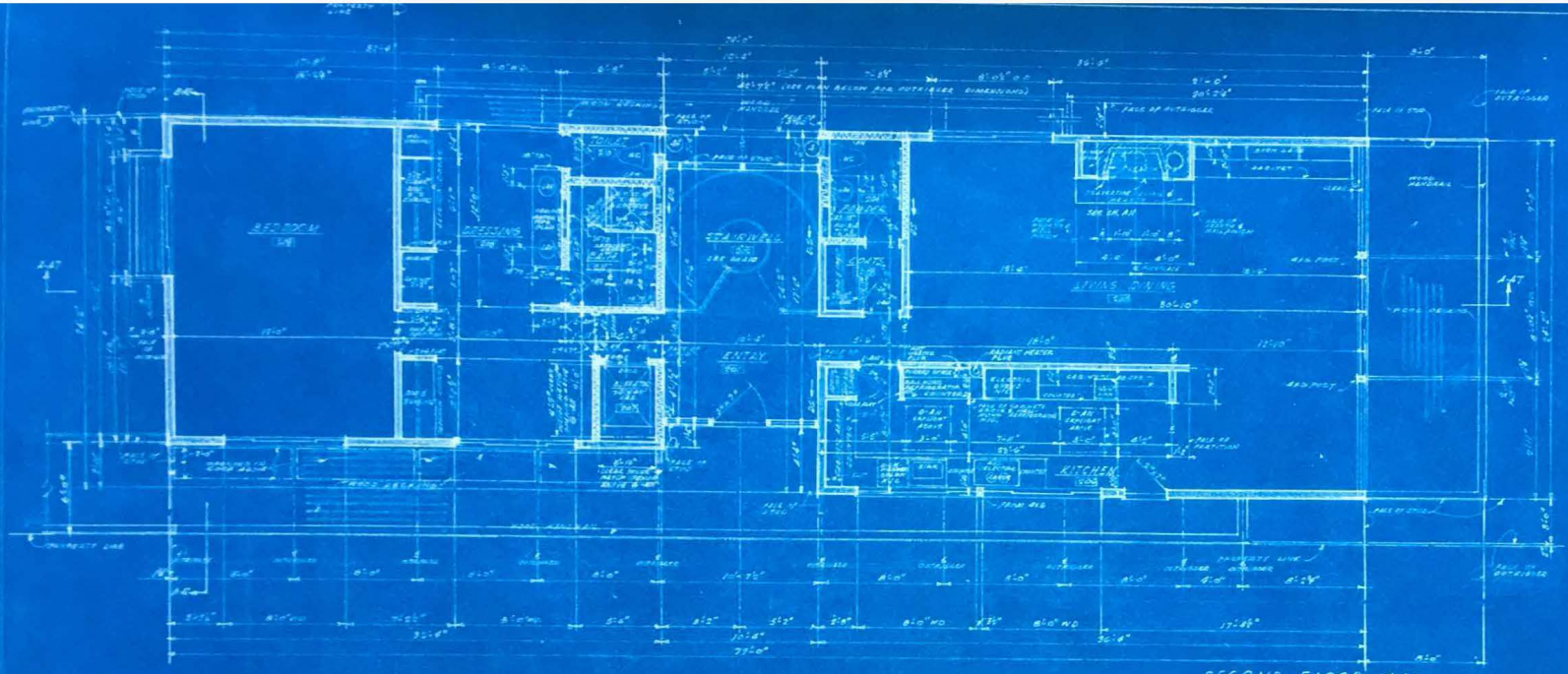
HOUSE "I"

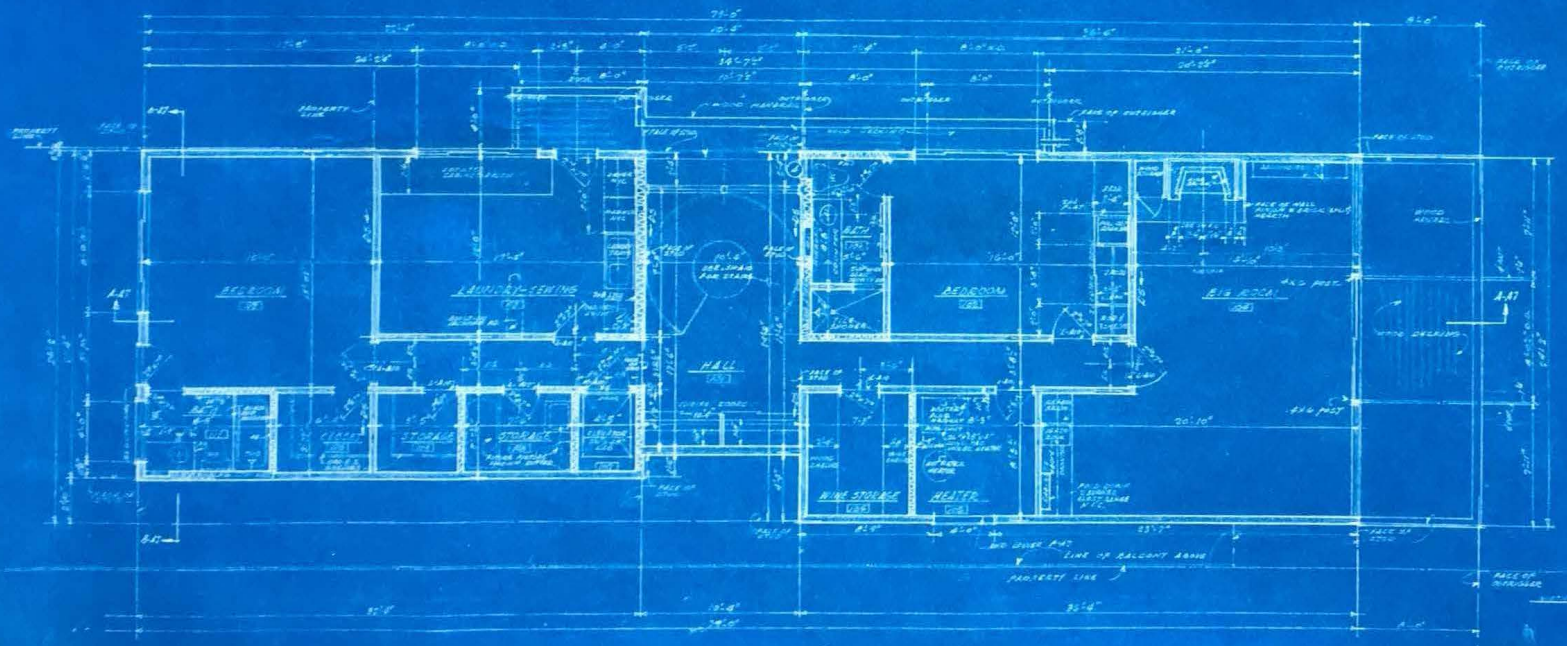
HOUSE "I", NORTH SIDE OF FILBERT ST., 137'-6" EAST OF DIVISADERO
HOUSE "2", NORTH SIDE OF FILBERT ST., 187'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

CLARK AND BEUTTLER
ARCHITECTS

A6





SCHEDULE OF ROOM FINISHES

NO.	ROOM	CEILING	WALLS	FLOOR	BASE	REMARKS
	FIRST FLOOR					
101	HALL	AC PLAS	PLAS	CAR.	WOOD	
102	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
103	BATH	AC	AC &	CORK	WOOD	W/STATIC SHOWER
104	BIG ROOM	AC PLAS	RUBB. GRASS	CORK	RUBBER	W/ RADIANT HEAT
105	HEATER	PLAS	PLAS	ASPHALT TILE	RUBBER	
106	WINE STOR.	PLAS	TILE	ASPHALT TILE	RUBBER	
107	ELEVATOR	PLAS	PLAS	CONC.	—	
108	STORAGE	PLAS.	PLAS	ASPHALT TILE	RUBBER	
109	STORAGE	PLAS	PLAS	ASPHALT TILE	RUBBER	
110	CLOSET	PLAS	PLAS	CORK	WOOD	
111	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
112	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
113	LAUNDRY SEWING	AC PLAS	AC.	CORK	WOOD	
	SECOND FLOOR					
201	ENTRY	AC PLAS	PLAS	OAK	WOOD	
202	STAIRWELL	AC PLAS	PLAS	OAK	WOOD	
203	CLOSET	AC PLAS	PLAS	CORK	WOOD	
204	POWDER RM	AC	AC	CORK	WOOD	
205	LIVING ROOM	AC PLAS	TEAK PLYWOOD	OAK	WOOD	PLAS ON WOOD JOIST PART. WALL ONLY W/ 1/4" PLYWOOD PANEL
206	KITCHEN	AC	PLAS ASBEST. PLASTIC	CORK	RUBBER	
207	ELEVATOR	PLAS	PLAS			
208	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
209	BEDROOM	AC PLAS	PLAS	CORK	WOOD	PAINTED WHITE SHOP FIRST WALL ONLY W/
210	TOILET	AC	AC	CORK	WOOD	
211	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
	GARAGE					
301	GARAGE	PLYWOOD	PLYWOOD	CONC	COVE	
302	WALK	PLYWOOD	R.W.C.	CONC.		

NOTE: "AC" DENOTES ACOUSTIC CEILING

GENERAL NOTES - HOUSE #1

1. EXTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD.
2. INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD EXCEPT AT ENTRY & STAIRWELL WHERE DIMENSIONS ARE TAKEN TO FACE OF PLASTER.
3. ALL EXTERIOR WALLS SHALL BE DIAGONALLY SHEATHED.
4. ALL INTERIOR PARTITIONS MARKED "DG 4in" SHALL BE GIANT GRAIN GYPSUM BOARD.
5. ALL WOOD AND PARTITIONS SHALL BE SPACED AT 16" CENTERS AT SECOND & FOURTH FLOOR AND SPACED AT 24" CENTERS AT FIRST FLOOR AS INDICATED ON PLANS OR SPACED AT 16" CENTERS.
6. SEE SHEET A8 FOR EXTERIOR DOOR & WINDOW DETAILS.
7. [illegible] DENOTES INSULATED WALLS
8. AVG. SHOWER HEAD 84" IN COUNTRY
9. ALL APPLIANCES NOTED N.I.C. SHALL BE SUPPLIED BY OWNER & BE INSTALLED UNDER THE GENERAL CONTRACT

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HOUSE #2 - NORTH SIDE OF ALBERT ST. EAST OF RIVERSIDE
SAN FRANCISCO, CALIFORNIA

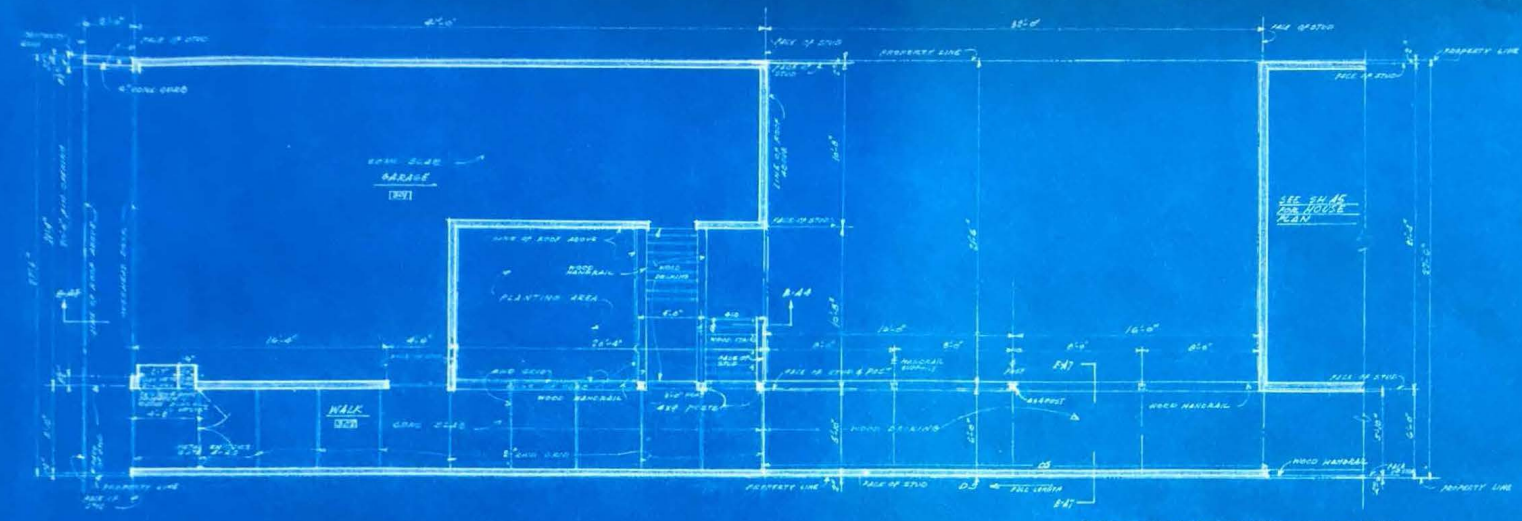
FIRST AND SECOND FLOOR PLANS AND SCHEDULE OF ROOM FINISHES

CLARK AND BEUTTLER ARCHITECTS

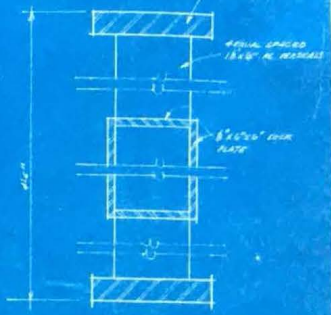
HERBERT RAPHAEL CLARK, A.I.A. JOHN F. BEUTTLER, A.I.A.
983 MISSION ST. SAN FRANCISCO 3, CALIFORNIA

DRAWN: DATE: 4-21-61 JOB: 582

A5
SHEET



PLAN of GARAGE & COVERED PASSAGEWAY



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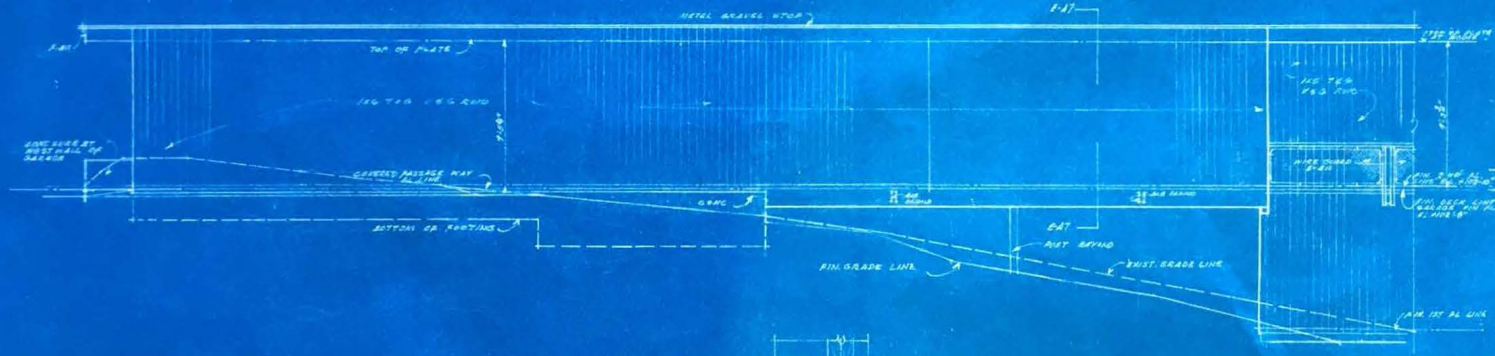
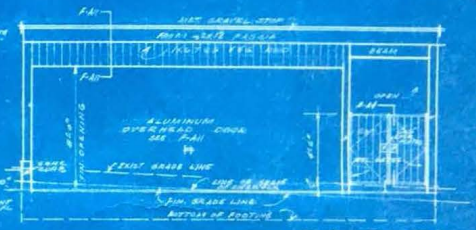


EAST ELEVATION



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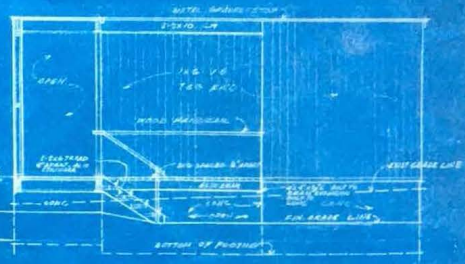
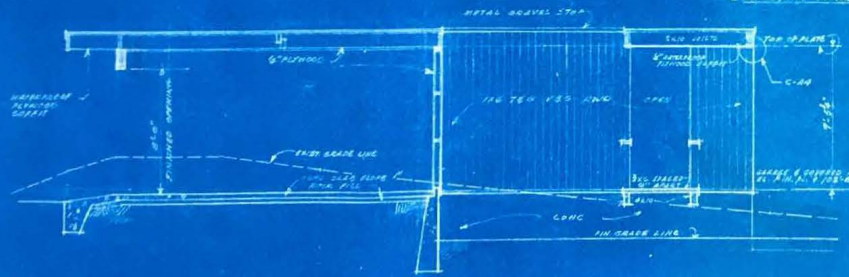
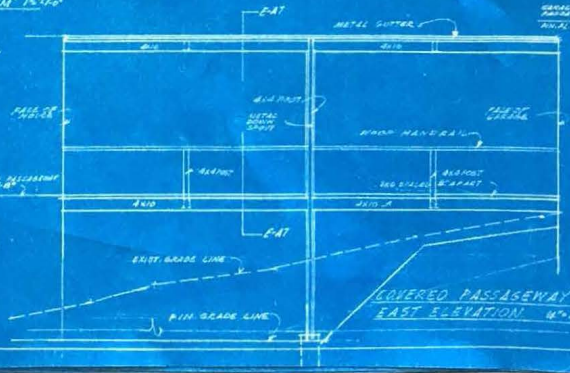


NORTH ELEVATION

CLAS SOFFIT TRIM



B-A4 GARAGE SECTION



COVERED PASSAGEWAY EAST ELEVATION (TYPICAL)

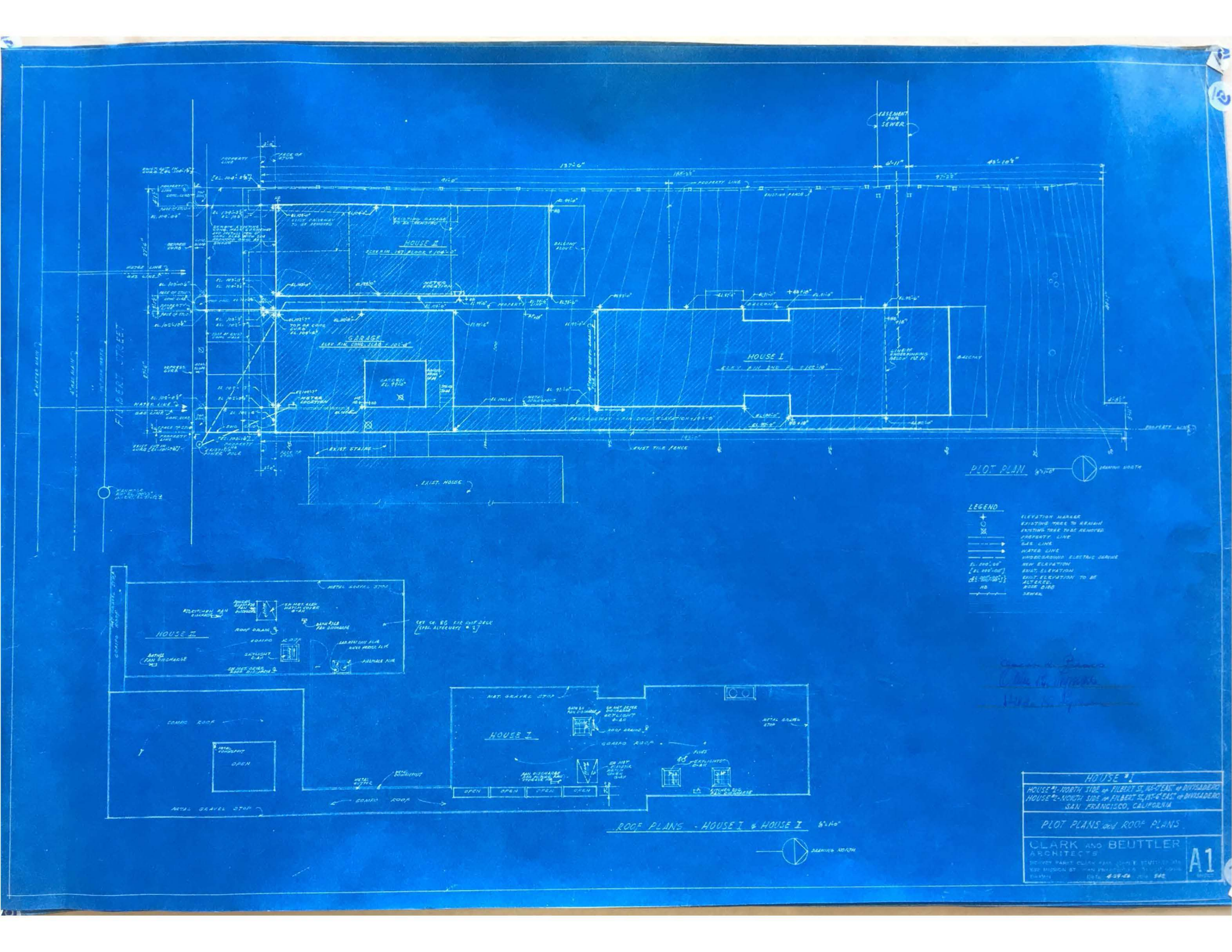
HOUSE #1

HOUSE #1 NORTH SIDE OF FILBERT ST. 106'-0" EAST OF DIVISADERO
HOUSE #2 NORTH SIDE OF FILBERT ST. 197'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

GARAGE and COVERED PASSAGEWAY

CLARK AND BEUTTLER
ARCHITECTS

A4


HOUSE II
GARAGE
HOUSE I
EXIST. HOUSE
EXIST. STAIRS
EXIST. TILE FENCE
FILBERT STREET
EASEMENT FOR SEWER
PROPERTY LINE
PLOT PLAN
LEGEND
ELEVATION MARKER
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
PROPERTY LINE
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC SERVICE
NEW ELEVATION
EXIST. ELEVATION
EXIST. ELEVATION TO BE ALTERED
ROOF DRAIN
SEWER
HOUSE II
HOUSE I
COMPO. ROOF
METAL GRAVEL STOP
OPEN
ROOF PLANS - HOUSE I & HOUSE II
HOUSE #1
HOUSE #1 - NORTH SIDE OF FILBERT ST. 100'-0" EAST OF DIVISADERO
HOUSE #2 - NORTH SIDE OF FILBERT ST. 125'-0" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA
PLOT PLANS and ROOF PLANS
CLARK AND BEUTTLER
ARCHITECTS
A1

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998,

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

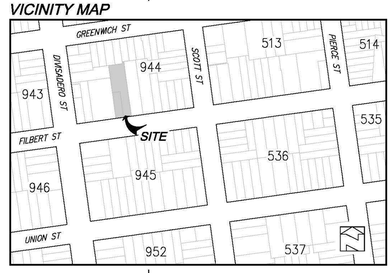
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

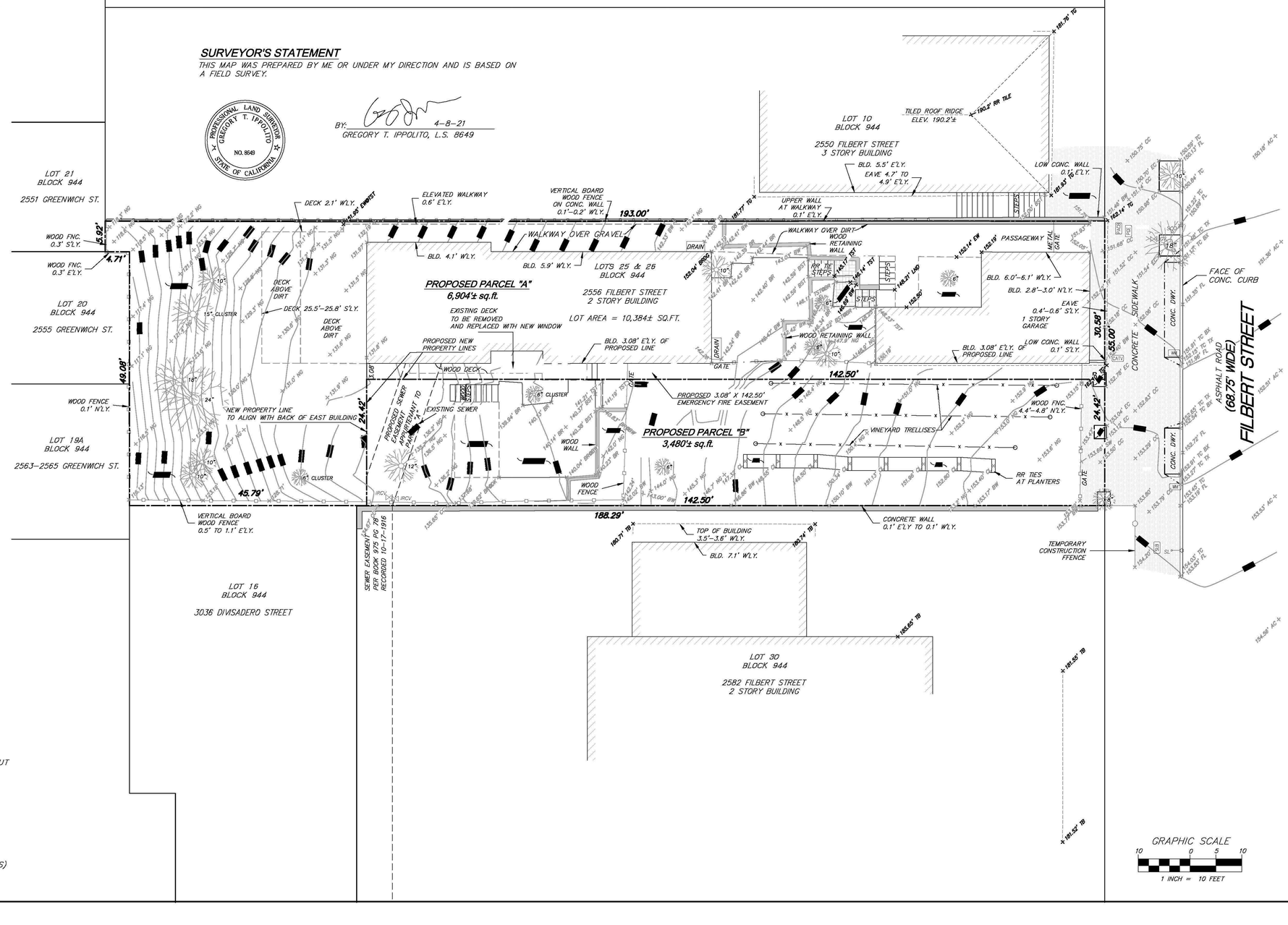


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX' + SPOT ELEVATION
XX" TREE (DIAMETER IN INCHES)
WM WATER METER



DATE:	FEBRUARY 24, 2021
SCALE:	1"=10'
DRAWN:	P.H.-D.
CHECKED:	G.T.I.
DATE:	REVISION

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No.
17074

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Shoalr Chapman Irrevocable Trust, Roger Alt, Trus		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/31/21 Signed: _____

Date: _____ Signed: _____

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 31 March, 2021 Signed: Emma P Chapman

Date: 31 MARCH 2021 Signed:

Geoffrey Chapman Trust, Geoffrey Russell von Holt Chapman and Emma Isabel Brooke Chapman, Trustees;
Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee;
Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee

March 31, 2021

RE: Application for Parcel Map Subdivision

City and County Surveyor
Department of Public Works
Bureau of Street-Use &Mapping
49 South Van Ness Ave., Suite 300
San Francisco, CA 94103

Dear Sir or Madam:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and al amendments thereto, we, the undersigned subdivider, hereby submit to you for your review and processing a proposed Parcel Map subdivision, together with the Parcel Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Geoffrey Russell von Holt Chapman,
Trustees of the Geoffrey Chapman Trust

Emma Isabel Brooke Chapman

Roger Alt, Trustee of the Zoe Knudsen Chapman Irrevocable Trust

Roger Alt, Trustee of the Samantha Sinclair Chapman Irrevocable Trust

Attachments:

- Completed Checklist
- Tentative Parcel Map
- Subdivision Fee Check
- Preliminary Title Report
- Grant Deeds
- Current 3R Report
- Neighborhood notification package for Tentative Map decision
- Photographs of subject property
- Form 1: Proposition "M" Findings
- Form 2

Geoffrey Chapman Trust, Geoffrey Russell von Holt Chapman and Emma Isabel Brooke Chapman, Trustees;
Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee;
Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee

March 31, 2021

RE: Application for Parcel Map Subdivision

City and County Surveyor
Department of Public Works
Bureau of Street-Use &Mapping
49 South Van Ness Ave., Suite 300
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Dear Sir or Madam:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and al amendments thereto, we, the undersigned subdivider, hereby submit to you for your review and processing a proposed Parcel Map subdivision, together with the Parcel Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

_____ _____

Geoffrey Russell Von Holt Chapman, Trustees of the Geoffrey Chapman Trust

Emma Isabel Brooke Chapman

_____

Roger Alt, Trustee of the Zoe Knudsen Chapman Irrevocable Trust

_____

Roger Alt, Trustee of the Samantha Sinclair Chapman Irrevocable Trust

Attachments:

- Completed Checklist
- Tentative Parcel Map
- Subdivision Fee Check
- Preliminary Title Report
- Grant Deeds
- Current 3R Report
- Neighborhood notification package for Tentative Map decision
- Photographs of subject property
- Form 1: Proposition "M" Findings
- Form 2

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
49 South Van Ness Avenue, Suite 400 San Francisco CA 94103

R E C E I P T

Recipient: GEOFFREY CHAPMAN
GEOFFREY CHAPMAN TRUST
2942 LAOLA PLACE
HONOLULU, HI 96813
2021030734

Receipt No: 202103079095
Issue Date: 03/07/2021
Issued By: WEBSITE
Processed By: BL

Applicant: GEOFFREY CHAPMAN
GEOFFREY CHAPMAN TRUST
2942 LAOLA PLACE
HONOLULU, HI 96813
2021030734

EMAIL
GEOFFREY CHAPMAN TRUST at CHAPMAN@GRVHC.COM

Report No	Item	Amount Paid	Payment Type	Check/ Account No
202103079095	3R Report for: 2556 FILBERT ST	$ 148.00	CREDIT	

Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 • Fax:

Issuing Policies of Chicago Title Insurance Company

Order No.: 15607939-156-TJK-JM

TO:

Chicago Title Company
One Embarcadero Center, Suite 250
San Francisco, CA 94111
Phone: **(415) 291-5100**
ATTN: **Terina J. Kung**

Title Officer: Jeff Martin
Email: jeff.martin@titlegroup.fntg.com

Escrow Officer: Terina J. Kung
Email: Terina.Kung@ctt.com
One Embarcadero Center, Suite 250
San Francisco, CA 94111
(415) 291-5100

PROPERTY ADDRESS: **2556 Filbert Street, San Francisco, CA**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____ President

ATTEST _____ Secretary

Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 ● Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **March 12, 2021 at 7:30 a.m.**

ORDER NO.: 15607939-156-TJK-JM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee as to Parcel(s) I

   Easement(s) more fully described below as to Parcel(s) II

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman, as Trustees of the Geoffrey Chapman Trust dated December 24, 2003, as to an undivided fifty percent (50%) interest;

   and

   Roger Alt, as trustee of the Zoe Knudsen Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the Samantha Sinclair Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

Beginning at a point on the Northerly line of Filbert Street, distant thereon 137 feet and 6 inches Easterly from the Easterly line of Divisadero Street; running thence Easterly along said line of Filbert Street 55 feet; thence at a right angle Northerly 193 feet; thence at a right angle Westerly 5 feet and 11 inches; thence at a right angle Southerly 4 feet and 8 ½ inches; thence at a right angle Westerly 49 feet and 1 inch; and thence at a right angle Southerly 188 feet and 3 ½ inches to the point of beginning.

Being a portion of Western Addition Block No. 471.

Parcel II:

A non-exclusive easement for sewer, as created and granted in the Deed from Thomas W. Scott to Sam H. Daniels and Mary Catherine Gallwey, dated October 14, 1916, recorded October 17, 1916, in Book 975 of Deeds, Page 78, in the Office of the Recorder of the City and County of San Francisco, State of California, and as amended by that certain Amended and Restated Reciprocal Easement Agreement dated September 20, 2018, recorded September 20, 2018, as Recording No. 2018-K675108-00, Official Records in the Office of the Recorder of the City and County of San Francisco, State of California, over the following described parcel of land, to-wit:

Beginning at a point on the Easterly line of Divisadero Street, distant thereon 137 feet and 6 inches Northerly from the Northerly line of Filbert Street; running thence Northerly along said line of Divisadero Street 6 feet and 11 inches; thence at a right angle Easterly 137 feet and 6 inches; thence at a right angle Southerly 6 feet and 11 inches; and thence at a right angle Westerly 137 feet and 6 inches.

APN: **Lot 025, Block 0944, Lot 026, Block 0944**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	1000
Tax Identification No.:	Lot 025, Block 0944
Fiscal Year:	2020-2021
1st Installment:	$5,315.87, Paid
2nd Installment:	$5,315.87, Open
Exemption:	$0.00
Land:	$386,440.00
Improvements:	$434,746.00
Personal Property:	$0.00
Bill No.:	20200088065

The lien of the assessment shown below, which assessment is or will be collected with, and included in, the property taxes shown above.

Assessment:	Rent Stabilization Fee
Amount:	$50.00

Affects: A portion of the Land described herein.

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	1000
Tax Identification No.:	Lot 026, Block 0944
Fiscal Year:	2020-2021
1st Installment:	$1,042.02, Paid
2nd Installment:	$1,042.02, Open
Exemption:	$0.00
Land:	$112,138.00
Improvements:	$0.00
Personal Property:	$0.00
Bill No.:	20200088066

Affects: A portion of the Land described herein.

4. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

EXCEPTIONS
(Continued)

6. The Land lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

   CFD No: 90-1
   For: School Facility Repair and Maintenance

   This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

   Further information may be obtained by contacting:

   Chief Financial Officer
   San Francisco Unified School District
   135 Van Ness Ave. – Room 300
   San Francisco, CA 94102
   Phone (415) 241-6542

7. Matters contained in that certain document

   Entitled: Amended and Restated Reciprocal Easement Agreement
   Dated: September 20, 2018
   Executed by: James Fuller, an individual; 2582, LLC, a California limited liability company and Matthew Peter Sherwood Chapman, as Trustee of The Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such undivided 50% interest and Matthew Peter Sherwood Chapman, as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such undivided 50% interest
   Recording Date: September 20, 2018
   Recording No: 2018-K675108-00, Official Records

   Reference is hereby made to said document for full particulars.

8. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

10. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

EXCEPTIONS
(Continued)

11. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

    Party(s): Vestees herein

    The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

12. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

    If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

    The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Dwelling, known as 2556 Filbert Street, San Francisco, CA, to an Extended Coverage Loan Policy.

3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

   No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

4. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:	Matthew Peter Sherwood Chapman, as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, as amended August 3, 2007, as to an undivided 50% interest in the Property
Grantee:	Roger Alt, as trustee of the Zoe Knudsen Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the Samantha Sinclair Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common
Recording Date:	February 4, 2021
Recording No:	2021019268, of Official Records

5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

6. There is no recorded Certificate of Energy and/or Water Compliance for the property described herein.

7. Requirement that a Transfer Tax Affidavit accompany every Deed (Grant Deed, Quitclaim Deed, Interspousal Deed) to be recorded in the City and County of San Francisco. This transfer Tax Affidavit is in addition to the change of ownership form (PCOR) and is required by the County Recorder. This item will not appear on any policy of title insurance.

8. Effective December 27, 2016, as mandated through local ordinance, the transfer tax rates are as follows:

   More than $100 but Less than or Equal to $250,000 at $2.50 for each $500 or portion thereof ($5.00 per thousand)

   $250,001 but Less than $999,999 at $3.40 for each $500 or portion thereof ($6.80 per thousand)

   $1,000,000 or More but Less than $4,999,999 at $3.75 for each $500 or portion thereof ($7.50 per thousand)

   $5,000,000 or More but Less than $9,999,999 at $11.25 for each $500 or portion thereof ($22.50 per thousand)

   $10,000,000.00 or More but Less than $24,999,999 at $13.75 for each $500 or portion thereof ($27.50 per thousand)

   $25,000,000.00 or More at $15.00 for each $500 or portion thereof ($30.00 per thousand)

   NOTE: These rates are for documents recorded on or after December 27, 2016, regardless of when the instrument was executed.

NOTES
(Continued)

9. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

10. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

11. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

12. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

13. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

14. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

15. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES

Jeff Martin/ad

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 ● Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;

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- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;

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b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K267868-00
Check Number 2965
Tuesday, MAY 31, 2016 13:14:49
Ttl Pd $30.00 Rcpt # 0005388309
ofa/FT/1-5

RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Matthew Peter Sherwood Chapman
3169 Alika Avenue
Honolulu, HI 96817

Space Above This Line for Recorder's Use Only

A.P.N.: 0944-025 and 026 File No.: 2103-5150217 (KC)

Situs Address: 2556 Filbert Street, San Francisco, CA 94123

Property Address: **2556 Filbert Street, San Francisco, CA 94123**
Lot Number: **025 & 026**
Block Number: **0944**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$0.00**, CITY TRANSFER TAX **$0.00**;
SURVEY MONUMENT FEE **$0.00**

[x] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area, [x] City of **San Francisco**, and
[x] Exempt from transfer tax; Reason. **correction to reflect proper vesting for both lots**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

hereby GRANT(s) to **Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such Undivided 50% Interest and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such Undivided 50% Interest**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

legal description for 025 and 026

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FILBERT STREET, DISTANT THEREON 137 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF DIVISADERO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FILBERT STREET 55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 193 FEET; THENCE AT A RIGHT ANGLE WESTERLY 5 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 4 FEET AND 8-1/2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 49 FEET AND 1 INCH; AND THENCE AT A RIGHT ANGLE SOUTHERLY 188 FEET AND 3-1/2 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

PARCEL 2:

Mail Tax Statements To: **SAME AS ABOVE**

EASEMENT

Grant Deed - continued

Date: **04/22/2016**

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SEWER, AS CREATED AND GRANTED IN THE DEED FROM THOMAS W. SCOTT TO SAM H. DANIELS AND MARY CATHERINE GALLWAY, DATED OCTOBER 14, 1916, RECORDED OCTOBER 17, 1916, IN BOOK 975 OF DEEDS, PAGE 78, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVISADERO STREET, DISTANT THEREON 137 AND 6 INCHES NORTHERLY FROM THE NORTHERLY LINE OF FILBERT STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF DIVISADERO STREET 6 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 6 FEET AND 11 INCHES; AND THENCE AT A RIGHT ANGLE WESTERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

Grant Deed - continued

Date: **04/22/2016**

A.P.N.: 07-0944-026-02 **File No.: 2103-5150217 (KC)**

Dated: April 22, 2016

Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

Matthew Peter Sherwood Chapman, Trustee **Matthew Peter Sherwood Chapman, Trustee**

Grant Deed - continued

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawai'i)SS
City + COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared Matthew Peter Sherwood Chapman, Trustee so ~~is~~

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. so ~~is~~ so ~~is~~

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/3/2016

This area for official notarial seal:

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc. Description: Grant Deed

No. of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Grant Deed - continued

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawaii)SS
City and
COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared
Matthew Peter Sherwood Chapman, Trustee so VI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. so NP so VI

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/31/2016

This area for official notarial seal.

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc Description Grant Deed

No of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Page 5 of 5

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building ***2556 FILBERT ST*** **Block** ***0944*** **Lot** ***025***

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
   B. Is this building classified as a residential condominium? Yes No ✓
   C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
   If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): 1957
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
185982	167130	Jun 27, 1956	NEW CONSTRUCTION - CFC 1FD	C
9110641	674809	Jun 18, 1991	REROOFING	C

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
   B. Is this property currently under abatement proceedings for code violations? Yes ✓ No
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ✓ B. If yes, has a proof of compliance been issued? Yes No ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓
    B. If yes, has the required upgrade work been completed? Yes No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes No ✓

Date of Issuance: 17 MAR 2021
Date of Expiration: 17 MAR 2022
By: BETTY LEE
Report No: ***202103079095***

Patty Herrera, Manager
Records Management Division

Records Management Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3420 - dbi.record3R@sfgov.org - www.sfdbi.org/rmd

Address of Building *2556 FILBERT ST* **Block** *0944* **Lot** *025*

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file **"UNKNOWN"** will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call **Housing Inspection Services** at (628) 652-3700 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-0	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district
Chinatown Mixed Used Districts	
CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district
South of Market Mixed Use Districts	
MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district
Mission Bay Districts	
MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the **Planning Department** at (415) 558-6377 or go to their website at http://www.sf-planning.org/ for additional information.

3. Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
Class R-3	1 or 2 family dwellings, including housekeeping rooms

4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the **Planning Department** at (415) 558-6377.

5. Building Construction Date: The year the building was constructed.

6. Original Occupancy or Use: The number of residential unit(s) when the building was constructed.

7. Permit Application: Shows all issued building permit applications for this property, the date issued and the description of work.

Status: It indicates the status of the permit application:

C = COMPLETED	The work has been completed
X = EXPIRED	The permit has expired (work not started or not completed)
I = ISSUED	Permit has been issued
N = NO INFO	No information available at DBI
R = REINSTATED	The permit has been reinstated
S = SUSPENDED	The permit has been suspended
CFC	Certificate of Final Completion
FD	Family Dwelling
LIV/WK	Live-Work
HK	Housekeeping

8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call **Housing Inspection Services** at (628) 652-3700

8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action. The City may also perform the work and place a lien against the property. Call **Housing Inspection Services** at (628) 652-3700 or Code Enforcement at (628) 652-3730 for additional information.

9. Number of residential structures on property: The number of legal residential structures on one lot.

10. Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to **Housing Inspection Services** at (628) 652-3700.

Additional Terms

BBI	Bureau of Building Inspection
BFP	Bureau of Fire Prevention
DAHI	Division of Apartment and Hotel Inspections
DCP	Department of City Planning
EWO	Emergency Work Only
FACE	Federal Assisted Code Enforcement
PCD	Property Conservation Division
RAP	Rapid Assistance Program
SFFD	San Francisco Fire Department
UR	Urban Renewal

G. FORMS

Form No. 1

Proposition "M" Findings Form

The Eight Priority Policies
of Section 101.1 of the San Francisco Planning Code

Date: March 31, 2021

City Planning Case No. _____ *(if available)*

Address 2556 Filbert Street

Assessor's Block 0944 Lot(s) 025-026

Proposal: _____

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This policy does not apply to the proposed subdivision. The proposed subdivision will allow for the construction of a residential home and will not adversely impact or displace any existing neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;

The proposed subdivision is consistent with Priority Policy No. 2 because it does not adversely impact the existing housing and neighborhood character. The design of the proposed residential project will respect the scale of the existing neighborhood and be consistent with the neighborhood's established height, size and mid-block pattern, while making the most of buildable area on the project site.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed subdivision does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed subdivision is consistent with Priority Policy No. 4 because it will not adversely or significantly impact commuter traffic, and it will not impede MUNI transit service. Additionally, the proposed residential project will only add one-single family home to the neighborhood and will include off-street parking so as to not overburden neighborhood streets or parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This policy does not apply to the proposed subdivision as the subdivision will not displace any industrial and service sector uses due to commercial office development.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed subdivision is consistent with Priority Policy No. 6 because any new residential building built on site will be built to meet structural and seismic safety requirements of the City Building Code.

7. That landmarks and historic buildings be preserved; and

The proposed subdivision will have no effect on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed subdivision is consistent with Priority Policy No. 8 because the site does not adversely affect any park or open space as it will not cast shadows on any park or public open space. No public view or vista will be impacted.

Signature of Applicant

31st, March 2021
Date

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed subdivision does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed subdivision is consistent with Priority Policy No. 4 because it will not adversely or significantly impact commuter traffic, and it will not impede MUNI transit service. Additionally, the proposed residential project will only add one-single family home to the neighborhood and will include off-street parking so as to not overburden neighborhood streets or parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This policy does not apply to the proposed subdivision as the subdivision will not displace any industrial and service sector uses due to commercial office development.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed subdivision is consistent with Priority Policy No. 6 because any new residential building built on site will be built to meet structural and seismic safety requirements of the City Building Code.

7. That landmarks and historic buildings be preserved; and

The proposed subdivision will have no effect on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed subdivision is consistent with Priority Policy No. 8 because the site does not adversely affect any park or open space as it will not cast shadows on any park or public open space. No public view or vista will be impacted.

Signature of Applicant

3/31/21
Date

Form No. 2

Required ONLY when creating a <u>new</u> lot line on property occupied with existing building(s) **(NOT required if Map is only for merging adjoining lots).**

Department of Building Inspection Requirements

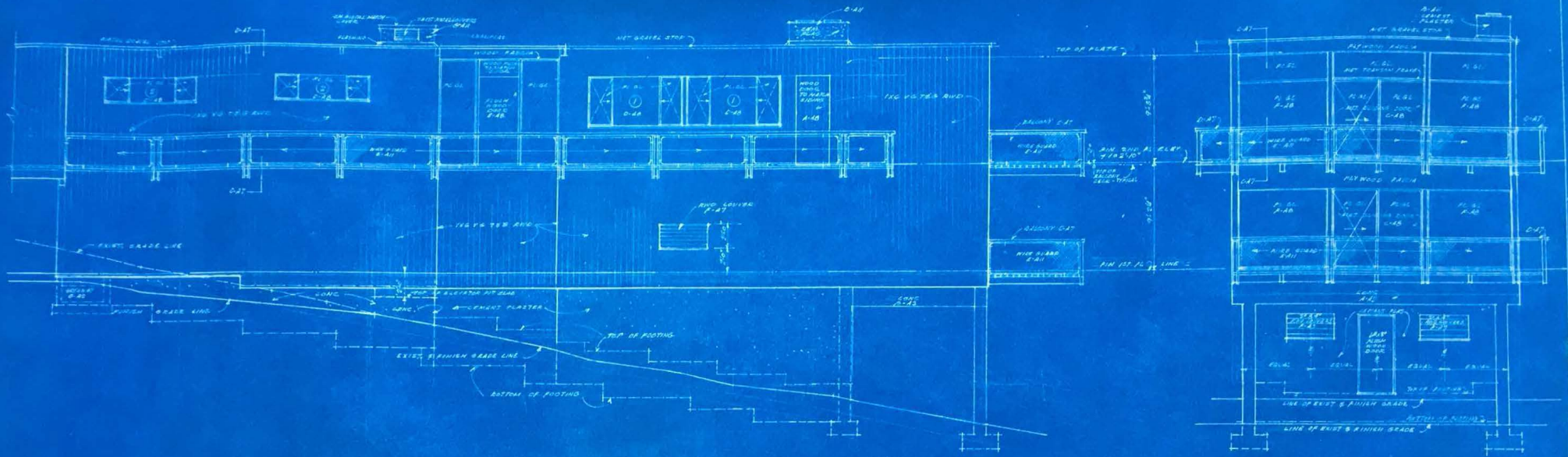
Property Address: 2556 FILBERT STREET

Assessor's Block: 0944 Lot Number(s): 25+26

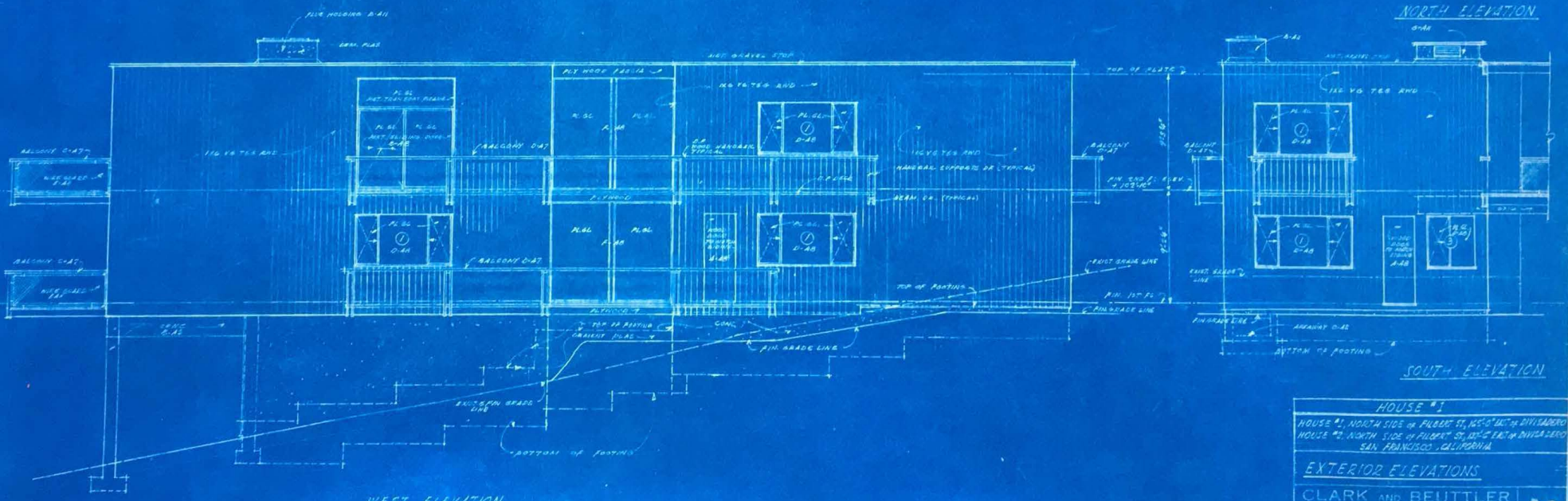
Submit a separate check payable to Department of Building Inspection. Form number 2 will be forwarded to DBI, it is important to be sure it is complete. Photos and Architectural floor plans should be attached if they are available. DBI reviews for building code compliance mainly fire rating, they will require the following information:

Building Inspection Fees	**See Current <u>Fee Schedule</u>**
Area of Wall(s) = (Length X Height)	6,352 SF
Area of ALL Openings (Total)	1,285
Construction material – what is the wall(s) made of	WOOD FRAME
Pictures detailing above	ATTACHED
Architect floor plans (if available)	ATTACHED.

Other _____



EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

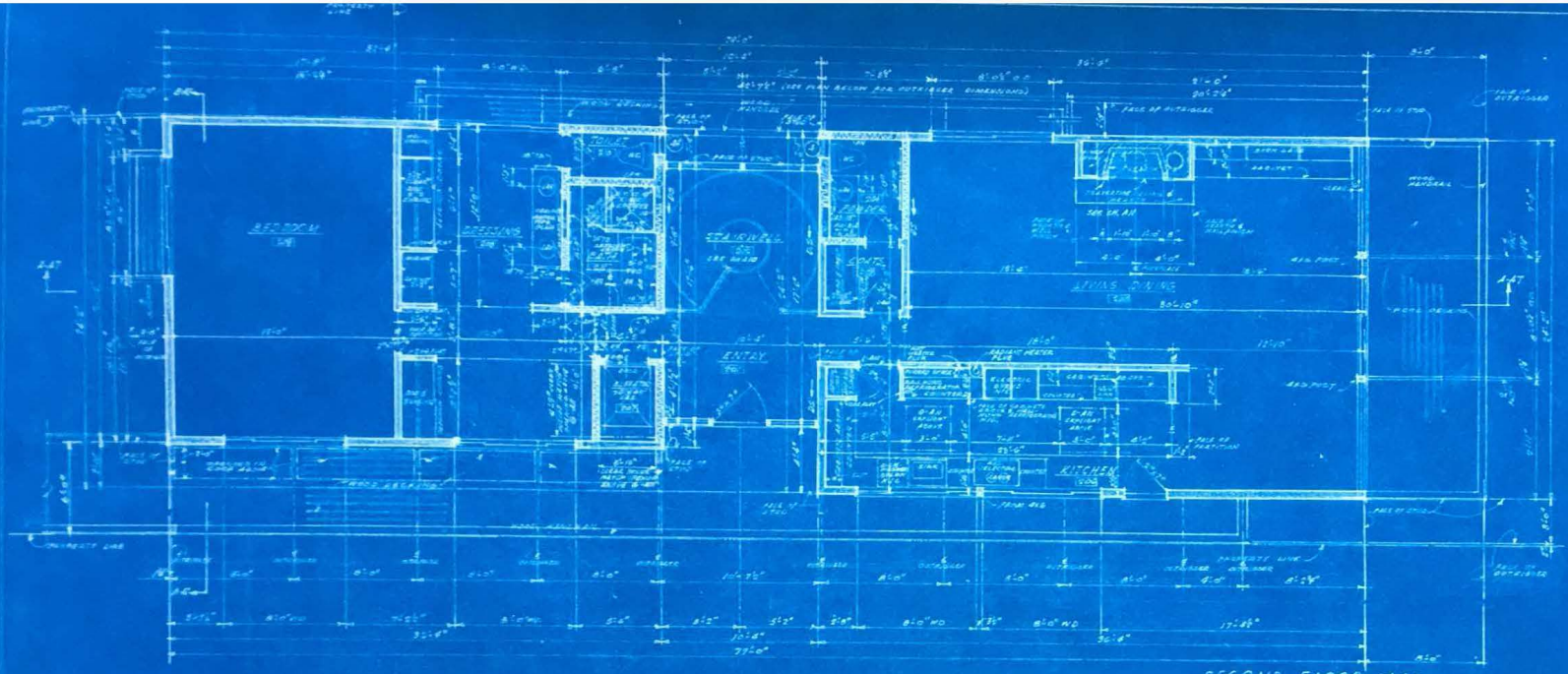
HOUSE "I"

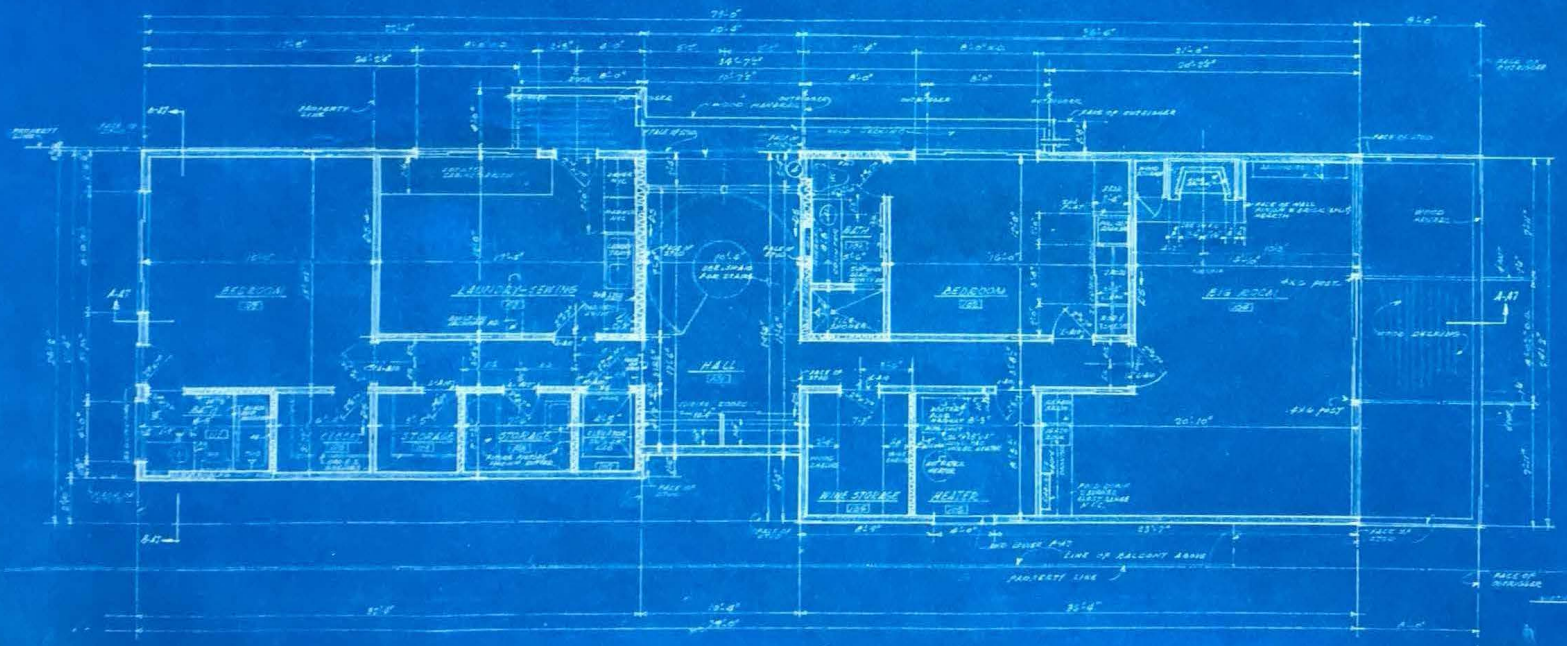
HOUSE "I", NORTH SIDE OF FILBERT ST., 137'-6" EAST OF DIVISADERO
HOUSE "2", NORTH SIDE OF FILBERT ST., 187'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

CLARK AND BEUTTLER
ARCHITECTS

A6





SCHEDULE OF ROOM FINISHES

NO.	ROOM	CEILING	WALLS	FLOOR	BASE	REMARKS
	FIRST FLOOR					
101	HALL	AC PLAS	PLAS	CAR.	WOOD	
102	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
103	BATH	AC	AC &	CORK	WOOD	W/STATIC SHOWER
104	BIG ROOM	AC PLAS	RUBB. GRASS	CORK	RUBBER	W/ RADIANT HEAT
105	HEATER	PLAS	PLAS	ASPHALT TILE	RUBBER	
106	WINE STOR.	PLAS	TILE	ASPHALT TILE	RUBBER	
107	ELEVATOR	PLAS	PLAS	CONC.	—	
108	STORAGE	PLAS.	PLAS	ASPHALT TILE	RUBBER	
109	STORAGE	PLAS	PLAS	ASPHALT TILE	RUBBER	
110	CLOSET	PLAS	PLAS	CORK	WOOD	
111	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
112	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
113	LAUNDRY SEWING	AC PLAS	AC.	CORK	WOOD	
	SECOND FLOOR					
201	ENTRY	AC PLAS	PLAS	OAK	WOOD	
202	STAIRWELL	AC PLAS	PLAS	OAK	WOOD	
203	CLOSET	AC PLAS	PLAS	CORK	WOOD	
204	POWDER RM	AC	AC	CORK	WOOD	
205	LIVING ROOM	AC PLAS	TEAK PLYWOOD	OAK	WOOD	PLAS ON WOOD JOIST PART. WALL ONLY W/ 1/4" PLYWOOD PANEL
206	KITCHEN	AC	PLAS ASBEST. PLASTIC	CORK	RUBBER	
207	ELEVATOR	PLAS	PLAS			
208	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
209	BEDROOM	AC PLAS	PLAS	CORK	WOOD	PAINTED WHITE SHOP FIRST WALL ONLY W/
210	TOILET	AC	AC	CORK	WOOD	
211	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
	GARAGE					
301	GARAGE	PLYWOOD	PLYWOOD	CONC	COVE	
302	WALK	PLYWOOD	R.W.C.	CONC.		

NOTE: "AC" DENOTES ACOUSTIC CEILING

GENERAL NOTES - HOUSE #1

1. EXTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD.
2. INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD EXCEPT AT ENTRY & STAIRWELL WHERE DIMENSIONS ARE TAKEN TO FACE OF PLASTER.
3. ALL EXTERIOR WALLS SHALL BE DIAGONALLY SHEATHED.
4. ALL INTERIOR PARTITIONS MARKED "DG 4in" SHALL BE GIANT GRAIN GYPSUM BOARD.
5. ALL WOOD AND PARTITIONS SHALL BE SPACED AT 16" CENTERS AT SECOND & FOURTH FLOOR AND SPACED AT 24" CENTERS AT FIRST FLOOR AS INDICATED ON PLANS OR SPACED AT 16" CENTERS.
6. SEE SHEET A8 FOR EXTERIOR DOOR & WINDOW DETAILS.
7. [illegible] DENOTES INSULATED WALLS
8. AVG. SHOWER HEAD 84" IN COUNTRY
9. ALL APPLIANCES NOTED N.I.C. SHALL BE SUPPLIED BY OWNER & BE INSTALLED UNDER THE GENERAL CONTRACT

HOUSE #1

HOUSE #1 - NORTH SIDE OF ALBERT ST. WEST OF LIVINGSTON
HOUSE #2 - NORTH SIDE OF ALBERT ST. EAST OF RIVERSIDE
SAN FRANCISCO, CALIFORNIA

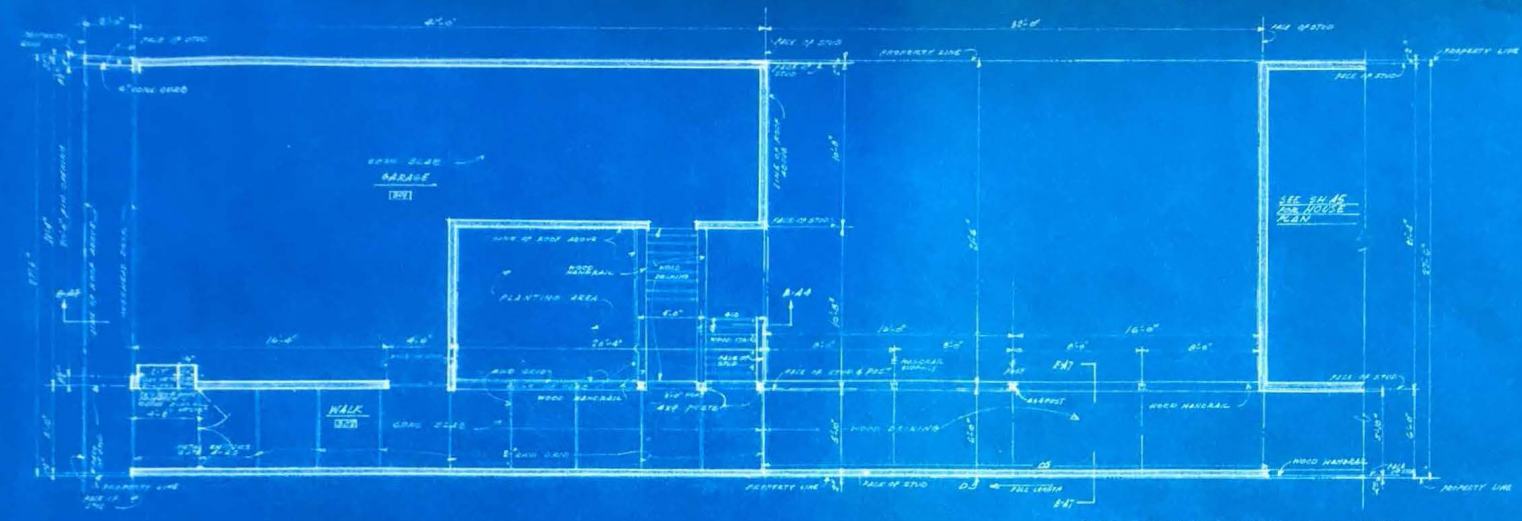
FIRST AND SECOND FLOOR PLANS AND SCHEDULE OF ROOM FINISHES

CLARK AND BEUTTLER ARCHITECTS

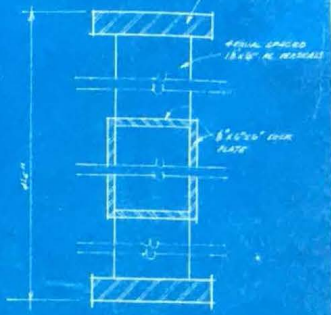
HERBERT RAPHAEL CLARK, A.I.A. JOHN F. BEUTTLER, A.I.A.
983 MISSION ST. SAN FRANCISCO 3, CALIFORNIA

DRAWN: DATE: 4-21-61 JOB: 582

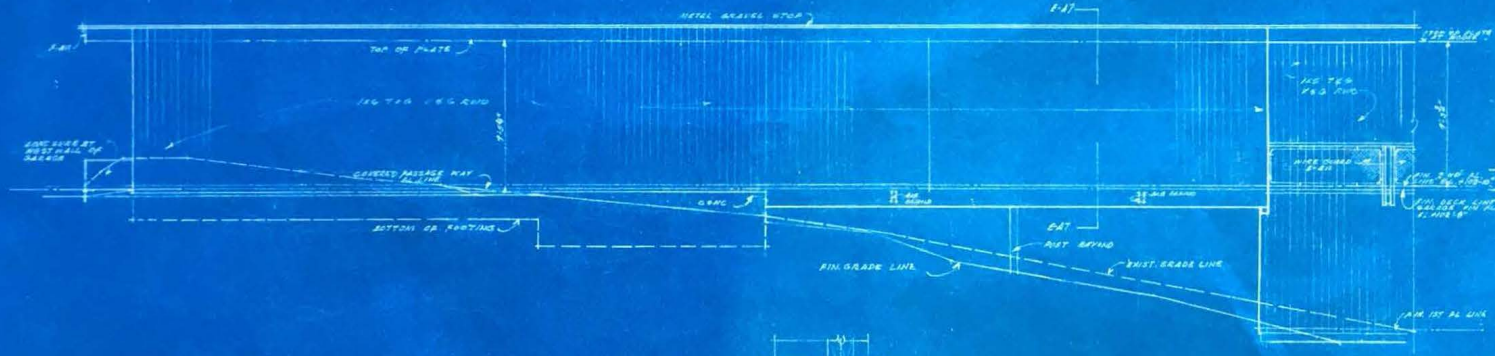
A5
SHEET



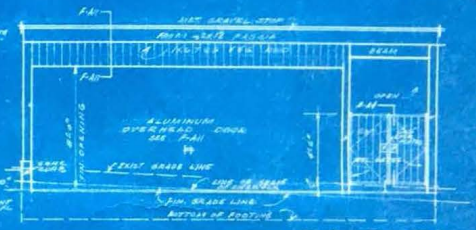
PLAN of GARAGE & COVERED PASSAGEWAY



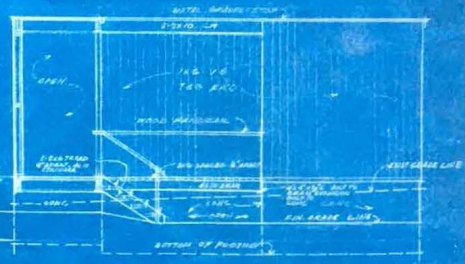
A-A4 ENTRANCE GATE SECTION



EAST ELEVATION

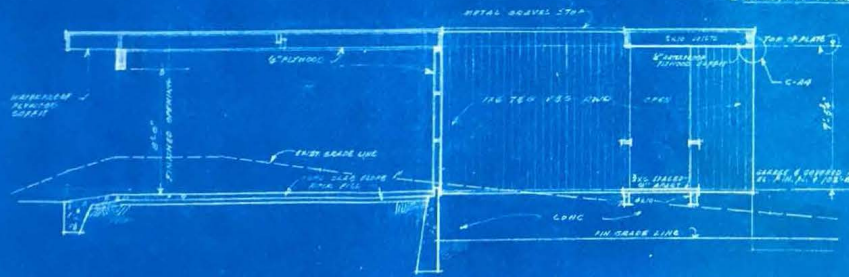


SOUTH ELEVATION

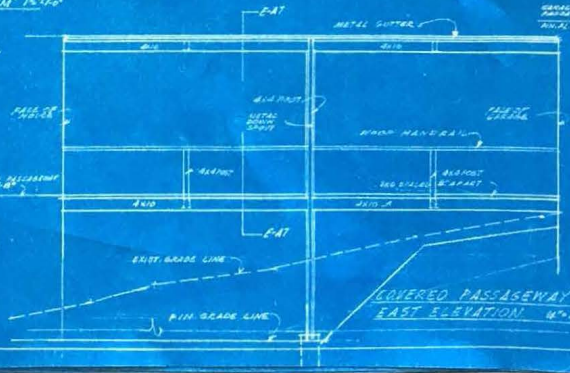


NORTH ELEVATION

CLAS SOFFIT TRIM



B-A4 GARAGE SECTION



COVERED PASSAGEWAY EAST ELEVATION (TYPICAL)

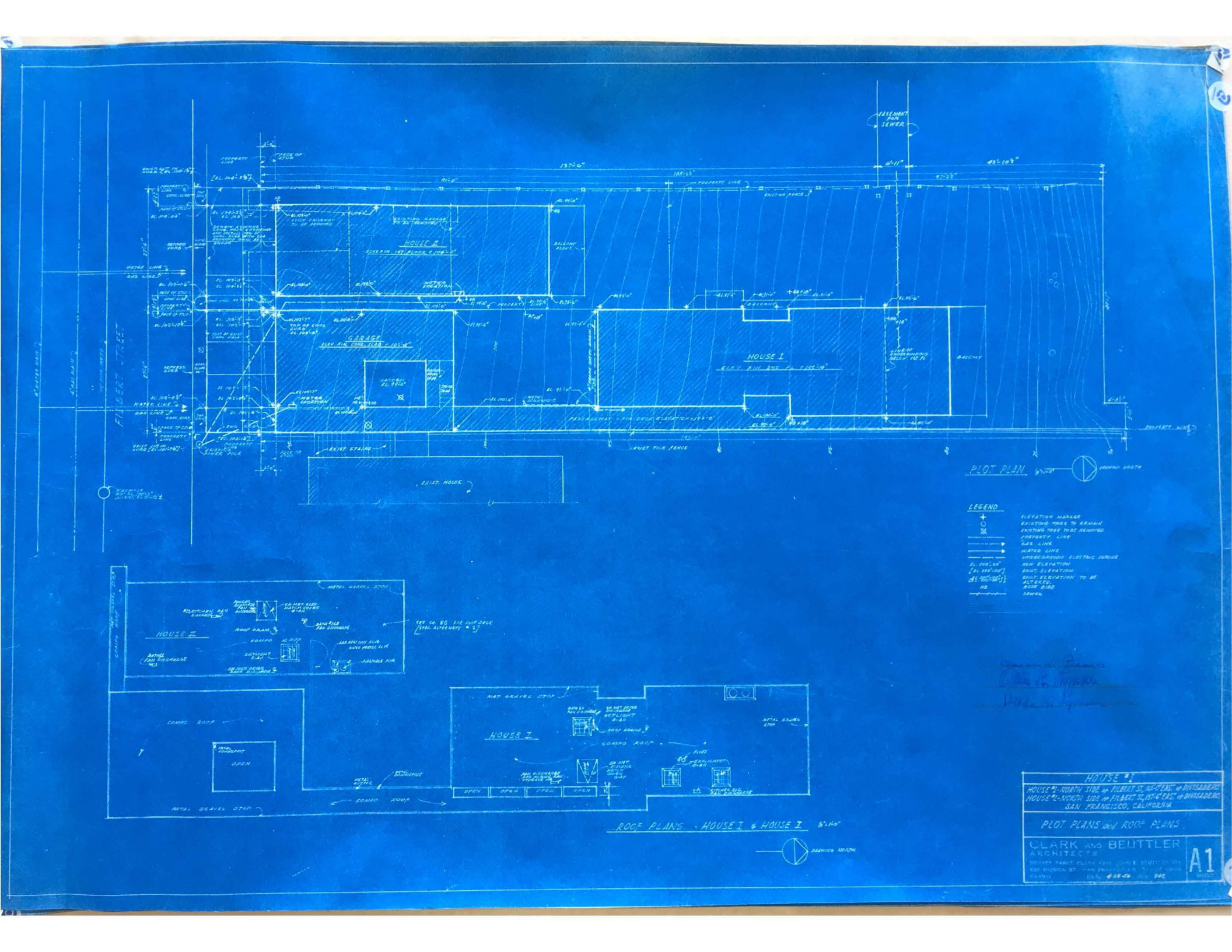
HOUSE #1

HOUSE #1 NORTH SIDE OF FILBERT ST. 106'-0" EAST OF DIVISADERO
HOUSE #2 NORTH SIDE OF FILBERT ST. 197'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

GARAGE and COVERED PASSAGEWAY

CLARK AND BEUTTLER
ARCHITECTS

A4


HOUSE II
GARAGE
HOUSE I
EXIST. HOUSE
EXIST. STAIRS
EXIST. TILE FENCE
FILBERT STREET
EASEMENT FOR SEWER
PROPERTY LINE
PLOT PLAN
LEGEND
ELEVATION MARKER
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
PROPERTY LINE
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC SERVICE
NEW ELEVATION
EXIST. ELEVATION
EXIST. ELEVATION TO BE ALTERED
ROOF DRAIN
SEWER
HOUSE II
HOUSE I
COMPO. ROOF
METAL GRAVEL STOP
OPEN
ROOF PLANS - HOUSE I & HOUSE II
HOUSE #1
HOUSE #1 - NORTH SIDE OF FILBERT ST. 100'-0" EAST OF DIVISADERO
HOUSE #2 - NORTH SIDE OF FILBERT ST. 125'-0" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA
PLOT PLANS and ROOF PLANS
CLARK AND BEUTTLER
ARCHITECTS
A1

GENERAL NOTES:

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(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

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3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998,

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

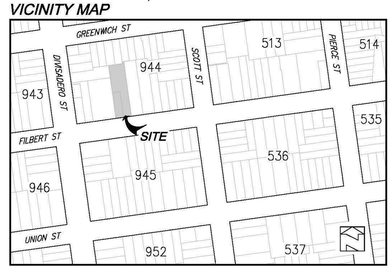
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

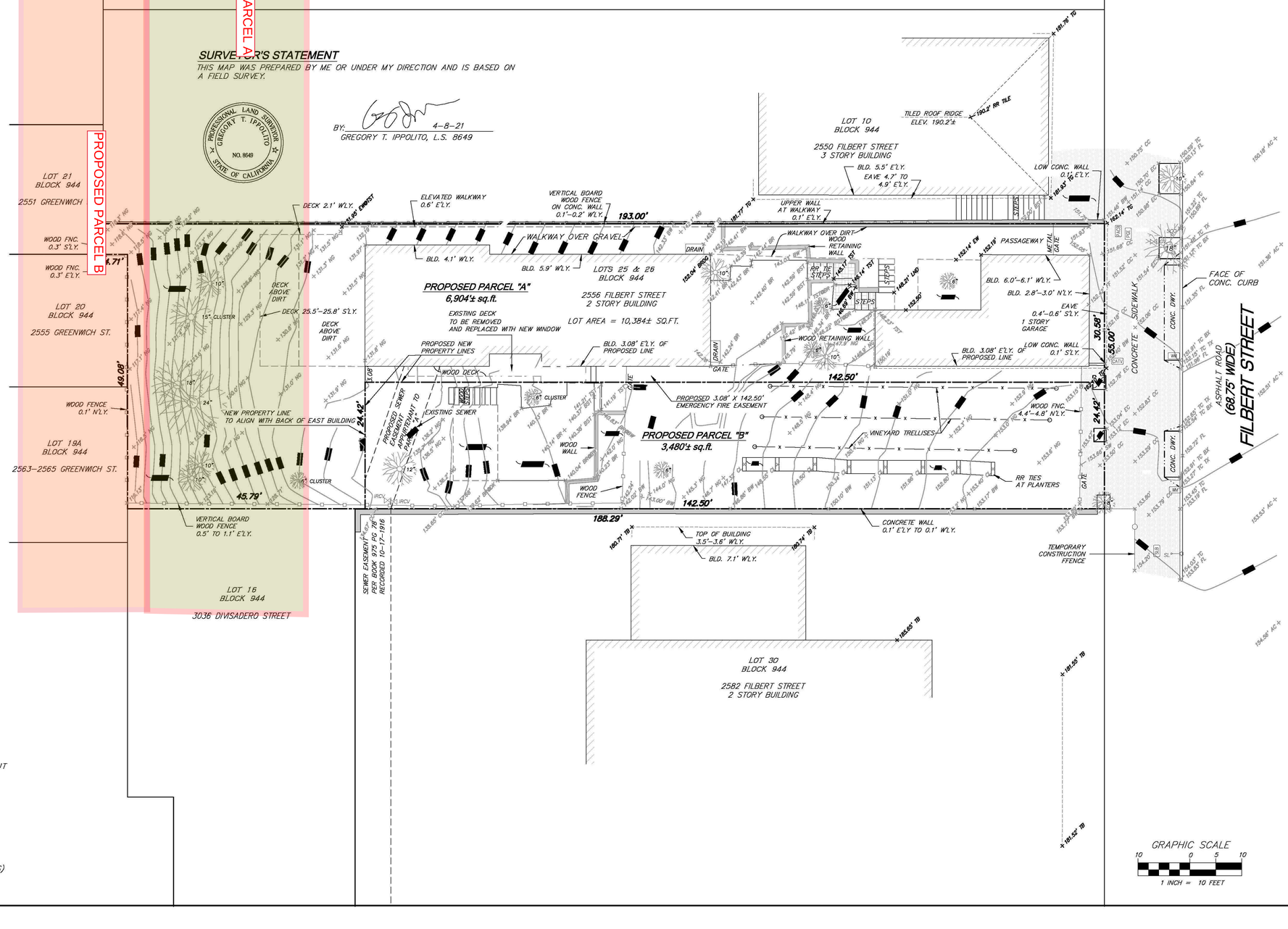


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX' + SPOT ELEVATION
TREE (DIAMETER IN INCHES)
WM WATER METER


PROPOSED PARCEL A
PROPOSED PARCEL B
LOT 21 BLOCK 944
2551 GREENWICH
LOT 20 BLOCK 944
2555 GREENWICH ST.
LOT 19A BLOCK 944
2563-2565 GREENWICH ST.
LOT 16 BLOCK 944
3036 DIVISADERO STREET
PROPOSED PARCEL "A"
6,904± sq.ft.
PROPOSED PARCEL "B"
3,480± sq.ft.
193.00'
188.29'
142.50'
45.79'
49.08'
24.42'
30.58'
55.00'
LOT 10 BLOCK 944
2550 FILBERT STREET
3 STORY BUILDING
LOTS 25 & 26 BLOCK 944
2556 FILBERT STREET
2 STORY BUILDING
LOT AREA = 10,384± SQ.FT.
LOT 30 BLOCK 944
2582 FILBERT STREET
2 STORY BUILDING
FILBERT STREET
(68.75' WIDE)
ASPHALT ROAD
FACE OF CONC. CURB
SIDEWALK
CONC. DWY.
DECK 2.1' W'LY.
ELEVATED WALKWAY 0.6' E'LY.
VERTICAL BOARD WOOD FENCE ON CONC. WALL 0.1'-0.2' W'LY.
WALKWAY OVER GRAVEL
WALKWAY OVER DIRT
WOOD RETAINING WALL
UPPER WALL AT WALKWAY 0.1' E'LY.
TILED ROOF RIDGE ELEV. 190.2'±
BLD. 5.5' E'LY. EAVE 4.7' TO 4.9' E'LY.
LOW CONC. WALL 0.1' E'LY.
PASSAGEWAY
METAL GATE
BLD. 6.0'-6.1' W'LY.
BLD. 2.8'-3.0' N'LY.
EAVE 0.4'-0.6' S'LY.
1 STORY GARAGE
LOW CONC. WALL 0.1' S'LY.
BLD. 3.08' E'LY. OF PROPOSED LINE
PROPOSED 3.08' X 142.50' EMERGENCY FIRE EASEMENT
WOOD FNC. 4.4'-4.8' N'LY.
VINEYARD TRELLISES
RR TIES AT PLANTERS
CONCRETE WALL 0.1' E'LY TO 0.1' W'LY.
TEMPORARY CONSTRUCTION FFENCE
TOP OF BUILDING 3.5'-3.6' W'LY.
BLD. 7.1' W'LY.
SEWER EASEMENT PER BOOK 975 PG 78 RECORDED 10-17-1916
DECK ABOVE DIRT
DECK 25.5'-25.8' S'LY.
15" CLUSTER
10" CLUSTER
6" CLUSTER
WOOD FENCE 0.1' N'LY.
WOOD FNC. 0.3' S'LY.
WOOD FNC. 0.3' E'LY.
NEW PROPERTY LINE TO ALIGN WITH BACK OF EAST BUILDING
PROPOSED NEW PROPERTY LINES
EXISTING DECK TO BE REMOVED AND REPLACED WITH NEW WINDOW
WOOD DECK
PROPOSED SEWER EASEMENT TO PARTIALLY REMAIN
EXISTING SEWER
WOOD WALL
WOOD FENCE
VERTICAL BOARD WOOD FENCE 0.5' TO 1.1' E'LY.
GATE
DRAIN
STEPS
RR TIE STEPS
BLD. 4.1' W'LY.
BLD. 5.9' W'LY.
BLD. 3.08' E'LY. OF PROPOSED LINE
LOW CONC. WALL 0.16' E'LY.
181.77' TB
181.79' TG
190.2' RR TILE
162.14' TG
152.14' EW
152.19' EW
148.21' LAD
152.50'
148.83' BW
148.73' TST
145.17' TST
145.13' TST
144.00' TST
143.97' TST
143.83' TST
143.79' TST
143.65' TST
143.61' TST
143.57' TST
143.53' TST
143.49' TST
143.45' TST
143.41' TST
143.37' TST
143.33' TST
143.29' TST
143.25' TST
143.21' TST
143.17' TST
143.13' TST
143.09' TST
143.05' TST
142.99' TST
142.95' TST
142.91' TST
142.87' TST
142.83' TST
142.79' TST
142.75' TST
142.71' TST
142.67' TST
142.63' TST
142.59' TST
142.55' TST
142.51' TST
142.47' TST
142.43' TST
142.39' TST
142.35' TST
142.31' TST
142.27' TST
142.23' TST

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BASIS OF ELEVATION

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DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

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BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998,

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

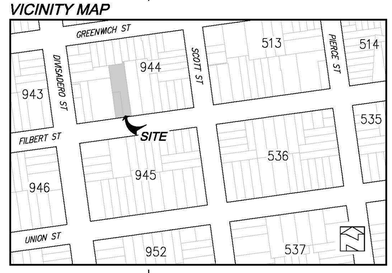
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

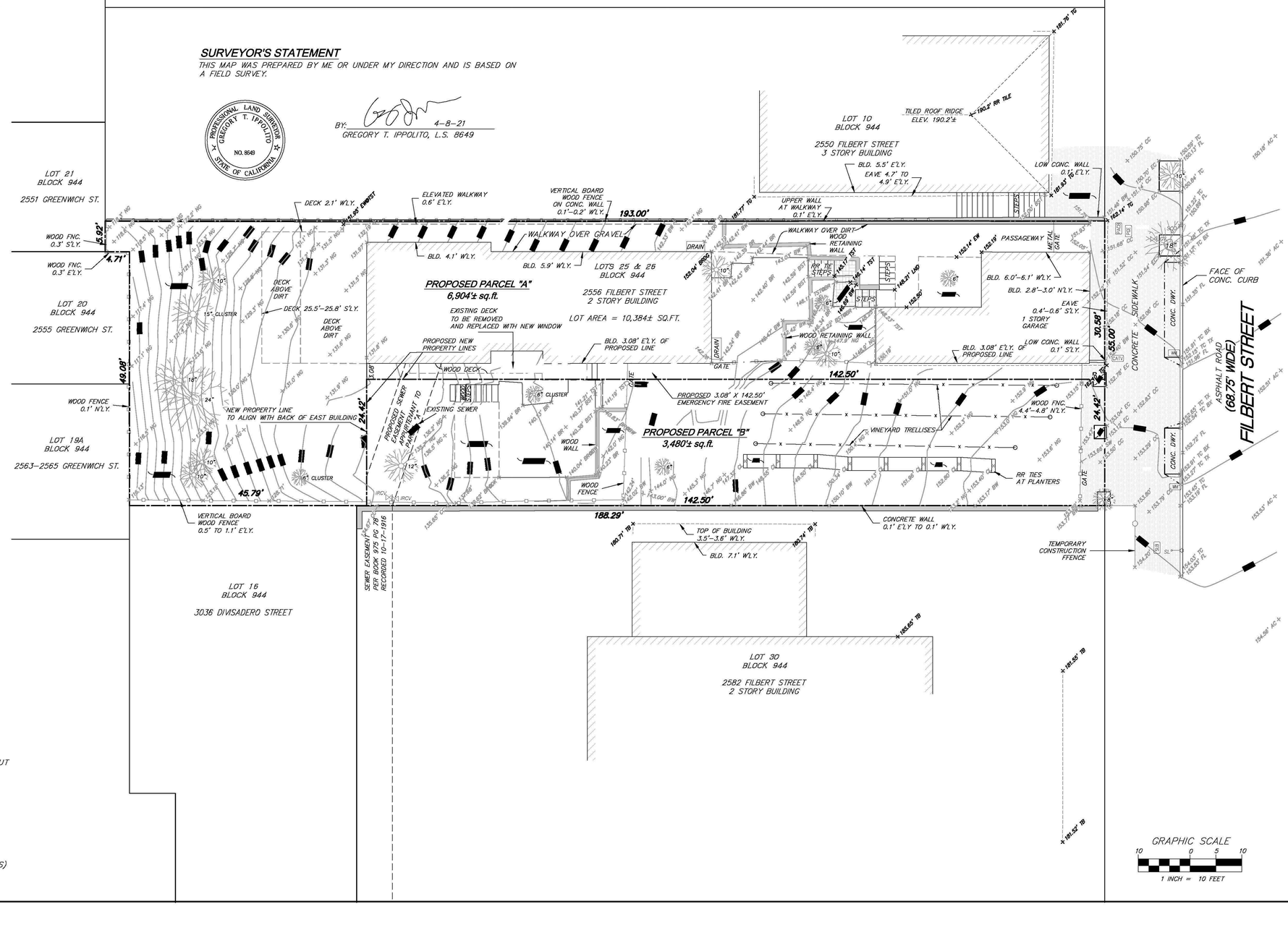


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX' + SPOT ELEVATION
XX" TREE (DIAMETER IN INCHES)
WM WATER METER



DATE:	FEBRUARY 24, 2021
SCALE:	1"=10'
DRAWN:	P.H.-D.
CHECKED:	G.T.I.
DATE:	REVISION

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No.
17074

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Shoalr Chapman Irrevocable Trust, Roger Alt, Trus		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/31/21 Signed: _____

Date: _____ Signed: _____

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 31 March, 2021 Signed: Emma P Chapman

Date: 31 MARCH 2021 Signed:

Geoffrey Chapman Trust, Geoffrey Russell von Holt Chapman and Emma Isabel Brooke Chapman, Trustees;
Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee;
Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee

March 31, 2021

RE: Application for Parcel Map Subdivision

City and County Surveyor
Department of Public Works
Bureau of Street-Use &Mapping
49 South Van Ness Ave., Suite 300
San Francisco, CA 94103

Dear Sir or Madam:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and al amendments thereto, we, the undersigned subdivider, hereby submit to you for your review and processing a proposed Parcel Map subdivision, together with the Parcel Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Geoffrey Russell von Holt Chapman,
Trustees of the Geoffrey Chapman Trust

Emma Isabel Brooke Chapman

Roger Alt, Trustee of the Zoe Knudsen Chapman Irrevocable Trust

Roger Alt, Trustee of the Samantha Sinclair Chapman Irrevocable Trust

Attachments:

- Completed Checklist
- Tentative Parcel Map
- Subdivision Fee Check
- Preliminary Title Report
- Grant Deeds
- Current 3R Report
- Neighborhood notification package for Tentative Map decision
- Photographs of subject property
- Form 1: Proposition "M" Findings
- Form 2

Geoffrey Chapman Trust, Geoffrey Russell von Holt Chapman and Emma Isabel Brooke Chapman, Trustees;
Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee;
Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee

March 31, 2021

RE: Application for Parcel Map Subdivision

City and County Surveyor
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Respectfully,

_____ _____

Geoffrey Russell Von Holt Chapman, Trustees of the Geoffrey Chapman Trust

Emma Isabel Brooke Chapman

_____

Roger Alt, Trustee of the Zoe Knudsen Chapman Irrevocable Trust

_____

Roger Alt, Trustee of the Samantha Sinclair Chapman Irrevocable Trust

Attachments:

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- Current 3R Report
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- Form 1: Proposition "M" Findings
- Form 2

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
49 South Van Ness Avenue, Suite 400 San Francisco CA 94103

R E C E I P T

Recipient: GEOFFREY CHAPMAN
GEOFFREY CHAPMAN TRUST
2942 LAOLA PLACE
HONOLULU, HI 96813
2021030734

Receipt No: 202103079095
Issue Date: 03/07/2021
Issued By: WEBSITE
Processed By: BL

Applicant: GEOFFREY CHAPMAN
GEOFFREY CHAPMAN TRUST
2942 LAOLA PLACE
HONOLULU, HI 96813
2021030734

EMAIL
GEOFFREY CHAPMAN TRUST at CHAPMAN@GRVHC.COM

Report No	Item	Amount Paid	Payment Type	Check/ Account No
202103079095	3R Report for: 2556 FILBERT ST	$ 148.00	CREDIT	

Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 • Fax:

Issuing Policies of Chicago Title Insurance Company

Order No.: 15607939-156-TJK-JM

TO:

Chicago Title Company
One Embarcadero Center, Suite 250
San Francisco, CA 94111
Phone: **(415) 291-5100**
ATTN: **Terina J. Kung**

Title Officer: Jeff Martin
Email: jeff.martin@titlegroup.fntg.com

Escrow Officer: Terina J. Kung
Email: Terina.Kung@ctt.com
One Embarcadero Center, Suite 250
San Francisco, CA 94111
(415) 291-5100

PROPERTY ADDRESS: **2556 Filbert Street, San Francisco, CA**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____ President

ATTEST _____ Secretary

Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 ● Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **March 12, 2021 at 7:30 a.m.**

ORDER NO.: 15607939-156-TJK-JM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee as to Parcel(s) I

   Easement(s) more fully described below as to Parcel(s) II

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Geoffrey Russell Von Holt Chapman and Emma Isabel Brooke Chapman, as Trustees of the Geoffrey Chapman Trust dated December 24, 2003, as to an undivided fifty percent (50%) interest;

   and

   Roger Alt, as trustee of the Zoe Knudsen Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the Samantha Sinclair Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

Beginning at a point on the Northerly line of Filbert Street, distant thereon 137 feet and 6 inches Easterly from the Easterly line of Divisadero Street; running thence Easterly along said line of Filbert Street 55 feet; thence at a right angle Northerly 193 feet; thence at a right angle Westerly 5 feet and 11 inches; thence at a right angle Southerly 4 feet and 8 ½ inches; thence at a right angle Westerly 49 feet and 1 inch; and thence at a right angle Southerly 188 feet and 3 ½ inches to the point of beginning.

Being a portion of Western Addition Block No. 471.

Parcel II:

A non-exclusive easement for sewer, as created and granted in the Deed from Thomas W. Scott to Sam H. Daniels and Mary Catherine Gallwey, dated October 14, 1916, recorded October 17, 1916, in Book 975 of Deeds, Page 78, in the Office of the Recorder of the City and County of San Francisco, State of California, and as amended by that certain Amended and Restated Reciprocal Easement Agreement dated September 20, 2018, recorded September 20, 2018, as Recording No. 2018-K675108-00, Official Records in the Office of the Recorder of the City and County of San Francisco, State of California, over the following described parcel of land, to-wit:

Beginning at a point on the Easterly line of Divisadero Street, distant thereon 137 feet and 6 inches Northerly from the Northerly line of Filbert Street; running thence Northerly along said line of Divisadero Street 6 feet and 11 inches; thence at a right angle Easterly 137 feet and 6 inches; thence at a right angle Southerly 6 feet and 11 inches; and thence at a right angle Westerly 137 feet and 6 inches.

APN: **Lot 025, Block 0944, Lot 026, Block 0944**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	1000
Tax Identification No.:	Lot 025, Block 0944
Fiscal Year:	2020-2021
1st Installment:	$5,315.87, Paid
2nd Installment:	$5,315.87, Open
Exemption:	$0.00
Land:	$386,440.00
Improvements:	$434,746.00
Personal Property:	$0.00
Bill No.:	20200088065

The lien of the assessment shown below, which assessment is or will be collected with, and included in, the property taxes shown above.

Assessment:	Rent Stabilization Fee
Amount:	$50.00

Affects: A portion of the Land described herein.

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	1000
Tax Identification No.:	Lot 026, Block 0944
Fiscal Year:	2020-2021
1st Installment:	$1,042.02, Paid
2nd Installment:	$1,042.02, Open
Exemption:	$0.00
Land:	$112,138.00
Improvements:	$0.00
Personal Property:	$0.00
Bill No.:	20200088066

Affects: A portion of the Land described herein.

4. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

EXCEPTIONS
(Continued)

6. The Land lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

   CFD No: 90-1
   For: School Facility Repair and Maintenance

   This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

   Further information may be obtained by contacting:

   Chief Financial Officer
   San Francisco Unified School District
   135 Van Ness Ave. – Room 300
   San Francisco, CA 94102
   Phone (415) 241-6542

7. Matters contained in that certain document

   Entitled: Amended and Restated Reciprocal Easement Agreement
   Dated: September 20, 2018
   Executed by: James Fuller, an individual; 2582, LLC, a California limited liability company and Matthew Peter Sherwood Chapman, as Trustee of The Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such undivided 50% interest and Matthew Peter Sherwood Chapman, as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such undivided 50% interest
   Recording Date: September 20, 2018
   Recording No: 2018-K675108-00, Official Records

   Reference is hereby made to said document for full particulars.

8. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

10. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

EXCEPTIONS
(Continued)

11. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

    Party(s): Vestees herein

    The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

12. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

    If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

    The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Dwelling, known as 2556 Filbert Street, San Francisco, CA, to an Extended Coverage Loan Policy.

3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

   No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

4. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:	Matthew Peter Sherwood Chapman, as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, as amended August 3, 2007, as to an undivided 50% interest in the Property
Grantee:	Roger Alt, as trustee of the Zoe Knudsen Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common, and to Roger Alt, as trustee of the Samantha Sinclair Chapman Irrevocable Trust, as to an undivided twenty-five percent (25%) interest, as a tenant in common
Recording Date:	February 4, 2021
Recording No:	2021019268, of Official Records

5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

6. There is no recorded Certificate of Energy and/or Water Compliance for the property described herein.

7. Requirement that a Transfer Tax Affidavit accompany every Deed (Grant Deed, Quitclaim Deed, Interspousal Deed) to be recorded in the City and County of San Francisco. This transfer Tax Affidavit is in addition to the change of ownership form (PCOR) and is required by the County Recorder. This item will not appear on any policy of title insurance.

8. Effective December 27, 2016, as mandated through local ordinance, the transfer tax rates are as follows:

   More than $100 but Less than or Equal to $250,000 at $2.50 for each $500 or portion thereof ($5.00 per thousand)

   $250,001 but Less than $999,999 at $3.40 for each $500 or portion thereof ($6.80 per thousand)

   $1,000,000 or More but Less than $4,999,999 at $3.75 for each $500 or portion thereof ($7.50 per thousand)

   $5,000,000 or More but Less than $9,999,999 at $11.25 for each $500 or portion thereof ($22.50 per thousand)

   $10,000,000.00 or More but Less than $24,999,999 at $13.75 for each $500 or portion thereof ($27.50 per thousand)

   $25,000,000.00 or More at $15.00 for each $500 or portion thereof ($30.00 per thousand)

   NOTE: These rates are for documents recorded on or after December 27, 2016, regardless of when the instrument was executed.

NOTES
(Continued)

9. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

10. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

11. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

12. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

13. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

14. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

15. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES

Jeff Martin/ad

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Chicago Title Company

1200 Concord Ave., #400, , Concord, CA 94520
Phone: (925) 288-8000 ● Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;

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- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;

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b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K267868-00
Check Number 2965
Tuesday, MAY 31, 2016 13:14:49
Ttl Pd $30.00 Rcpt # 0005388309
ofa/FT/1-5

RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Matthew Peter Sherwood Chapman
3169 Alika Avenue
Honolulu, HI 96817

Space Above This Line for Recorder's Use Only

A.P.N.: 0944-025 and 026 File No.: 2103-5150217 (KC)

Situs Address: 2556 Filbert Street, San Francisco, CA 94123

Property Address: **2556 Filbert Street, San Francisco, CA 94123**
Lot Number: **025 & 026**
Block Number: **0944**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$0.00**, CITY TRANSFER TAX **$0.00**;
SURVEY MONUMENT FEE **$0.00**

[x] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area, [x] City of **San Francisco**, and
[x] Exempt from transfer tax; Reason. **correction to reflect proper vesting for both lots**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

hereby GRANT(s) to **Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998, such Undivided 50% Interest and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003, such Undivided 50% Interest**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

legal description for 025 and 026

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FILBERT STREET, DISTANT THEREON 137 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF DIVISADERO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FILBERT STREET 55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 193 FEET; THENCE AT A RIGHT ANGLE WESTERLY 5 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 4 FEET AND 8-1/2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 49 FEET AND 1 INCH; AND THENCE AT A RIGHT ANGLE SOUTHERLY 188 FEET AND 3-1/2 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

PARCEL 2:

Mail Tax Statements To: **SAME AS ABOVE**

EASEMENT

Grant Deed - continued

Date: **04/22/2016**

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SEWER, AS CREATED AND GRANTED IN THE DEED FROM THOMAS W. SCOTT TO SAM H. DANIELS AND MARY CATHERINE GALLWAY, DATED OCTOBER 14, 1916, RECORDED OCTOBER 17, 1916, IN BOOK 975 OF DEEDS, PAGE 78, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OVER THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVISADERO STREET, DISTANT THEREON 137 AND 6 INCHES NORTHERLY FROM THE NORTHERLY LINE OF FILBERT STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF DIVISADERO STREET 6 FEET AND 11 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 6 FEET AND 11 INCHES; AND THENCE AT A RIGHT ANGLE WESTERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 471.

Grant Deed - continued

Date: **04/22/2016**

A.P.N.: 07-0944-026-02 **File No.: 2103-5150217 (KC)**

Dated: April 22, 2016

Matthew Peter Sherwood Chapman as Trustee of the Matthew P.S. Chapman Revocable Living Trust dated May 18, 1998 and Matthew Peter Sherwood Chapman as Trustee of the Geoffrey Chapman Trust dated December 24, 2003

Matthew Peter Sherwood Chapman, Trustee **Matthew Peter Sherwood Chapman, Trustee**

Grant Deed - continued

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawai'i)SS
City + COUNTY OF Honolulu)

On May 20, 2016 before me, Shirlyn Ogata, Notary Public, personally appeared Matthew Peter Sherwood Chapman, Trustee so ~~is~~

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. so ~~is~~ so ~~is~~

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/3/2016

This area for official notarial seal:

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc. Description: Grant Deed

No. of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Grant Deed - continued

Date: **04/22/2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Hawaii)SS
City and
COUNTY OF Honolulu)

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Matthew Peter Sherwood Chapman, Trustee so VI
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shirlyn Ogata
Expire 10/31/2016

This area for official notarial seal.

NOTARY PUBLIC CERTIFICATION
Shirlyn Ogata First Judicial Circuit
Doc Description Grant Deed

No of Pages 5 Date of Doc. 5/20/2016

Shirlyn Ogata 5/20/2016
Notary Signature Date

Page 5 of 5

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building ***2556 FILBERT ST*** **Block** ***0944*** **Lot** ***025***

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
   B. Is this building classified as a residential condominium? Yes No ✓
   C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
   If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): 1957
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
185982	167130	Jun 27, 1956	NEW CONSTRUCTION - CFC 1FD	C
9110641	674809	Jun 18, 1991	REROOFING	C

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
   B. Is this property currently under abatement proceedings for code violations? Yes ✓ No
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ✓ B. If yes, has a proof of compliance been issued? Yes No ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓
    B. If yes, has the required upgrade work been completed? Yes No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes No ✓

Date of Issuance: 17 MAR 2021
Date of Expiration: 17 MAR 2022
By: BETTY LEE
Report No: ***202103079095***

Patty Herrera, Manager
Records Management Division

Records Management Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3420 - dbi.record3R@sfgov.org - www.sfdbi.org/rmd

Address of Building *2556 FILBERT ST* **Block** *0944* **Lot** *025*

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file **"UNKNOWN"** will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call **Housing Inspection Services** at (628) 652-3700 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-0	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district
Chinatown Mixed Used Districts	
CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district
South of Market Mixed Use Districts	
MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district
Mission Bay Districts	
MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the **Planning Department** at (415) 558-6377 or go to their website at http://www.sf-planning.org/ for additional information.

3. Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
Class R-3	1 or 2 family dwellings, including housekeeping rooms

4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the **Planning Department** at (415) 558-6377.

5. Building Construction Date: The year the building was constructed.

6. Original Occupancy or Use: The number of residential unit(s) when the building was constructed.

7. Permit Application: Shows all issued building permit applications for this property, the date issued and the description of work.

Status: It indicates the status of the permit application:

C = COMPLETED	The work has been completed
X = EXPIRED	The permit has expired (work not started or not completed)
I = ISSUED	Permit has been issued
N = NO INFO	No information available at DBI
R = REINSTATED	The permit has been reinstated
S = SUSPENDED	The permit has been suspended
CFC	Certificate of Final Completion
FD	Family Dwelling
LIV/WK	Live-Work
HK	Housekeeping

8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call **Housing Inspection Services** at (628) 652-3700

8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action. The City may also perform the work and place a lien against the property. Call **Housing Inspection Services** at (628) 652-3700 or Code Enforcement at (628) 652-3730 for additional information.

9. Number of residential structures on property: The number of legal residential structures on one lot.

10. Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to **Housing Inspection Services** at (628) 652-3700.

Additional Terms

BBI	Bureau of Building Inspection
BFP	Bureau of Fire Prevention
DAHI	Division of Apartment and Hotel Inspections
DCP	Department of City Planning
EWO	Emergency Work Only
FACE	Federal Assisted Code Enforcement
PCD	Property Conservation Division
RAP	Rapid Assistance Program
SFFD	San Francisco Fire Department
UR	Urban Renewal

G. FORMS

Form No. 1

Proposition "M" Findings Form

The Eight Priority Policies
of Section 101.1 of the San Francisco Planning Code

Date: March 31, 2021

City Planning Case No. _____ *(if available)*

Address 2556 Filbert Street

Assessor's Block 0944 Lot(s) 025-026

Proposal: _____

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This policy does not apply to the proposed subdivision. The proposed subdivision will allow for the construction of a residential home and will not adversely impact or displace any existing neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;

The proposed subdivision is consistent with Priority Policy No. 2 because it does not adversely impact the existing housing and neighborhood character. The design of the proposed residential project will respect the scale of the existing neighborhood and be consistent with the neighborhood's established height, size and mid-block pattern, while making the most of buildable area on the project site.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed subdivision does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed subdivision is consistent with Priority Policy No. 4 because it will not adversely or significantly impact commuter traffic, and it will not impede MUNI transit service. Additionally, the proposed residential project will only add one-single family home to the neighborhood and will include off-street parking so as to not overburden neighborhood streets or parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This policy does not apply to the proposed subdivision as the subdivision will not displace any industrial and service sector uses due to commercial office development.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed subdivision is consistent with Priority Policy No. 6 because any new residential building built on site will be built to meet structural and seismic safety requirements of the City Building Code.

7. That landmarks and historic buildings be preserved; and

The proposed subdivision will have no effect on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed subdivision is consistent with Priority Policy No. 8 because the site does not adversely affect any park or open space as it will not cast shadows on any park or public open space. No public view or vista will be impacted.

Signature of Applicant

31st, March 2021
Date

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed subdivision does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

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Signature of Applicant

3/31/21
Date

Form No. 2

Required ONLY when creating a <u>new</u> lot line on property occupied with existing building(s) **(NOT required if Map is only for merging adjoining lots).**

Department of Building Inspection Requirements

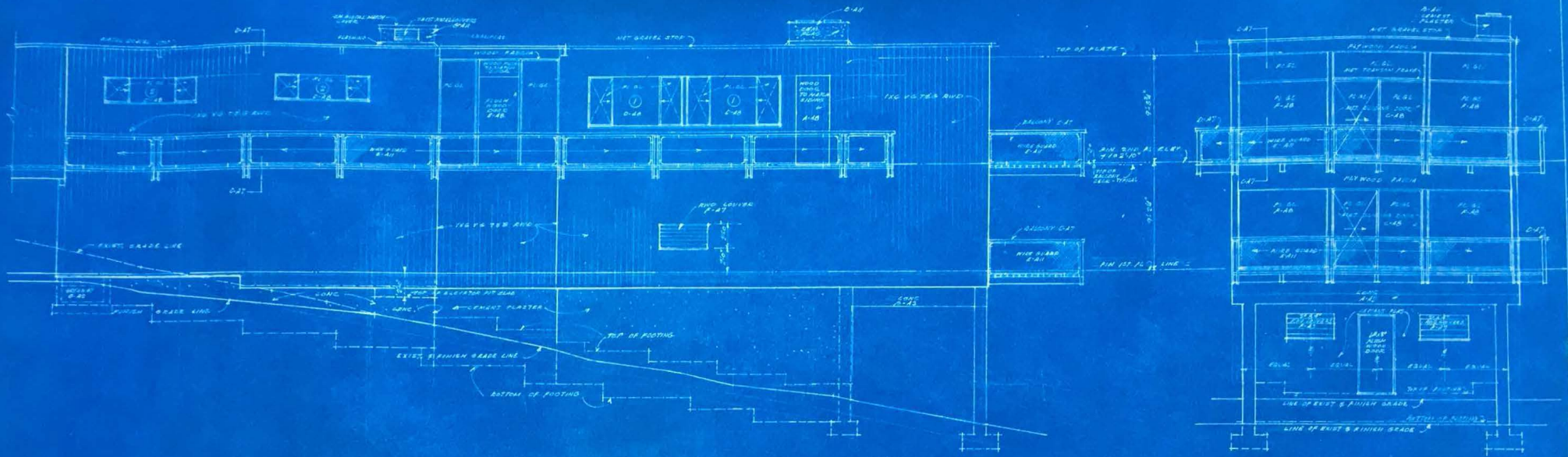
Property Address: 2556 FILBERT STREET

Assessor's Block: 0944 Lot Number(s): 25+26

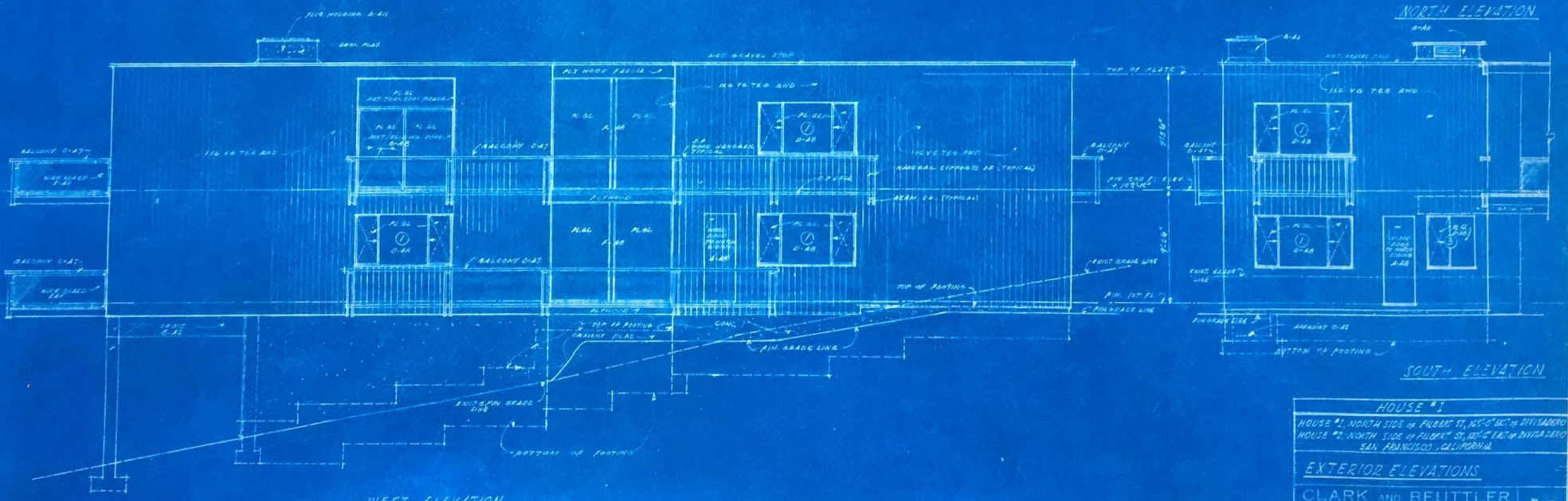
Submit a separate check payable to Department of Building Inspection. Form number 2 will be forwarded to DBI, it is important to be sure it is complete. Photos and Architectural floor plans should be attached if they are available. DBI reviews for building code compliance mainly fire rating, they will require the following information:

Building Inspection Fees	**See Current <u>Fee Schedule</u>**
Area of Wall(s) = (Length X Height)	6,352 SF
Area of ALL Openings (Total)	1,285
Construction material – what is the wall(s) made of	WOOD FRAME
Pictures detailing above	ATTACHED
Architect floor plans (if available)	ATTACHED.

Other _____



EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

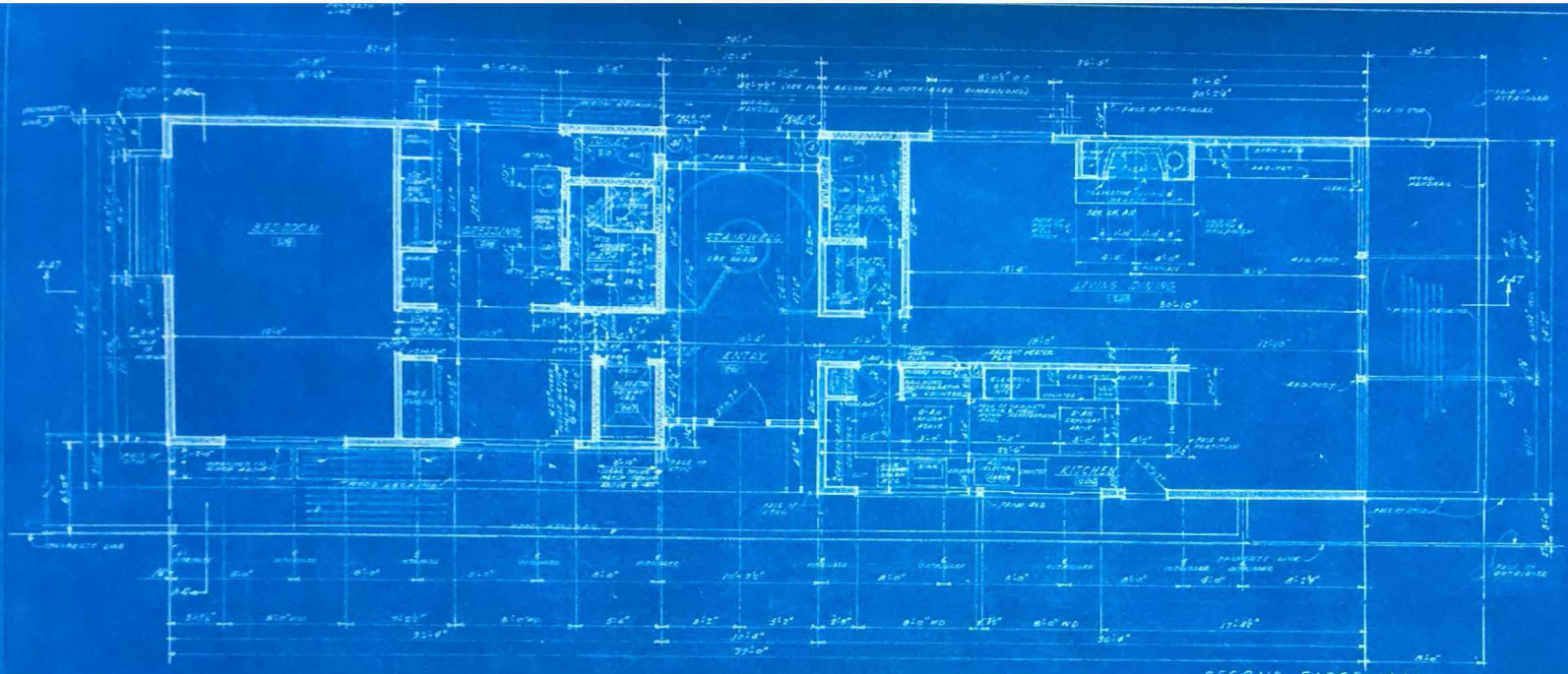
HOUSE "I"

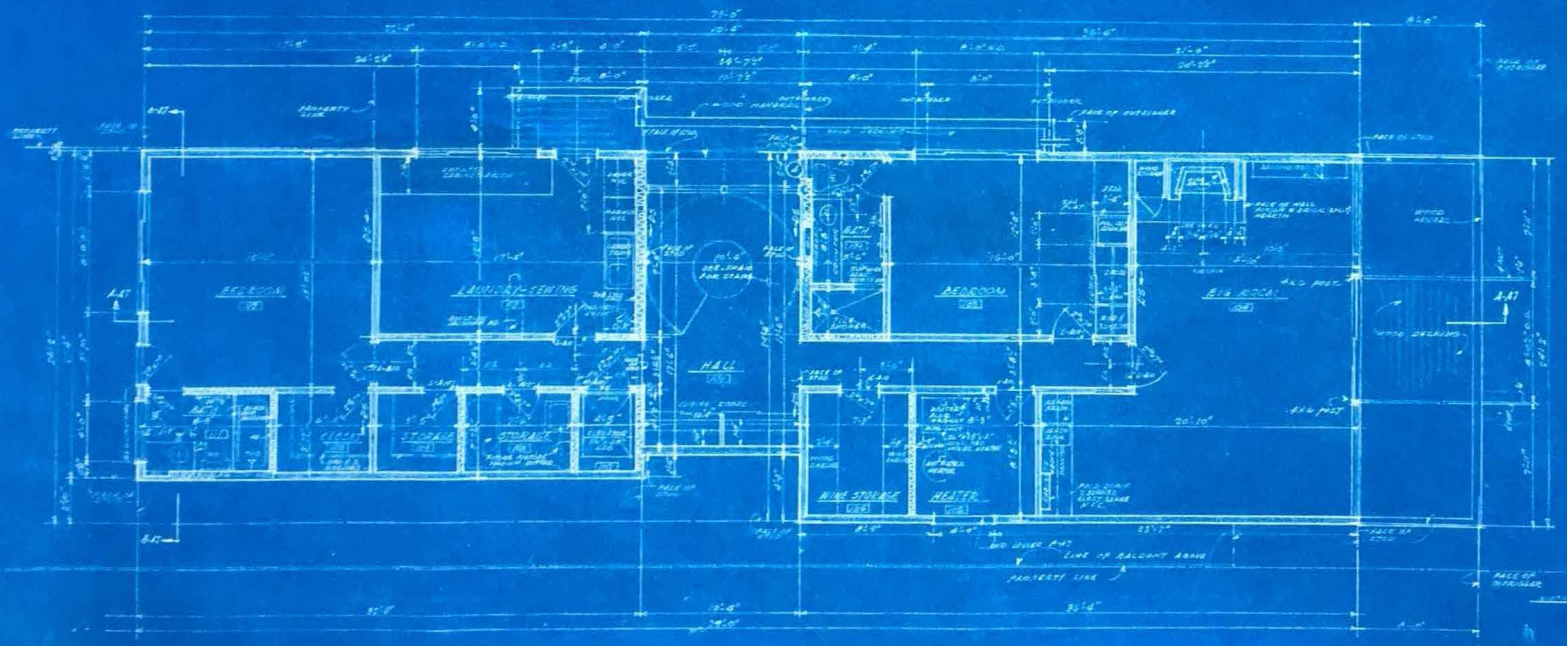
HOUSE "I", NORTH SIDE OF FILBERT ST., 137'-6" EAST OF DIVISADERO
HOUSE "2", NORTH SIDE OF FILBERT ST., 187'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

CLARK AND BEUTTLER
ARCHITECTS

A6





SCHEDULE OF ROOM FINISHES

NO.	ROOM	CEILING	WALLS	FLOOR	BASE	REMARKS
	FIRST FLOOR					
101	HALL	AC PLAS	PLAS	CAR.	WOOD	
102	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
103	BATH	AC	AC &	CORK	WOOD	W/STATIC SHOWER
104	BIG ROOM	AC PLAS	RUBB. GRASS	CORK	RUBBER	W/ RADIANT HEAT
105	HEATER	PLAS	PLAS	ASPHALT TILE	RUBBER	
106	WINE STOR.	PLAS	TILE	ASPHALT TILE	RUBBER	
107	ELEVATOR	PLAS	PLAS	CONC.	—	
108	STORAGE	PLAS.	PLAS	ASPHALT TILE	RUBBER	
109	STORAGE	PLAS	PLAS	ASPHALT TILE	RUBBER	
110	CLOSET	PLAS	PLAS	CORK	WOOD	
111	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
112	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
113	LAUNDRY SEWING	AC PLAS	AC.	CORK	WOOD	
	SECOND FLOOR					
201	ENTRY	AC PLAS	PLAS	OAK	WOOD	
202	STAIRWELL	AC PLAS	PLAS	OAK	WOOD	
203	CLOSET	AC PLAS	PLAS	CORK	WOOD	
204	POWDER RM	AC	AC	CORK	WOOD	
205	LIVING ROOM	AC PLAS	TEAK PLYWOOD	OAK	WOOD	PLAS ON WOOD JOIST PART. WALL ONLY W/ 1/4" PLYWOOD PANEL
206	KITCHEN	AC	PLAS ASBEST. PLASTIC	CORK	RUBBER	
207	ELEVATOR	PLAS	PLAS			
208	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
209	BEDROOM	AC PLAS	PLAS	CORK	WOOD	PAINTED WHITE SHOP FIRST WALL ONLY W/
210	TOILET	AC	AC	CORK	WOOD	
211	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
	GARAGE					
301	GARAGE	PLYWOOD	PLYWOOD	CONC	COVE	
302	WALK	PLYWOOD	R.W.C.	CONC.		

NOTE: "AC" DENOTES ACOUSTIC CEILING

GENERAL NOTES - HOUSE #1

1. EXTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD.
2. INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD EXCEPT AT ENTRY & STAIRWELL WHERE DIMENSIONS ARE TAKEN TO FACE OF PLASTER.
3. ALL EXTERIOR WALLS SHALL BE DIAGONALLY SHEATHED.
4. ALL INTERIOR PARTITIONS MARKED "DG 4in" SHALL BE GIANT GRAIN GYPSUM BOARD.
5. ALL WOOD AND PARTITIONS SHALL BE SPACED AT 16" CENTERS AT SECOND & FOURTH FLOOR AND SPACED AT 24" CENTERS AT FIRST FLOOR AS INDICATED ON PLANS OR SPACED AT 16" CENTERS.
6. SEE SHEET A8 FOR EXTERIOR DOOR & WINDOW DETAILS.
7. [illegible] DENOTES INSULATED WALLS
8. AVG. SHOWER HEAD 84" IN COUNTRY
9. ALL APPLIANCES NOTED N.I.C. SHALL BE SUPPLIED BY OWNER & BE INSTALLED UNDER THE GENERAL CONTRACT

HOUSE #1

HOUSE #1 - NORTH SIDE OF ALBERT ST. WEST OF LIVINGSTON
HOUSE #2 - NORTH SIDE OF ALBERT ST. EAST OF RIVERSIDE
SAN FRANCISCO, CALIFORNIA

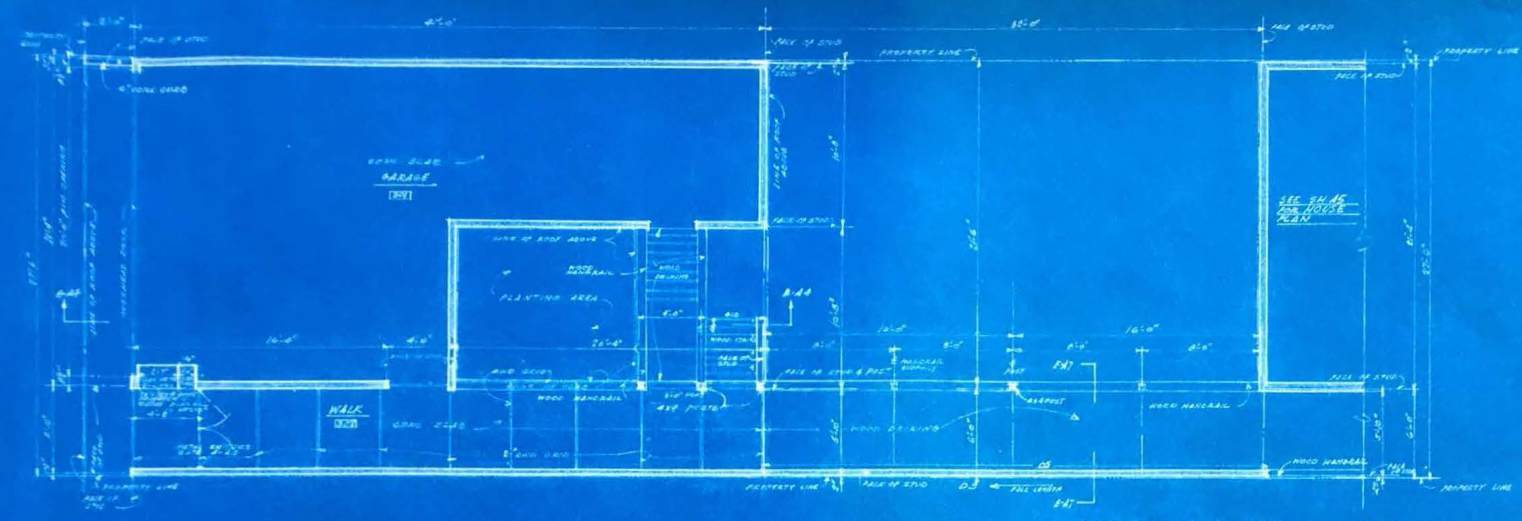
FIRST AND SECOND FLOOR PLANS AND SCHEDULE OF ROOM FINISHES

CLARK AND BEUTTLER ARCHITECTS

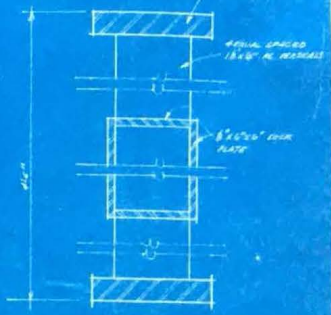
HERBERT RAPHAEL CLARK, A.I.A. JOHN F. BEUTTLER, A.I.A.
983 MISSION ST. SAN FRANCISCO 3, CALIFORNIA

DRAWN: DATE: 4-21-61 JOB: 582

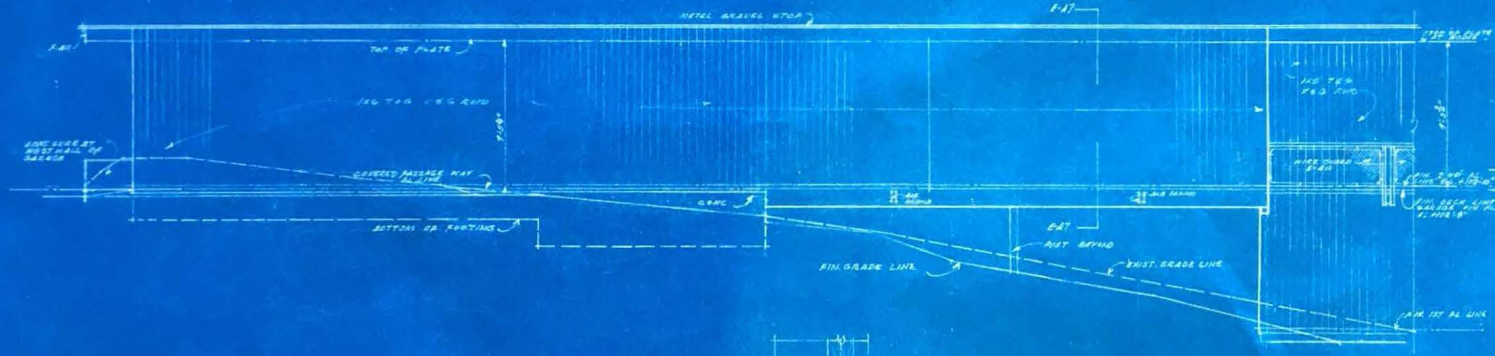
A5
SHEET



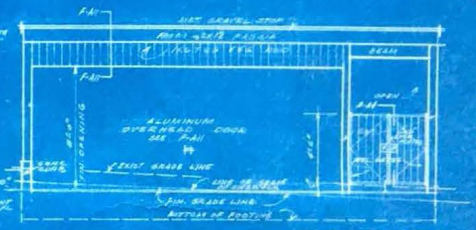
PLAN of GARAGE & COVERED PASSAGEWAY



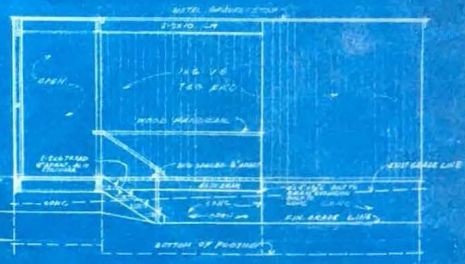
A-A4 ENTRANCE GATE SECTION



EAST ELEVATION

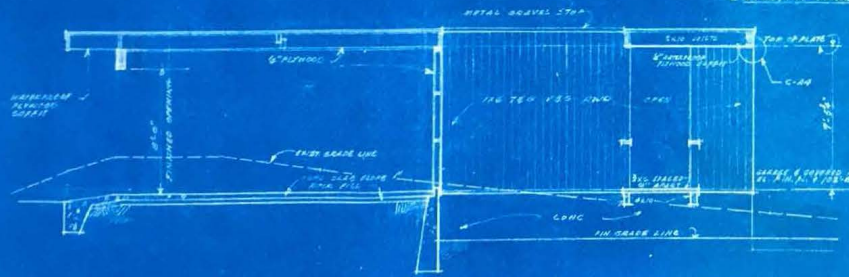


SOUTH ELEVATION

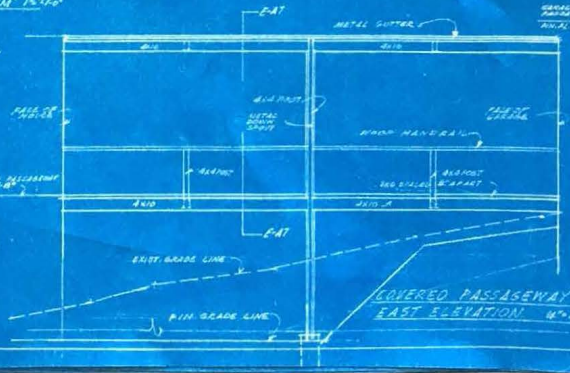


NORTH ELEVATION

CLAS SOFFIT TRIM



B-A4 GARAGE SECTION



COVERED PASSAGEWAY EAST ELEVATION (TYPICAL)

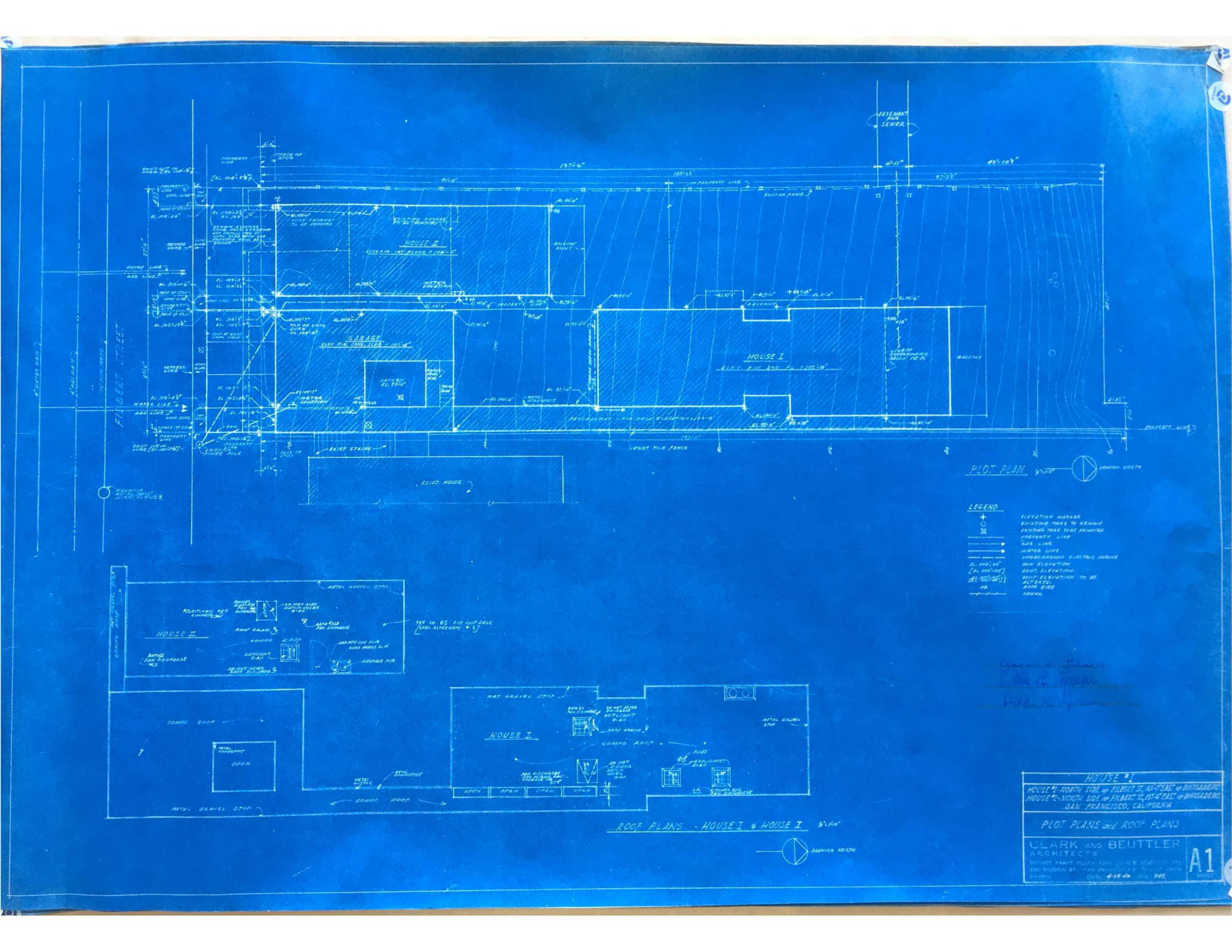
HOUSE #1

HOUSE #1 NORTH SIDE OF FILBERT ST. 106'-0" EAST OF DIVISADERO
HOUSE #2 NORTH SIDE OF FILBERT ST. 197'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

GARAGE and COVERED PASSAGEWAY

CLARK AND BEUTTLER
ARCHITECTS

A4


HOUSE II
GARAGE
HOUSE I
EXIST. HOUSE
EXIST. STAIRS
EXIST. TILE FENCE
FILBERT STREET
EASEMENT FOR SEWER
PROPERTY LINE
PLOT PLAN
LEGEND
ELEVATION MARKER
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
PROPERTY LINE
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC SERVICE
NEW ELEVATION
EXIST. ELEVATION
EXIST. ELEVATION TO BE ALTERED
ROOF DRAIN
SEWER
HOUSE II
HOUSE I
COMPO. ROOF
METAL GRAVEL STOP
OPEN
ROOF PLANS - HOUSE I & HOUSE II
HOUSE #1
HOUSE #1 - NORTH SIDE OF FILBERT ST. 100'-0" EAST OF DIVISADERO
HOUSE #2 - NORTH SIDE OF FILBERT ST. 125'-0" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA
PLOT PLANS and ROOF PLANS
CLARK AND BEUTTLER
ARCHITECTS
A1

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

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(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BOUNDARY NOTES

1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

UTILITY NOTE

VISIBLE AND ACCESSIBLE SURFACE UTILITIES ARE SHOWN.

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO: 2103-5150217.

OWNERS

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE MATTHEW P.S. CHAPMAN REVOCABLE LIVING TRUST DATED MAY 18, 1998,

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50% INTEREST

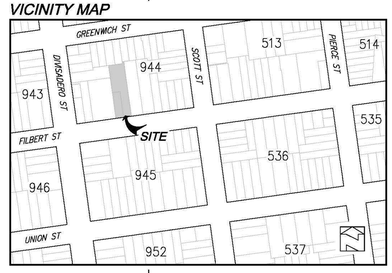
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

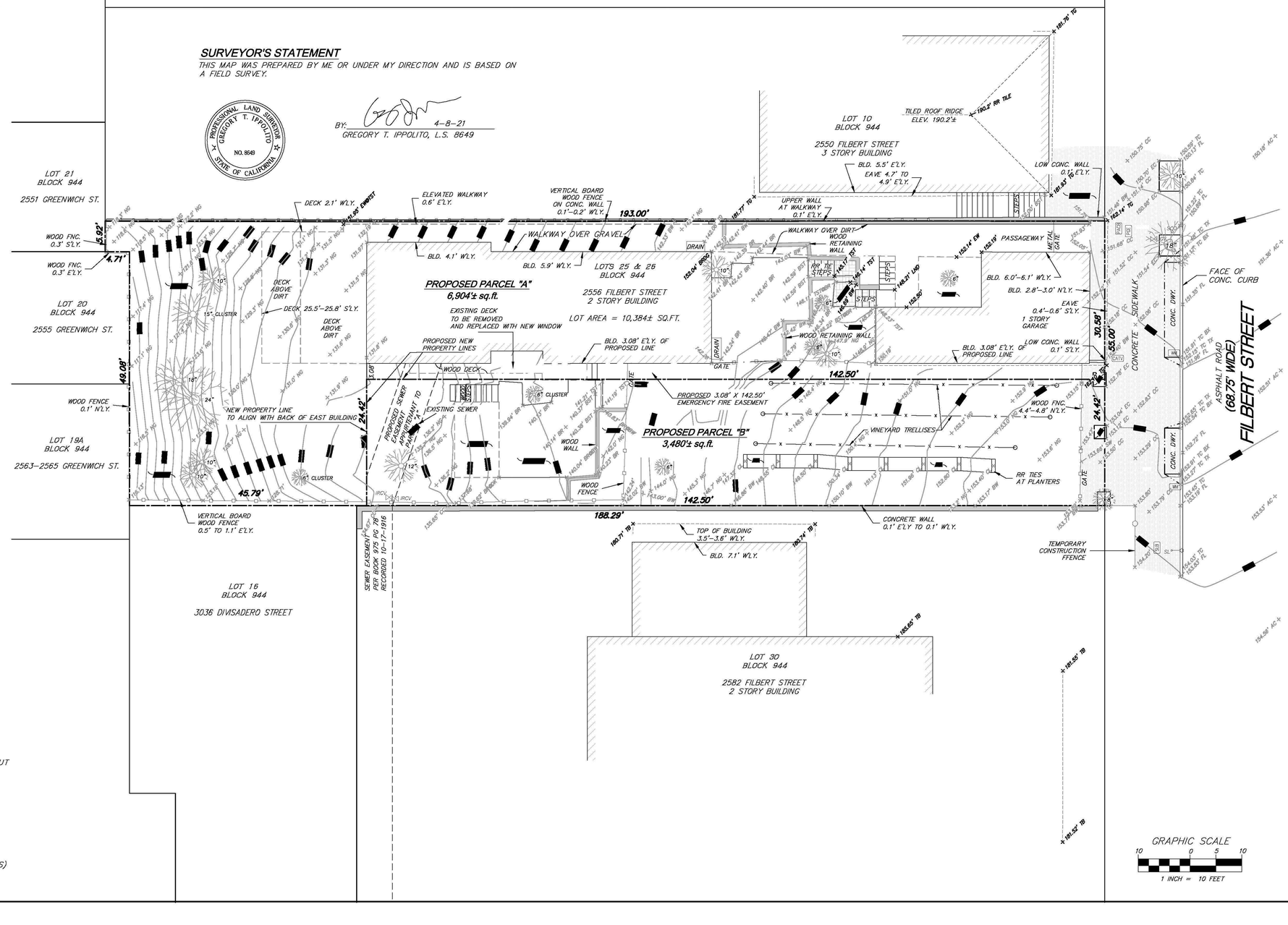


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX' + SPOT ELEVATION
XX" TREE (DIAMETER IN INCHES)
WM WATER METER



DATE:	FEBRUARY 24, 2021
SCALE:	1"=10'
DRAWN:	P.H.-D.
CHECKED:	G.T.I.
DATE:	REVISION

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No.
17074

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

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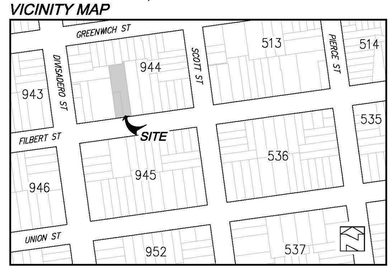
PROFESSIONAL LAND SURVEYOR GREGORY T. IPPOLITO NO. 8649 STATE OF CALIFORNIA

BY: _____ 4-8-21
GREGORY T. IPPOLITO, L.S. 8649

VICINITY MAP

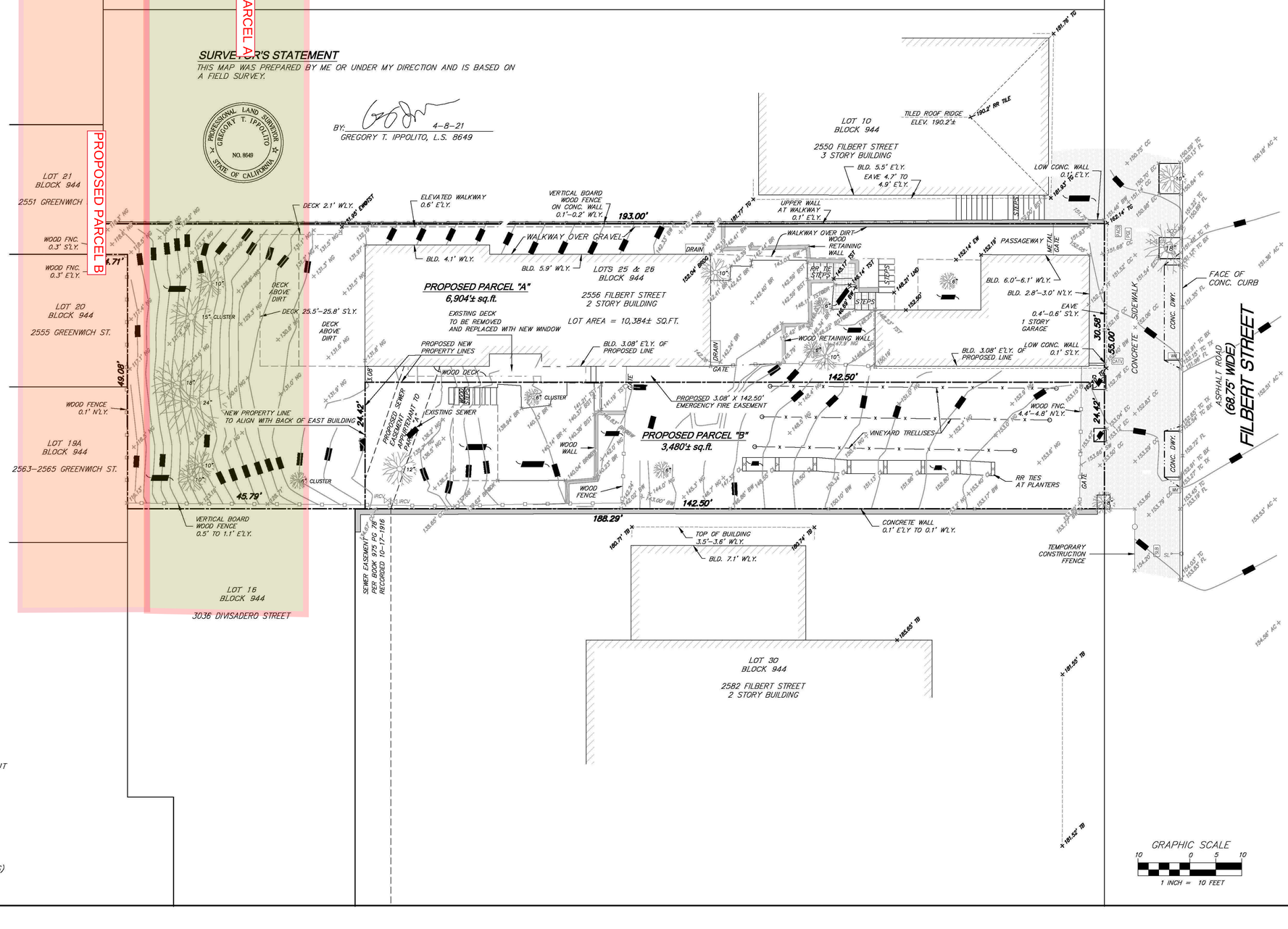


LEGEND

AC	ASPHALT CONCRETE	LND	LANDING
BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

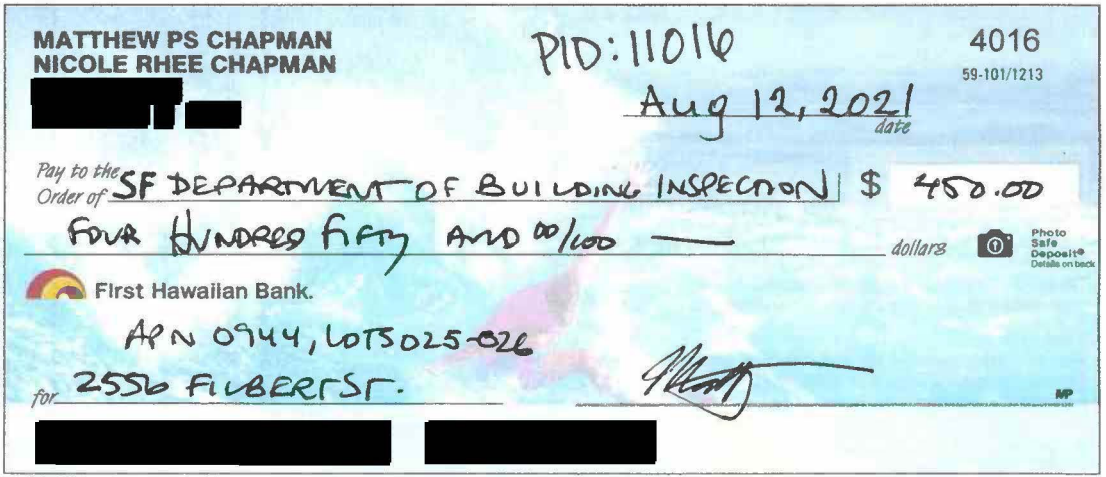
PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
XXX CONTOUR (1' INTERVAL)

SCO SANITARY SEWER CLEANOUT
GV GAS VALVE
PAC PAC BOX
PGE PGE BOX
CATV CABLE TELEVISION BOX
SL STREET LIGHT
XX.XX' + SPOT ELEVATION
TREE (DIAMETER IN INCHES)
WM WATER METER


PROPOSED PARCEL A
PROPOSED PARCEL B
LOT 21 BLOCK 944
2551 GREENWICH
LOT 20 BLOCK 944
2555 GREENWICH ST.
LOT 19A BLOCK 944
2563-2565 GREENWICH ST.
LOT 16 BLOCK 944
3036 DIVISADERO STREET
PROPOSED PARCEL "A"
6,904± sq.ft.
PROPOSED PARCEL "B"
3,480± sq.ft.
193.00'
188.29'
142.50'
45.79'
49.08'
24.42'
30.58'
55.00'
LOT 10 BLOCK 944
2550 FILBERT STREET
3 STORY BUILDING
LOTS 25 & 26 BLOCK 944
2556 FILBERT STREET
2 STORY BUILDING
LOT AREA = 10,384± SQ.FT.
LOT 30 BLOCK 944
2582 FILBERT STREET
2 STORY BUILDING
FILBERT STREET
(68.75' WIDE)
ASPHALT ROAD
FACE OF CONC. CURB
SIDEWALK
CONC. DWY.
DECK 2.1' W'LY.
ELEVATED WALKWAY 0.6' E'LY.
VERTICAL BOARD WOOD FENCE ON CONC. WALL 0.1'-0.2' W'LY.
WALKWAY OVER GRAVEL
WALKWAY OVER DIRT
WOOD RETAINING WALL
UPPER WALL AT WALKWAY 0.1' E'LY.
TILED ROOF RIDGE ELEV. 190.2'±
BLD. 5.5' E'LY. EAVE 4.7' TO 4.9' E'LY.
LOW CONC. WALL 0.1' E'LY.
PASSAGEWAY
METAL GATE
BLD. 6.0'-6.1' W'LY.
BLD. 2.8'-3.0' N'LY.
EAVE 0.4'-0.6' S'LY.
1 STORY GARAGE
LOW CONC. WALL 0.1' S'LY.
BLD. 3.08' E'LY. OF PROPOSED LINE
PROPOSED 3.08' X 142.50' EMERGENCY FIRE EASEMENT
WOOD FNC. 4.4'-4.8' N'LY.
VINEYARD TRELLISES
RR TIES AT PLANTERS
CONCRETE WALL 0.1' E'LY TO 0.1' W'LY.
TEMPORARY CONSTRUCTION FFENCE
TOP OF BUILDING 3.5'-3.6' W'LY.
BLD. 7.1' W'LY.
SEWER EASEMENT PER BOOK 975 PG 78 RECORDED 10-17-1916
DECK ABOVE DIRT
DECK 25.5'-25.8' S'LY.
15" CLUSTER
10" CLUSTER
6" CLUSTER
WOOD FENCE 0.1' N'LY.
WOOD FNC. 0.3' S'LY.
WOOD FNC. 0.3' E'LY.
NEW PROPERTY LINE TO ALIGN WITH BACK OF EAST BUILDING
PROPOSED NEW PROPERTY LINES
EXISTING DECK TO BE REMOVED AND REPLACED WITH NEW WINDOW
WOOD DECK
PROPOSED SEWER EASEMENT TO PARTIALLY REMAIN
EXISTING SEWER
WOOD WALL
WOOD FENCE
VERTICAL BOARD WOOD FENCE 0.5' TO 1.1' E'LY.
GATE
DRAIN
STEPS
RR TIE STEPS
BLD. 4.1' W'LY.
BLD. 5.9' W'LY.
BLD. 3.08' E'LY. OF PROPOSED LINE
LOW CONC. WALL 0.16' E'LY.
181.77' TB
181.79' TG
190.2' RR TILE
162.14' TG
152.14' EW
152.19' EW
148.21' LAD
152.50'
148.83' BW
148.73' TST
145.17' TST
145.13' TST
144.00' TST
143.97' TST
143.83' TST
143.79' TST
143.65' TST
143.61' TST
143.57' TST
143.53' TST
143.49' TST
143.45' TST
143.41' TST
143.37' TST
143.33' TST
143.29' TST
143.25' TST
143.21' TST
143.17' TST
143.13' TST
143.09' TST
143.05' TST
142.99' TST
142.95' TST
142.91' TST
142.87' TST
142.83' TST
142.79' TST
142.75' TST
142.71' TST
142.67' TST
142.63' TST
142.59' TST
142.55' TST
142.51' TST
142.47' TST
142.43' TST
142.39' TST
142.35' TST
142.31' TST
142.27' TST
142.23' TST

From: Tsegereda.Naizghi@sfdpw.org
To: Naizghi, Tsegereda (DPW)
Subject: Scan_Naizghi, Tsegereda_16_22_14_12-08-2021
Date: Thursday, August 12, 2021 4:22:23 PM
Attachments: Scan_Naizghi, Tsegereda_16_22_14_12-08-2021.pdf

Please find your scan attached to this Email.



MATTHEW PS CHAPMAN
NICOLE RHEE CHAPMAN
[redacted]

PID: 11016

4016
59-101/1213

Aug 12, 2021
date

Pay to the Order of SF DEPARTMENT OF BUILDING INSPECTION $ 450.00

FOUR HUNDRED FIFTY AND 00/100 dollars

Photo Safe Deposit® Details on back

First Hawaiian Bank.

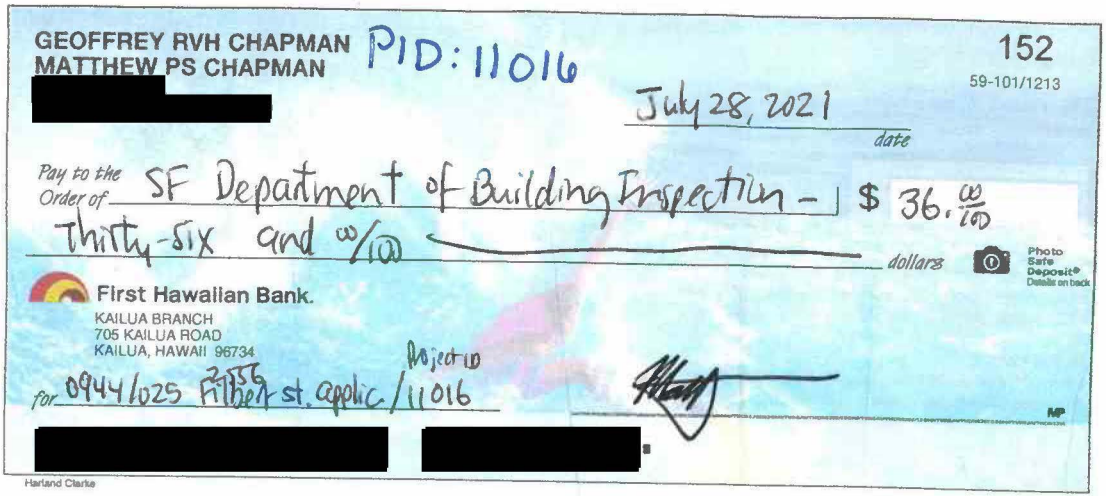
APN 0944, LOTS 025-026

for 2556 FILBERT ST.

MP

[redacted]

Harland Clarke



GEOFFREY RVH CHAPMAN
MATTHEW PS CHAPMAN
[redacted]

PID: 11016

152
59-101/1213

July 28, 2021
date

Pay to the Order of SF Department of Building Inspection - $ 36.00

Thirty-six and 00/100 dollars

Photo Safe Deposit® Details on back

First Hawaiian Bank.
KAILUA BRANCH
705 KAILUA ROAD
KAILUA, HAWAII 96734

for 0944/025 2556 Filbert st. applic. / Project ID 11016

MP

[redacted]

Harland Clarke

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Shoalr Chapman Irrevocable Trust, Roger Alt, Trus		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/31/21 Signed: _____

Date: _____ Signed: _____

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 2556 Filbert Street

Assessor's Block: 0944 Lot Number(s): 025-026

For DPW-BSM use only
ID No.:

Owner:			
Name:	Geoffrey Chapman Trust, Geoffrey Russell Von Holt Chapman, Emma Isabel Brooke Chapman, Trustees; Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee; Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee		
Address:	3169 Alika Avenue, Honolulu, HI 96817		
Phone:	(808) 489-0049	E-mail:	chapman@grvhc.com
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Foresight Land Surveying, Inc		
Address:	301 California Drive, Suite #2, Burlingame, CA 94010		
Phone:	415-735-6180	E-mail:	greg@flsurveys.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) The Geoffrey Chapman Trust, The Samantha Sinclair Irrevocable Trust, The Zoe Knudsen Irrevocable Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 31 March, 2021 Signed: Emma P Chapman

Date: 31 MARCH 2021 Signed:

Geoffrey Chapman Trust, Geoffrey Russell von Holt Chapman and Emma Isabel Brooke Chapman, Trustees;
Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee;
Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee

March 31, 2021

RE: Application for Parcel Map Subdivision

City and County Surveyor
Department of Public Works
Bureau of Street-Use &Mapping
49 South Van Ness Ave., Suite 300
San Francisco, CA 94103

Dear Sir or Madam:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and al amendments thereto, we, the undersigned subdivider, hereby submit to you for your review and processing a proposed Parcel Map subdivision, together with the Parcel Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Geoffrey Russell von Holt Chapman,
Trustees of the Geoffrey Chapman Trust

Emma Isabel Brooke Chapman

Roger Alt, Trustee of the Zoe Knudsen Chapman Irrevocable Trust

Roger Alt, Trustee of the Samantha Sinclair Chapman Irrevocable Trust

Attachments:

- Completed Checklist
- Tentative Parcel Map
- Subdivision Fee Check
- Preliminary Title Report
- Grant Deeds
- Current 3R Report
- Neighborhood notification package for Tentative Map decision
- Photographs of subject property
- Form 1: Proposition "M" Findings
- Form 2

Geoffrey Chapman Trust, Geoffrey Russell von Holt Chapman and Emma Isabel Brooke Chapman, Trustees;
Zoe Knudsen Chapman Irrevocable Trust, Roger Alt, Trustee;
Samantha Sinclair Chapman Irrevocable Trust, Roger Alt, Trustee

March 31, 2021

RE: Application for Parcel Map Subdivision

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Respectfully,

_____ _____

Geoffrey Russell Von Holt Chapman, Trustees of the Geoffrey Chapman Trust

Emma Isabel Brooke Chapman

_____

Roger Alt, Trustee of the Zoe Knudsen Chapman Irrevocable Trust

_____

Roger Alt, Trustee of the Samantha Sinclair Chapman Irrevocable Trust

Attachments:

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- Photographs of subject property
- Form 1: Proposition "M" Findings
- Form 2

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
49 South Van Ness Avenue, Suite 400 San Francisco CA 94103

R E C E I P T

Recipient: GEOFFREY CHAPMAN
GEOFFREY CHAPMAN TRUST
2942 LAOLA PLACE
HONOLULU, HI 96813
2021030734

Receipt No: 202103079095
Issue Date: 03/07/2021
Issued By: WEBSITE
Processed By: BL

Applicant: GEOFFREY CHAPMAN
GEOFFREY CHAPMAN TRUST
2942 LAOLA PLACE
HONOLULU, HI 96813
2021030734

EMAIL
GEOFFREY CHAPMAN TRUST at CHAPMAN@GRVHC.COM

Report No	Item	Amount Paid	Payment Type	Check/ Account No
202103079095	3R Report for: 2556 FILBERT ST	$ 148.00	CREDIT	

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building ***2556 FILBERT ST*** **Block** ***0944*** **Lot** ***025***

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
   B. Is this building classified as a residential condominium? Yes No ✓
   C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
   If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): 1957
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
185982	167130	Jun 27, 1956	NEW CONSTRUCTION - CFC 1FD	C
9110641	674809	Jun 18, 1991	REROOFING	C

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
   B. Is this property currently under abatement proceedings for code violations? Yes ✓ No
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ✓ B. If yes, has a proof of compliance been issued? Yes No ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓
    B. If yes, has the required upgrade work been completed? Yes No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes No ✓

Date of Issuance: 17 MAR 2021
Date of Expiration: 17 MAR 2022
By: BETTY LEE
Report No: ***202103079095***

Patty Herrera, Manager
Records Management Division

Records Management Division
49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103
Office (628) 652-3420 - dbi.record3R@sfgov.org - www.sfdbi.org/rmd

Address of Building *2556 FILBERT ST* **Block** *0944* **Lot** *025*

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file **"UNKNOWN"** will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call **Housing Inspection Services** at (628) 652-3700 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-0	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district
Chinatown Mixed Used Districts	
CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district
South of Market Mixed Use Districts	
MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district
Mission Bay Districts	
MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the **Planning Department** at (415) 558-6377 or go to their website at http://www.sf-planning.org/ for additional information.

3. Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
Class R-3	1 or 2 family dwellings, including housekeeping rooms

4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the **Planning Department** at (415) 558-6377.

5. Building Construction Date: The year the building was constructed.

6. Original Occupancy or Use: The number of residential unit(s) when the building was constructed.

7. Permit Application: Shows all issued building permit applications for this property, the date issued and the description of work.

Status: It indicates the status of the permit application:

C = COMPLETED	The work has been completed
X = EXPIRED	The permit has expired (work not started or not completed)
I = ISSUED	Permit has been issued
N = NO INFO	No information available at DBI
R = REINSTATED	The permit has been reinstated
S = SUSPENDED	The permit has been suspended
CFC	Certificate of Final Completion
FD	Family Dwelling
LIV/WK	Live-Work
HK	Housekeeping

8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call **Housing Inspection Services** at (628) 652-3700

8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action. The City may also perform the work and place a lien against the property. Call **Housing Inspection Services** at (628) 652-3700 or Code Enforcement at (628) 652-3730 for additional information.

9. Number of residential structures on property: The number of legal residential structures on one lot.

10. Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to **Housing Inspection Services** at (628) 652-3700.

Additional Terms

BBI	Bureau of Building Inspection
BFP	Bureau of Fire Prevention
DAHI	Division of Apartment and Hotel Inspections
DCP	Department of City Planning
EWO	Emergency Work Only
FACE	Federal Assisted Code Enforcement
PCD	Property Conservation Division
RAP	Rapid Assistance Program
SFFD	San Francisco Fire Department
UR	Urban Renewal

G. FORMS

Form No. 1

Proposition "M" Findings Form

The Eight Priority Policies
of Section 101.1 of the San Francisco Planning Code

Date: March 31, 2021

City Planning Case No. _____ *(if available)*

Address 2556 Filbert Street

Assessor's Block 0944 Lot(s) 025-026

Proposal: _____

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This policy does not apply to the proposed subdivision. The proposed subdivision will allow for the construction of a residential home and will not adversely impact or displace any existing neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;

The proposed subdivision is consistent with Priority Policy No. 2 because it does not adversely impact the existing housing and neighborhood character. The design of the proposed residential project will respect the scale of the existing neighborhood and be consistent with the neighborhood's established height, size and mid-block pattern, while making the most of buildable area on the project site.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed subdivision does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed subdivision is consistent with Priority Policy No. 4 because it will not adversely or significantly impact commuter traffic, and it will not impede MUNI transit service. Additionally, the proposed residential project will only add one-single family home to the neighborhood and will include off-street parking so as to not overburden neighborhood streets or parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This policy does not apply to the proposed subdivision as the subdivision will not displace any industrial and service sector uses due to commercial office development.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed subdivision is consistent with Priority Policy No. 6 because any new residential building built on site will be built to meet structural and seismic safety requirements of the City Building Code.

7. That landmarks and historic buildings be preserved; and

The proposed subdivision will have no effect on landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed subdivision is consistent with Priority Policy No. 8 because the site does not adversely affect any park or open space as it will not cast shadows on any park or public open space. No public view or vista will be impacted.

Signature of Applicant

31st, March 2021
Date

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed subdivision does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed subdivision is consistent with Priority Policy No. 4 because it will not adversely or significantly impact commuter traffic, and it will not impede MUNI transit service. Additionally, the proposed residential project will only add one-single family home to the neighborhood and will include off-street parking so as to not overburden neighborhood streets or parking.

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Signature of Applicant

3/31/21
Date

Form No. 2

Required ONLY when creating a <u>new</u> lot line on property occupied with existing building(s) **(NOT required if Map is only for merging adjoining lots).**

Department of Building Inspection Requirements

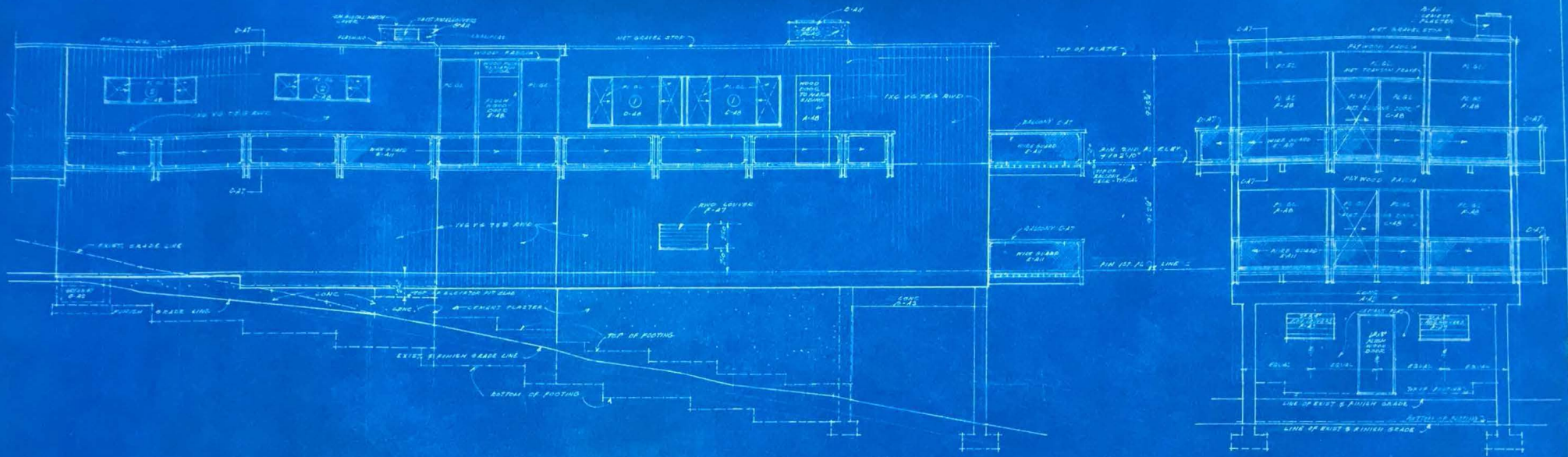
Property Address: 2556 FILBERT STREET

Assessor's Block: 0944 Lot Number(s): 25+26

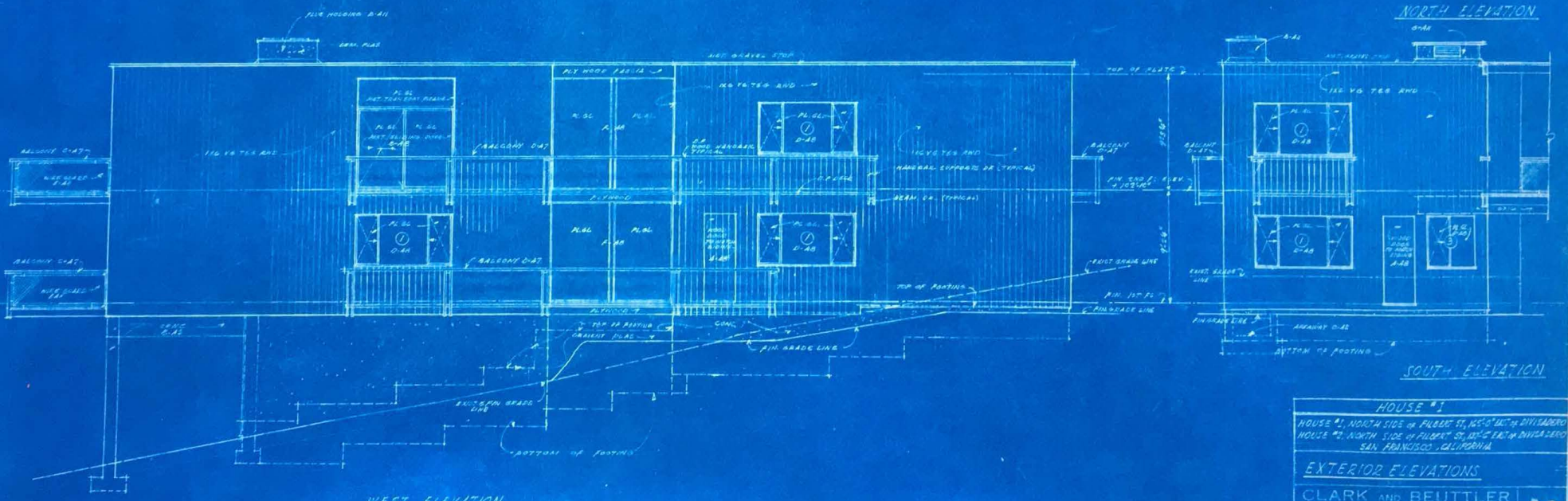
Submit a separate check payable to Department of Building Inspection. Form number 2 will be forwarded to DBI, it is important to be sure it is complete. Photos and Architectural floor plans should be attached if they are available. DBI reviews for building code compliance mainly fire rating, they will require the following information:

Building Inspection Fees	**See Current <u>Fee Schedule</u>**
Area of Wall(s) = (Length X Height)	6,352 SF
Area of ALL Openings (Total)	1,285
Construction material – what is the wall(s) made of	WOOD FRAME
Pictures detailing above	ATTACHED
Architect floor plans (if available)	ATTACHED.

Other _____



EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

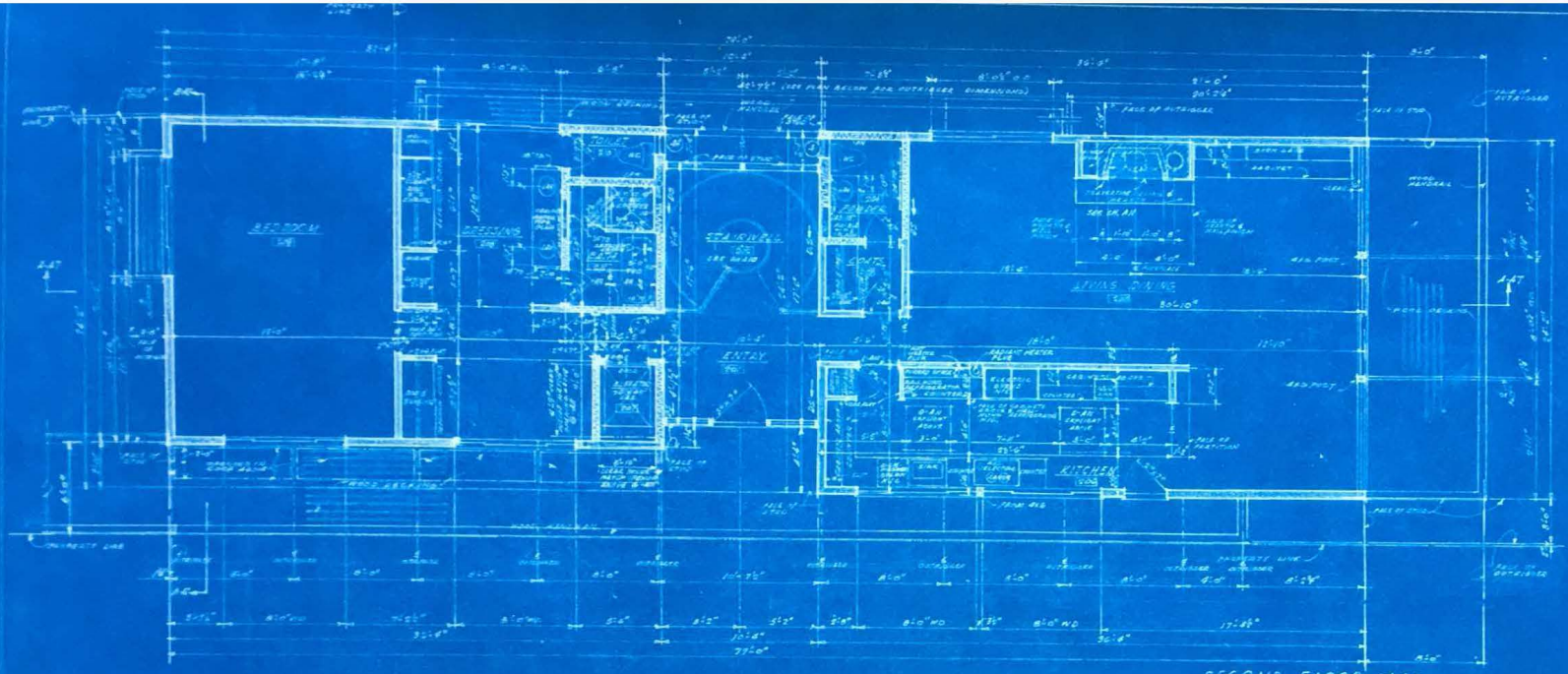
HOUSE "I"

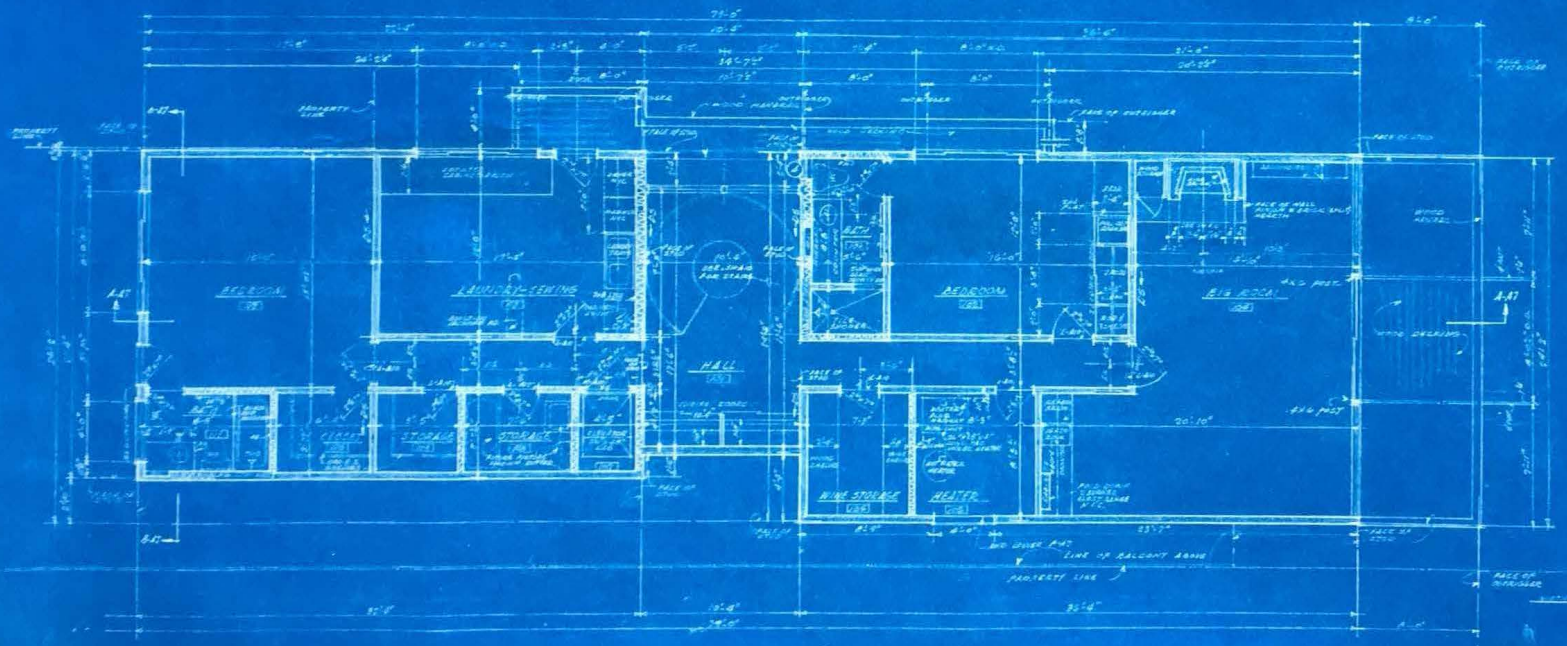
HOUSE "I", NORTH SIDE OF FILBERT ST., 137'-6" EAST OF DIVISADERO
HOUSE "2", NORTH SIDE OF FILBERT ST., 187'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

CLARK AND BEUTTLER
ARCHITECTS

A6





SCHEDULE OF ROOM FINISHES

NO.	ROOM	CEILING	WALLS	FLOOR	BASE	REMARKS
	FIRST FLOOR					
101	HALL	AC PLAS	PLAS	CAR.	WOOD	
102	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
103	BATH	AC	AC &	CORK	WOOD	W/STATIC SHOWER
104	BIG ROOM	AC PLAS	RUBB. GRASS	CORK	RUBBER	W/ RADIANT HEAT
105	HEATER	PLAS	PLAS	ASPHALT TILE	RUBBER	
106	WINE STOR.	PLAS	TILE	ASPHALT TILE	RUBBER	
107	ELEVATOR	PLAS	PLAS	CONC.	—	
108	STORAGE	PLAS.	PLAS	ASPHALT TILE	RUBBER	
109	STORAGE	PLAS	PLAS	ASPHALT TILE	RUBBER	
110	CLOSET	PLAS	PLAS	CORK	WOOD	
111	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
112	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
113	LAUNDRY SEWING	AC PLAS	AC.	CORK	WOOD	
	SECOND FLOOR					
201	ENTRY	AC PLAS	PLAS	OAK	WOOD	
202	STAIRWELL	AC PLAS	PLAS	OAK	WOOD	
203	CLOSET	AC PLAS	PLAS	CORK	WOOD	
204	POWDER RM	AC	AC	CORK	WOOD	
205	LIVING ROOM	AC PLAS	TEAK PLYWOOD	OAK	WOOD	PLAS ON WOOD JOIST PART. WALL ONLY W/ 1/4" PLYWOOD PANEL
206	KITCHEN	AC	PLAS ASBEST. PLASTIC	CORK	RUBBER	
207	ELEVATOR	PLAS	PLAS			
208	BEDROOM	AC PLAS	PLAS	CORK	WOOD	
209	BEDROOM	AC PLAS	PLAS	CORK	WOOD	PAINTED WHITE SHOP FIRST WALL ONLY W/
210	TOILET	AC	AC	CORK	WOOD	
211	BATH	AC	AC &	CORK	WOOD	W/ STATIC SHOWER
	GARAGE					
301	GARAGE	PLYWOOD	PLYWOOD	CONC	COVE	
302	WALK	PLYWOOD	R.W.C.	CONC.		

NOTE: "AC" DENOTES ACOUSTIC CEILING

GENERAL NOTES - HOUSE #1

1. EXTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD.
2. INTERIOR DIMENSIONS ARE TAKEN TO FACE OF STUD EXCEPT AT ENTRY & STAIRWELL WHERE DIMENSIONS ARE TAKEN TO FACE OF PLASTER.
3. ALL EXTERIOR WALLS SHALL BE DIAGONALLY SHEATHED.
4. ALL INTERIOR PARTITIONS MARKED "DG 4in" SHALL BE GIANT GRAIN GYPSUM BOARD.
5. ALL WOOD AND PARTITIONS SHALL BE SPACED AT 16" CENTERS AT SECOND & FOURTH FLOOR AND SPACED AT 24" CENTERS AT FIRST FLOOR AS INDICATED ON PLANS OR SPACED AT 16" CENTERS.
6. SEE SHEET A8 FOR EXTERIOR DOOR & WINDOW DETAILS.
7. [illegible] DENOTES INSULATED WALLS
8. AVG. SHOWER HEAD 84" IN COUNTRY
9. ALL APPLIANCES NOTED N.I.C. SHALL BE SUPPLIED BY OWNER & BE INSTALLED UNDER THE GENERAL CONTRACT

HOUSE #1

HOUSE #1 - NORTH SIDE OF ALBERT ST. WEST OF LIVINGSTON
HOUSE #2 - NORTH SIDE OF ALBERT ST. EAST OF RIVERSIDE
SAN FRANCISCO, CALIFORNIA

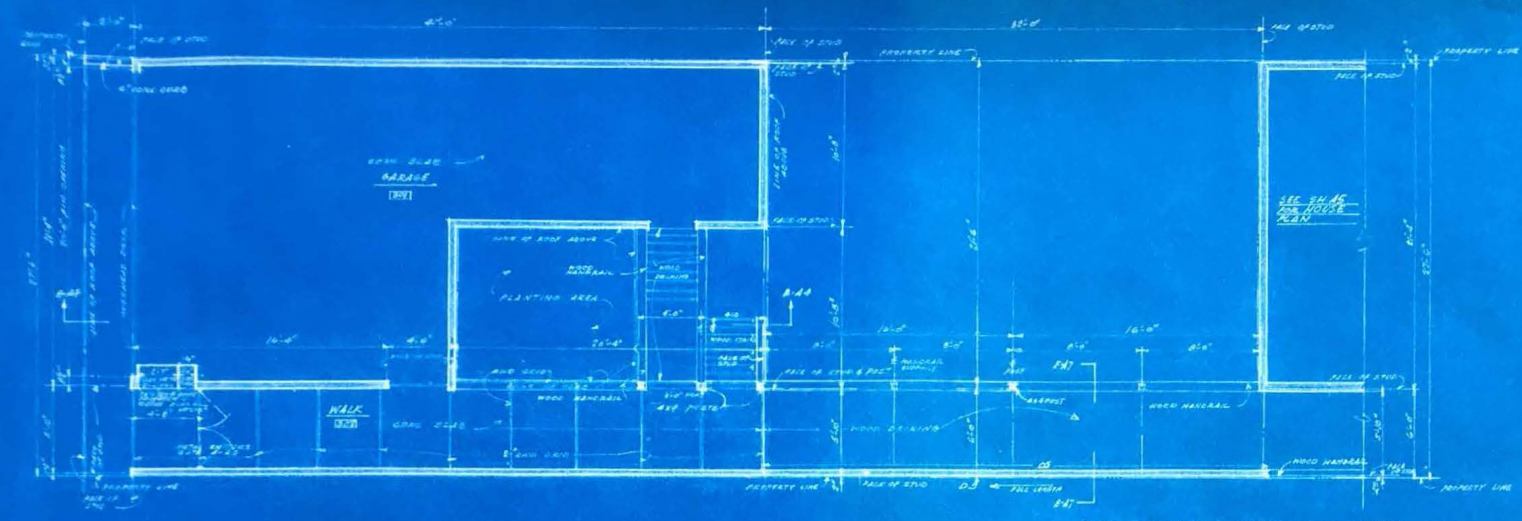
FIRST AND SECOND FLOOR PLANS AND SCHEDULE OF ROOM FINISHES

CLARK AND BEUTTLER ARCHITECTS

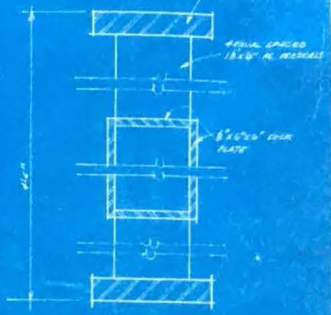
HERBERT RAPHAEL CLARK, A.I.A. JOHN F. BEUTTLER, A.I.A.
983 MISSION ST. SAN FRANCISCO 3, CALIFORNIA

DRAWN: DATE: 4-21-61 JOB: 582

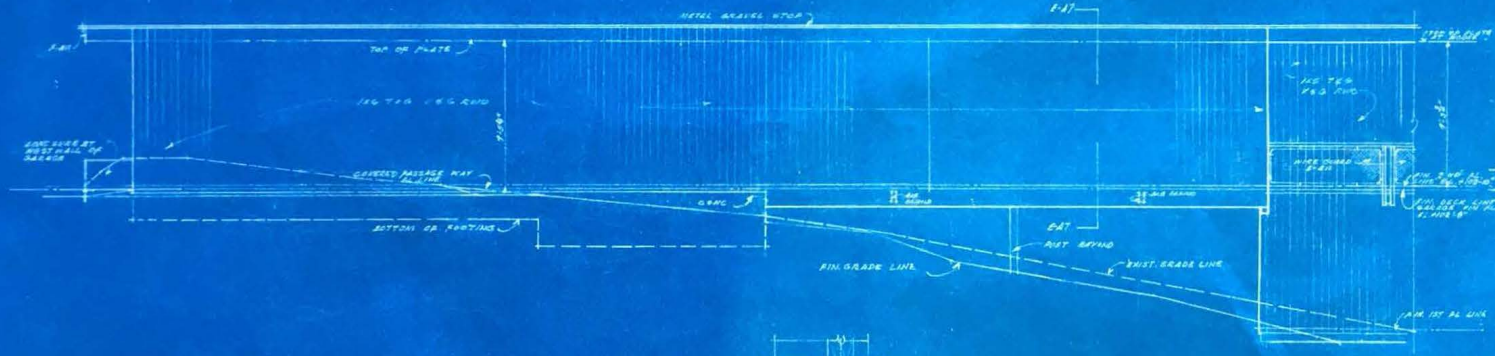
A5
SHEET



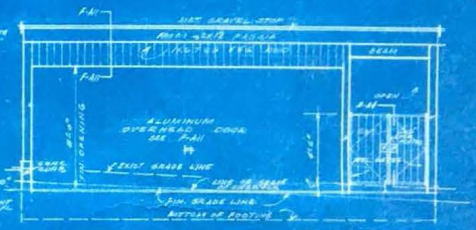
PLAN of GARAGE & COVERED PASSAGEWAY



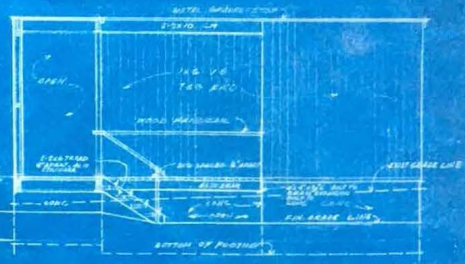
A-A4 ENTRANCE GATE SECTION



EAST ELEVATION

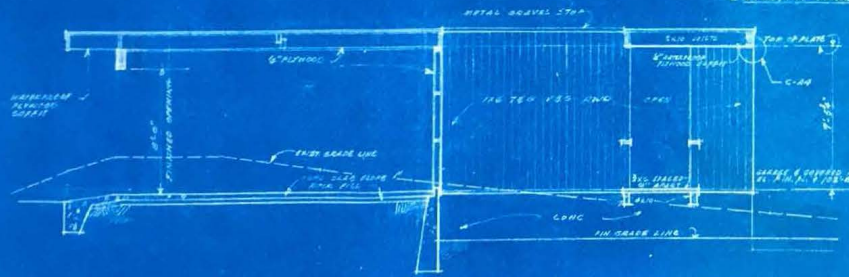


SOUTH ELEVATION

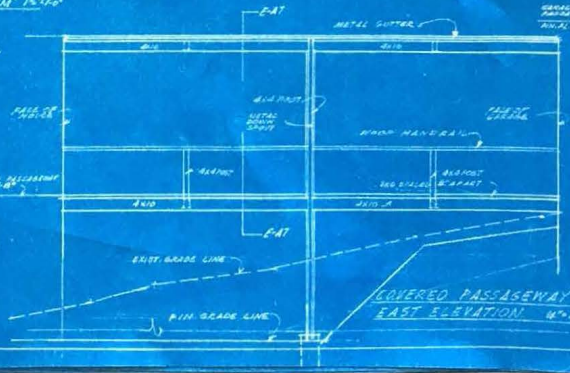


NORTH ELEVATION

CLAS SOFFIT TRIM



B-A4 GARAGE SECTION



COVERED PASSAGEWAY EAST ELEVATION (TYPICAL)

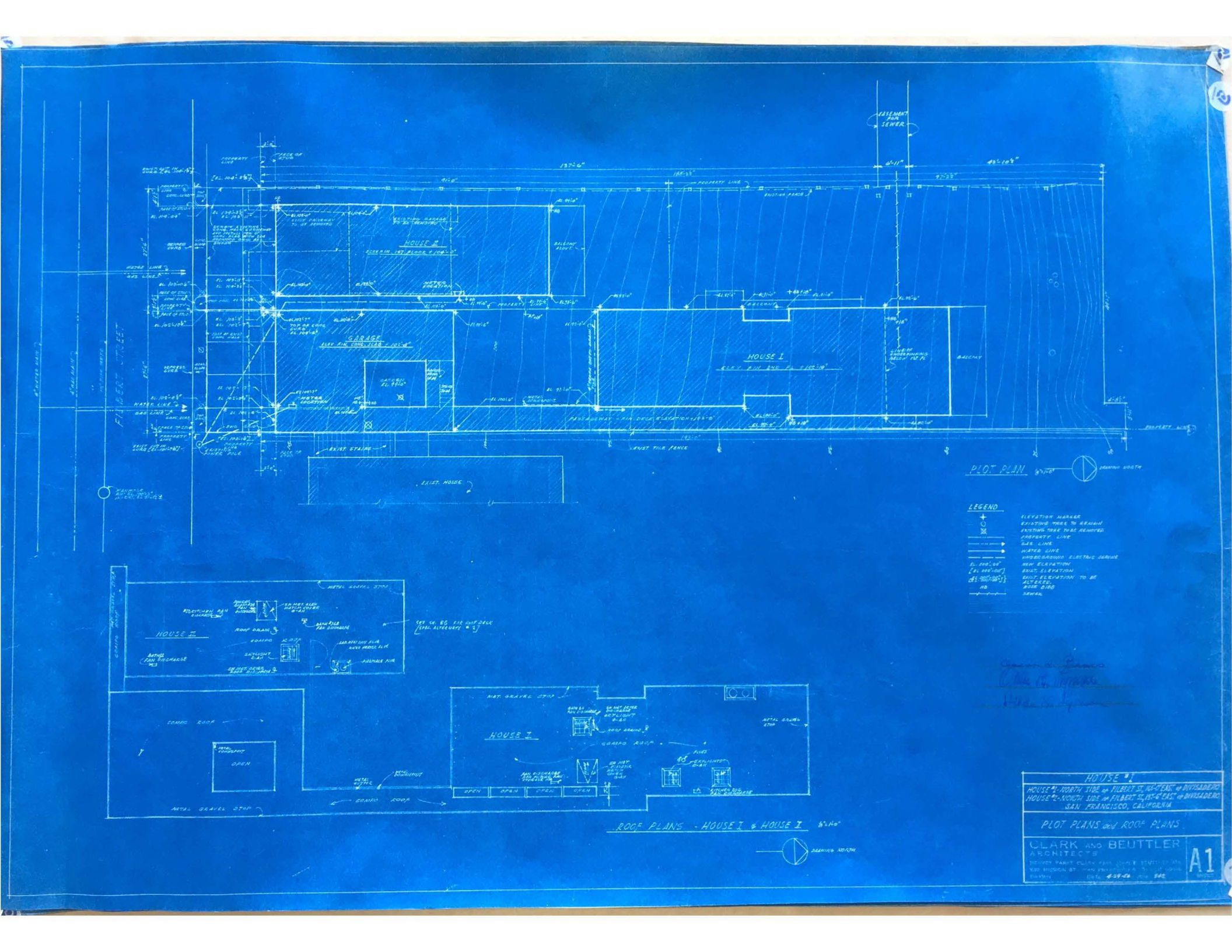
HOUSE #1

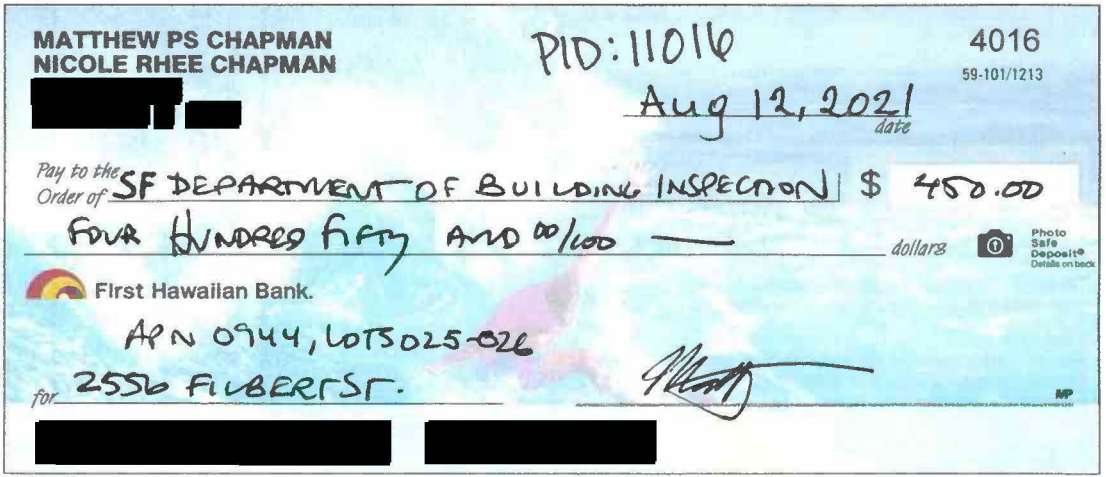
HOUSE #1 NORTH SIDE OF FILBERT ST. 106'-0" EAST OF DIVISADERO
HOUSE #2 NORTH SIDE OF FILBERT ST. 197'-6" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA

GARAGE and COVERED PASSAGEWAY

CLARK AND BEUTTLER
ARCHITECTS

A4


HOUSE II
GARAGE
HOUSE I
EXIST. HOUSE
EXIST. STAIRS
EXIST. TILE FENCE
FILBERT STREET
EASEMENT FOR SEWER
PROPERTY LINE
PLOT PLAN
LEGEND
ELEVATION MARKER
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
PROPERTY LINE
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC SERVICE
NEW ELEVATION
EXIST. ELEVATION
EXIST. ELEVATION TO BE ALTERED
ROOF DRAIN
SEWER
HOUSE II
HOUSE I
COMPO. ROOF
METAL GRAVEL STOP
OPEN
ROOF PLANS - HOUSE I & HOUSE II
HOUSE #1
HOUSE #1 - NORTH SIDE OF FILBERT ST. 100'-0" EAST OF DIVISADERO
HOUSE #2 - NORTH SIDE OF FILBERT ST. 125'-0" EAST OF DIVISADERO
SAN FRANCISCO, CALIFORNIA
PLOT PLANS and ROOF PLANS
CLARK AND BEUTTLER
ARCHITECTS
A1



MATTHEW PS CHAPMAN
NICOLE RHEE CHAPMAN
[redacted]

PID: 11016

4016
59-101/1213

Aug 12, 2021
date

Pay to the Order of SF DEPARTMENT OF BUILDING INSPECTION $ 450.00

FOUR HUNDRED FIFTY AND 00/100 dollars

Photo Safe Deposit® Details on back

First Hawaiian Bank.

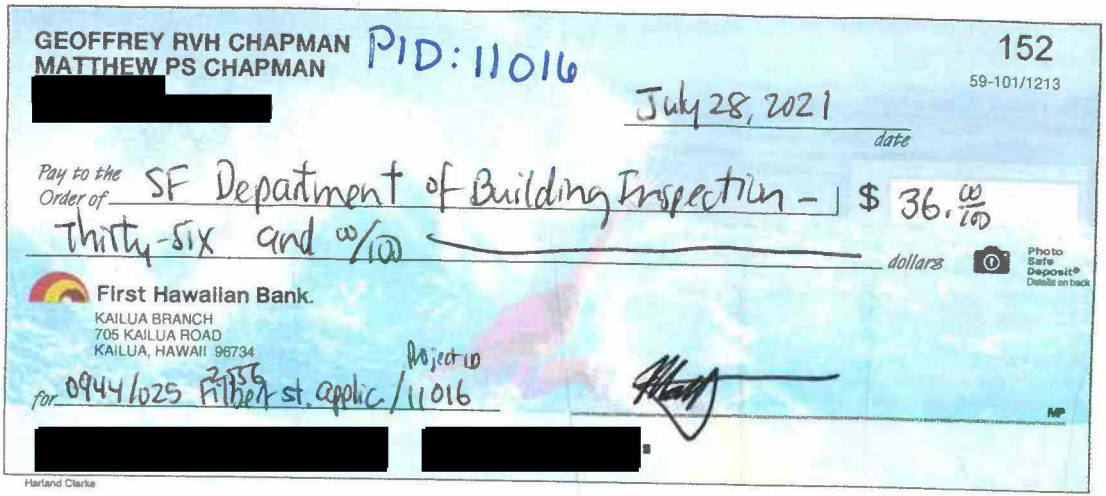
APN 0944, LOTS 025-026

for 2556 FILBERT ST.

MP

[redacted]

Harland Clarke



GEOFFREY RVH CHAPMAN
MATTHEW PS CHAPMAN
[redacted]

PID: 11016

152
59-101/1213

July 28, 2021
date

Pay to the Order of SF Department of Building Inspection - $ 36.00

Thirty-six and 00/100 dollars

Photo Safe Deposit® Details on back

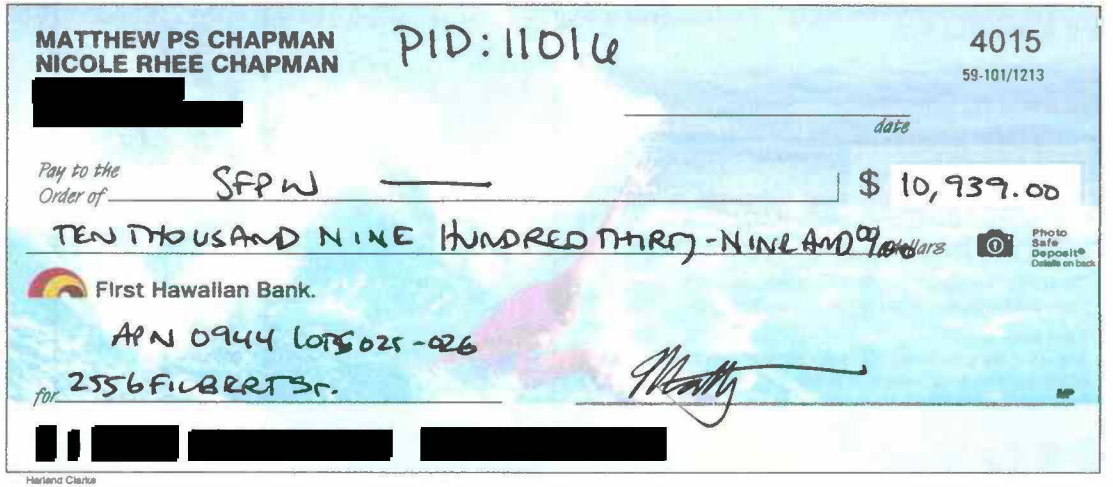
First Hawaiian Bank.
KAILUA BRANCH
705 KAILUA ROAD
KAILUA, HAWAII 96734

for 0944/025 2556 Filbert st. applic. / Project ID 11016

MP

[redacted]

Harland Clarke



MATTHEW PS CHAPMAN
NICOLE RHEE CHAPMAN
[redacted]

PID: 11016

4015
59-101/1213

date

Pay to the Order of SFPW — $ 10,939.00

TEN THOUSAND NINE HUNDRED THIRTY-NINE AND 00/100 dollars

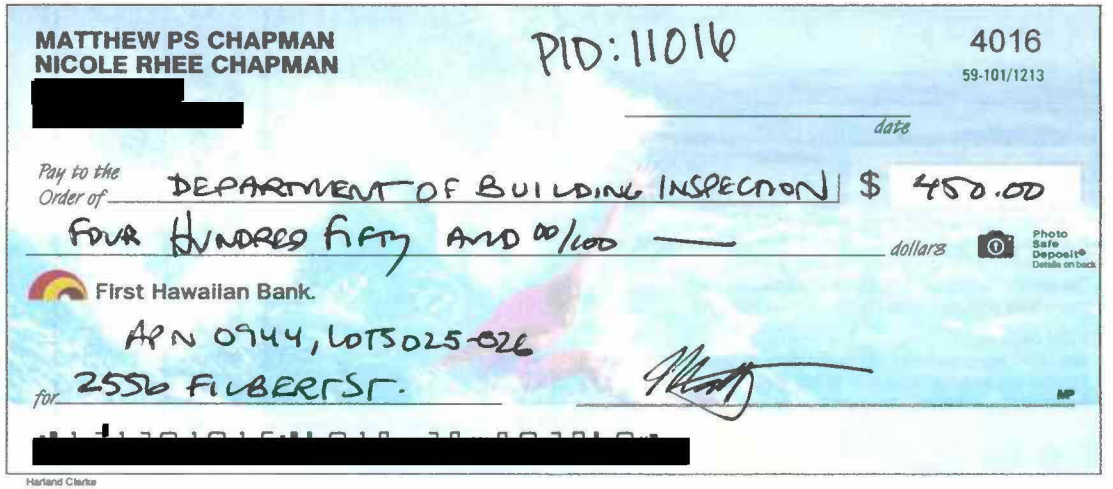
Photo Safe Deposit® Details on back

First Hawaiian Bank.

APN 0944 LOTS 025-026
for 2556 FILBERT ST.

[redacted]

Harland Clarke



MATTHEW PS CHAPMAN
NICOLE RHEE CHAPMAN
[redacted]

PID: 11016

4016
59-101/1213

date

Pay to the Order of DEPARTMENT OF BUILDING INSPECTION $ 450.00

FOUR HUNDRED FIFTY AND 00/100 dollars

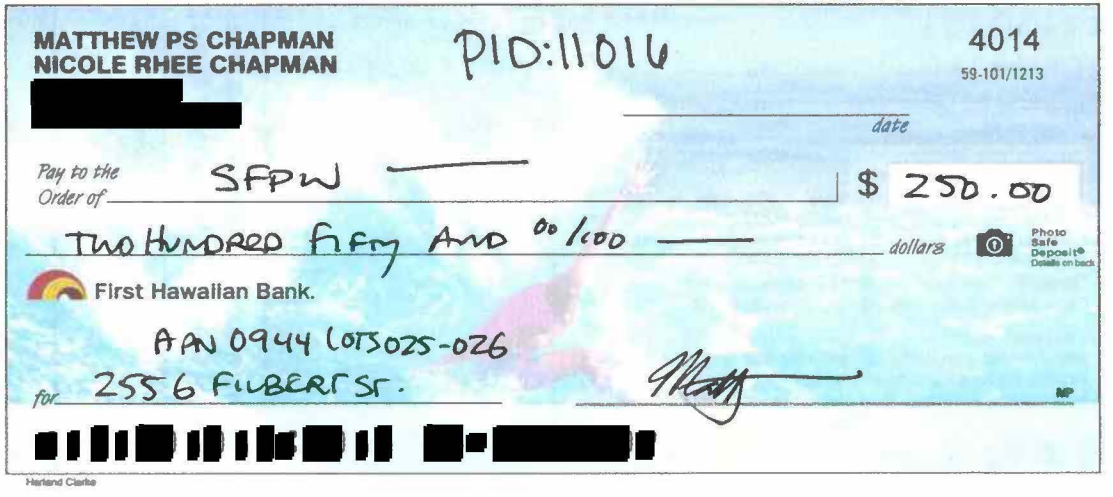
Photo Safe Deposit® Details on back

First Hawaiian Bank.

APN 0944, LOTS 025-026
for 2556 FILBERT ST.

[redacted]

Harland Clarke



MATTHEW PS CHAPMAN
NICOLE RHEE CHAPMAN
[redacted]

PID: 11016

4014
59-101/1213

date

Pay to the Order of SFPW — $ 250.00

TWO HUNDRED FIFTY AND 00/100 dollars

Photo Safe Deposit® Details on back

First Hawaiian Bank.

APN 0944 LOTS 025-026
for 2556 FILBERT ST.

[redacted]

Harland Clarke

From:	BOS Legislation, (BOS)
To:	"rcholden@pacbell.net"; "greg@flsurveys.com"; "chapman@grvhc.com"
Cc:	PEARSON, ANNE (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); Short, Carla (DPW); Blackwell, William (DPW); Dahl, Bryan (DPW); Tse, Bernie (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Rodgers, AnMarie (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date:	Friday, April 15, 2022 8:44:00 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for a Special Order before the Board of Supervisors on April 26, 2022, at 3:00 p.m., to hear an appeal of a tentative map for the proposed project at 2556 Filbert Street.

Please find the following link to the hearing notice for the matter.

Public Hearing Notice – April 15, 2022

You are invited to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 220319

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.
Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click here to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard in person or remotely.

Members of the public attending this hearing in-person may be required to wear masks and adhere to certain procedures, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines.

Date: **Tuesday, April 26, 2022**

Time: **3:00 p.m.**

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

REMOTE ACCESS
Watch: www.sfgovtv.org
Watch: SF Cable Channel 26, 78 or 99 *(depending on your provider)* once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: https://sfbos.org/remote-meeting-call

Subject: **File No. 220319.** Hearing of persons interested in or objecting to the decision of Public Works, dated March 18, 2022, approving a Tentative Map for a two-lot subdivision project at 2556 Filbert Street, Assessor's Parcel Block No. 0944, Lot Nos. 025 and 026. (District 2) (Appellant: Roberta Holden) (Filed March 28, 2022)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, April 22, 2022.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew (lisa.lew@sfgov.org ~ (415) 554-7718)
Jocelyn Wong (jocelyn.wong@sfgov.org ~ (415) 554-7702)
Brittney Harrell (brittney.harrell@sfgov.org ~ (415) 554-4447)

Please Note: *The Department is open for business, but employees are partially working from home. Please allow 48 hours for us to return your call or email.*

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jw:ll:ams

Dated ~ Mailed ~ Emailed ~ Posted: April 15, 2022
Published: April 15, 2022

CALIFORNIA NEWSPAPER SERVICE BUREAU

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JOCELYN WONG
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3575144

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
JW - 220319 - Ten Map Appeal - 2556 Filbert St - Hearing Notice

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/15/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	$378.00
Total	$378.00

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard in person or remotely. Members of the public attending this hearing in-person may be required to wear masks and adhere to certain procedures, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines. **Date: Tuesday, April 26, 2022 Time: 3:00 p.m. Location: IN-PERSON MEETING INFORMATION Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA REMOTE ACCESS Watch: www.sfgovtv.org Watch: SF Cable Channel 26, 78 or 99 (depending on your provider) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen. Public Comment Call-In: https://sfbos.org/remote-meeting-call**
Subject: File No. 220319. Hearing of persons interested in or objecting to the decision of Public Works, dated March 18, 2022, approving a Tentative Map for a two-lot subdivision project at 2556 Filbert Street, Assessor's Parcel Block No. 0944, Lot Nos. 025 and 026. (District 2) (Appellant: Roberta Holden) (Filed March 28, 2022)
In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, April 22, 2022. For any questions about this hearing, please contact one of the Legislative Clerks: Lisa Lew (lisa.lew@sfgov.org ~ (415) 554-7718) Jocelyn Wong (jocelyn.wong@sfgov.org ~ (415) 554-7702) Brittney Harrell (brittney.harrell@sfgov.org ~ (415) 554-4447) Please Note: The Department is open for business, but employees are partially working from home. Please allow 48 hours for us to return your call or email.
Angela Calvillo Clerk of the Board of Supervisors City and County of San Francisco

* A 0 0 0 0 0 5 9 8 9 4 4 9 *

San Francisco Examiner

PUBLIC NOTICES

San Mateo County: 650-556-1556 • E-mail: smlegals@sfmediaco.com
San Francisco: 415-314-1835 • E-mail: sflegals@sfmediaco.com

San Francisco Examiner • Daly City Independent • San Mateo Weekly • Redwood City Tribune • Enquirer - Bulletin • Foster City Progress • Millbrae - San Bruno Sun • Boutique & Villager • Examiner - So. San Francisco • Examiner - San Bruno

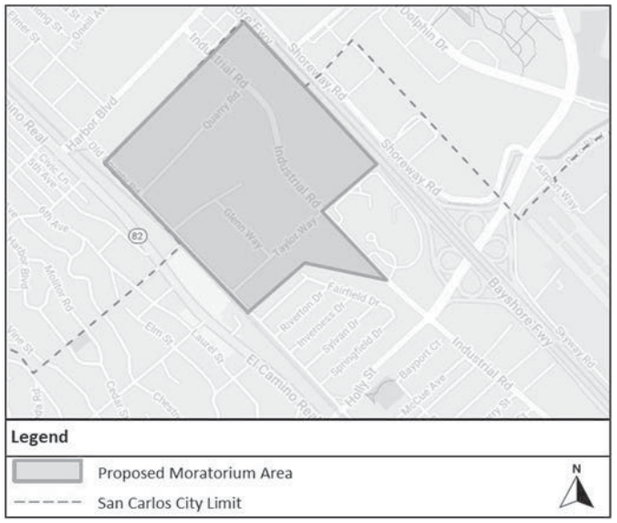
CITY OF SAN CARLOS
CITY CLERK

600 ELM STREET
SAN CARLOS, CA 94070
(650) 802-4219
CITYOFSANCARLOS.ORG

CITY OF SAN CARLOS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the San Carlos City Council will hold a public hearing on **Monday, April 25, 2022 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, pursuant to authority set forth in California Government Code section 65858 (b) and noticed in accordance with California Government Code section 65090, to consider the adoption of an interim ordinance establishing a moratorium on the submission, consideration, or approval of applications for (i) a lot line adjustment and the subdivision of land within the Northeast Area in accordance with the Subdivision Map Act, (ii) design review, use permit, temporary use permit, planned development, zoning amendment, waiver, variance, general plan amendment, development agreement, or any other discretionary approval from the City of San Carlos necessary for the development of a site within the Northeast Area in accordance with the San Carlos Zoning Ordinance, or (iii) a building permit required for the construction of improvements on property within the Northeast Area in accordance with the San Carlos Municipal Code, excepting building permits for the construction of tenant improvements to existing space occupied by existing uses.

For purposes of the interim ordinance, the Northeast Area that is the subject of this public hearing is all land or sites within the area depicted in the map set forth below.



As identified in the City of San Carlos' 2022 Strategic Goals, the Northeast Area is part of the Eastside Planning Initiative where significant change in land use is expected to this predominantly industrial area. Accordingly, in order to guide the orderly development of the Northeast Area, the City intends to prepare a specific plan called the Northeast Area Specific Plan. The Northeast Area Specific Plan, and any necessary general plan and zoning amendments, will be prepared with in-depth community and stakeholder input with the intent to consider the Northeast Area holistically through study of land uses, specifically including the introduction of housing and affordable housing which use is currently prohibited, mobility and transit, environmental stewardship, urban design, recreation and open spaces. Therefore, in order to preserve the future viability of residential development within the Northeast Area in the midst of the Statewide housing crisis, the adoption of the interim ordinance is necessary to protect the public health, safety and welfare by prohibiting the approval and development of uses that may be in conflict with or otherwise constrain or limit the introduction of uses contemplated in the Northeast Area Specific Plan.

The adoption of this interim ordinance is not a project subject to the requirements of the California Environmental Quality Act ("CEQA") because the interim ordinance will not result in a direct physical change in the environment nor a reasonably foreseeable indirect physical change in the environment. Further, even assuming the interim ordinance is a project as defined in CEQA, the interim ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the State CEQA Guidelines because it is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where, as in the case of the interim ordinance, it can be seen with certainty that there is no possibility that the adoption of the interim ordinance may have a significant effect on the environment, the adoption of the interim ordinance is not subject to CEQA.

The agenda and relevant materials for this item will be available for viewing on the City's website at http://sancarlosca.iqm2.com on April 21, 2022. A hardcopy may be obtained upon request to the City Clerk. Please note that this April 25, 2022 City Council meeting will be held via teleconference and there will not be a physical location for which the public can attend. However, the public will have access to remotely observe the meeting and address the Council – details and directions will be available on the agenda.

Questions regarding the proposed interim ordinance may be directed to Megan Wooley-Ousdahl, Senior Planner, at mwooleyousdahl@cityofsancarlos.org. Comments may be sent via email to the City Clerk– CityClerk@cityofsancarlos.org and the City Council– CityCouncil@cityofsancarlos.org; or mailed to the City Clerk at 600 Elm Street, San Carlos, CA 94070.

All persons interested in the above matter are hereby invited to participate remotely in this public hearing and be heard. If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk prior to the public hearing.

Crystal Mui,
City Clerk

Publication Date: April 15, 2022

CNSB#3575685

GOVERNMENT

NOTICE OF REGULAR MEETING
SAN FRANCISCO BOARD OF SUPERVISORS
RULES COMMITTEE
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
APRIL 18, 2022
10:00 AM

This meeting will be held in-person at the location above and accessible remotely. Public comment will be taken in-person and via telephone at 1 (415) 655-0001 / Meeting ID: 2486 617 0491 # #. Visit www.sfgovtv.org to stream video of the live meeting or watch on SF Cable Channel 26, 78, or 99 (depending upon your provider). Visit www.sfbos.org/remote-meeting-call for more information. The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc or by calling (415) 554-5184.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 APRIL 18, 2022 – 1:30 PM

This meeting will be held in-person at the location above and accessible remotely. Public comment will be taken in-person and via telephone at 1 (415) 655-0001 / Meeting ID: 2494 990 5513 # #. Visit www.sfgovtv.org to stream video of the live meeting or watch on SF Cable Channel 26, 78, or 99 (depending upon your provider). Visit www.sfbos.org/remote-meeting-call for more information. The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc or by calling (415) 554-5184.

CITATION
SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO
UNITED FAMILY COURT
Case Number: JD21-3274
In the Matter of: -- M, DOB: November 22, 2021, A Minor
To: Marjory J. McDonald, mother; and any other persons(s) claiming to be the Parent(s) of said minor.
You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 366.26, to determine whether your parental rights should be terminated and your child(ren) be freed from your custody and control for the purpose of having him adopted.
BY ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of June 22, 2022 at 8:45 A.M., at the Juvenile Dependency Court, 400 McAllister Street, Room 425, San Francisco, California, then and there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of his parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.
If you appear on the above-mentioned date in the above-mentioned courtroom, the Judge will advise you of the nature of the proceedings, the procedures, and possible consequences of the entitled action. The parent(s) of the minor(s) have the right to have an attorney present and, if the parent(s) cannot afford an attorney, the Court will appoint an attorney for the parent(s).
Dated: April 6, 2022
Beverly Tovio, Paralegal for Petitioner, Department of Human Services (415) 554-3846
By: LYDIA MANCILLA, Deputy Clerk

NOTICE OF PUBLIC HEARING
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Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard in person or remotely. Members of the public attending this hearing in-person may be required to wear masks and adhere to certain procedures, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines. **Date: Tuesday, April 26, 2022 Time: 3:00 p.m. Location: IN-PERSON MEETING INFORMATION Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA REMOTE ACCESS Watch: www.sfgovtv.org Watch: SF Cable Channel 26, 78 or 99 (depending on your provider) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen. Public Comment Call-In: https://sfbos.org/remote-meeting-call**
Subject: File No. 220319. Hearing of persons interested in or objecting to the decision of Public Works, dated March 18, 2022, approving a Tentative Map for a two-lot subdivision project at 2556 Filbert Street, Assessor's Parcel Block No. 0944, Lot Nos. 025 and 026. (District 2) (Appellant: Roberta Holden) (Filed March 28, 2022)
In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, April 22, 2022. For any questions about this hearing, please contact one of the Legislative Clerks: Lisa Lew (lisa.lew@sfgov.org ~ (415) 554-7718) Jocelyn Wong (jocelyn.wong@sfgov.org ~ (415) 554-7702) Brittney Harrell (brittney.harrell@sfgov.org ~ (415) 554-4447) Please Note: The Department is open for business, but employees are partially working from home. Please allow 48 hours for us to return your call or email.
Angela Calvillo Clerk of the Board of Supervisors City and County of San Francisco

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (U.C.C. §6104, 6105)
ESCROW # 0126017979
NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below.
The names and business address of the Seller(s) is/are: Raul Rodriguez & Jenny Rodriguez 1610 Francisco Blvd., Pacifica, CA 94044
The location in California of the Chief Executive Office of the seller is: same as above
As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: none
The names and business address of the Buyer(s) is/are:Arturo Rodriguez Morales & Adan Rodriguez Morales 1610 Francisco Blvd., Pacifica, CA 94044
The assets to be sold are described in general as All stock in trade, furniture, fixtures, equipment and other property
And are located at: 1610 Francisco Blvd., Pacifica, CA 94044
The business name used by the Seller(s) at those locations is: Fog City Eats
The anticipated date of the bulk sale is May 3, 2022
At the office of Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520.
The bulk sale IS subject to California Uniform Commercial Code Section 6106.2.
If so subject, the name and address of the person with whom claims may be filed is as follows: Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520, Escrow Holder.
The last day for filing claims shall be May 2, 2022
which is the business day before the sale date specified herein.
Dated: 4/13/22
/S/ Arturo Rodriguez Morales
/S/ Adan Rodriguez Morales
4/15/22
SPEN-3576489#
EXAMINER - DALY CITY INDEPENDENT

NOTICE TO CREDITORS OF BULK SALE (U.C.C. §6104, 6105)
ESCROW # 0126017849
NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below.
The names and business address of the Seller(s) is/are: Perugia Inc. 1064 Cherry Street, San Carlos, CA 94070
The location in California of the Chief Executive Office of the seller is: same as above
As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: none
The names and business address of the Buyer(s) is/are: Mundra Management Group, Inc. 1064 Cherry Street, San Carlos, CA 94070
The assets to be sold are described in general as All stock in trade, furniture, fixtures, equipment and other property
And are located at: 1064 Cherry Street, San Carlos, CA 94070
The business name used by the Seller(s) at those locations is: Land Systems Maintenance
The anticipated date of the bulk sale is May 3, 2022
At the office of Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520.
The bulk sale IS subject to California Uniform Commercial Code Section 6106.2.
If so subject, the name and address of the person with whom claims may be filed is as follows: Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520, Escrow Holder.
The last day for filing claims shall be May 2, 2022
which is the business day before the sale date specified herein.
Dated: 4/12/2022
Mundra Management Group, Inc.
/S/ By: Abninder Mundra, President
4/15/22
SPEN-3576103#
EXAMINER - REDWOOD CITY TRIBUNE

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 22CIV01425
Superior Court of California, County of SAN MATEO
Petition of: ARIA REZA AFJEI for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ARIA REZA AFJEI filed a petition with this court for a decree changing names as follows:
ARIA REZA AFJEI to ARYA VARASTEH
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 5/24/2022, Time: 9:00 A.M., Dept.: MC, Room: MC
The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE
Date: APRIL 7. 2022
LELAND DAVIS 3
Judge of the Superior Court
4/15, 4/22, 4/29, 5/6/22
SPEN-3576160#
EXAMINER - REDWOOD CITY TRIBUNE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 22-CIV-01206
Superior Court of California, County of SAN MATEO
Petition of: DANIEL BRUCE BAGLEY for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner DANIEL BRUCE BAGLEY filed a petition with this court for a decree changing names as follows:
DANIEL BRUCE BAGLEY to DANIEL BRUCE CALABRESE
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 5/26/2022, Time: 9:00 A.M., Dept.: PJ, Room: N/A
The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE EXAMINER - REDWOOD CITY TRIBUNE
Date: MARCH 23, 2022
LELAND DAVIS 3
Judge of the Superior Court
4/1, 4/8, 4/15, 4/22/22
SPEN-3571748#
EXAMINER - REDWOOD CITY TRIBUNE

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 290738
The following person(s) is (are) doing business as:
MAGIC SALON HAIR & NAILS, 2460 EL CAMINO REAL, REDWOOD CITY, CA 94063, County of SAN MATEO
QUANG NGUYEN, 2786 MEADOWFAIRE DR, SAN JOSE, CA 95111
AMY HOANG, 2786 MEADOWFAIRE DR, SAN JOSE, CA 95111
This business is conducted by A MARRIED COUPLE
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 04/11/2022

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File No. 220319

Description of Items: Hearing - Appeal of Tentative Map Approval - 2556 Filbert Street - 119 Notices Mailed

I, Jocelyn Wong , an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: April 14, 2022

Time: 10:33 am

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature:

Instructions: Upon completion, original must be filed in the above referenced file.

From:	BOS Legislation, (BOS)
To:	Mapping, Subdivision (DPW); Short, Carla (DPW); Blackwell, William (DPW); Dahl, Bryan (DPW); Tse, Bernie (DPW)
Cc:	BOS Legislation, (BOS); BOS-Operations
Subject:	REQUEST FOR SUBDIVISION APPLICATION - MAILING LIST - APPEAL CHECK PICKUP: Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing - April 26, 2022
Date:	Wednesday, March 30, 2022 11:09:09 AM
Attachments:	Appeal Ltr 032822.pdf Appeal Check Pickup.doc image001.png

Hello,

We received the attached Tentative Subdivision Map Appeal for the proposed 2556 Filbert Street project, filed by Roberta Holden on March 28, 2022.

The Clerk of the Board will be scheduling the Tentative Subdivision Map Appeal for a hearing with a tentative date of April 26, 2022, and a publishing date of April 15, 2022. We are reaching out to your department for the following support documents pertaining to the appeal:

1. Copy of the entire subdivision application and any relevant documents your office may have pertaining to 2556 Filbert Street as soon as possible for completeness of our file
   Disclosure: Personal information that is provided in the application to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

2. Mailing list within a 300-foot radius of the appealed property, and names and addresses of interested parties to be notified of the hearing, in an excel spreadsheet format by **Wednesday, April 6**

3. Provide project sponsor and/or applicant contact information (name, email, mailing address, etc.)

4. Filing check for the appeal is available for pickup at the Clerk's Office

Please do not hesitate to contact our office if there are any questions or concerns. Thank you in advance.

Operations: Please note, Check #1310 by Roberta Holden is in the cash box for pickup. Please have PW sign the attached word doc when the check is picked up. Thank you.

Best regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services

Click here to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From:	BOS Legislation, (BOS)
To:	"rcholden@pacbell.net"
Cc:	PEARSON, ANNE (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); Short, Carla (DPW); Blackwell, William (DPW); Dahl, Bryan (DPW); Tse, Bernie (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Rodgers, AnMarie (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date:	Wednesday, March 30, 2022 1:17:13 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **April 26, 2022 at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 2556 Filbert Street, and an informational letter from the Clerk of the Board.

Tentative Map Appeal Letter - March 25, 2022

Clerk of the Board Letter – March 29, 2022

You are invited to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 220319

Best regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS

City Hall
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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

March 29, 2022

Roberta Holden
2547 Filbert Street
San Francisco, CA 94123

Subject: File No. 220319 - Tentative Map Appeal - 2556 Filbert Street

Dear Ms. Holden:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, April 26, 2022, at 3:00 p.m.**, at the Board of Supervisors meeting to be held by a public hearing, concerning approval of the subject Tentative Map for properties located at:

2556 Filbert Street,
Assessor's Parcel Block No. 0944, Lot Nos. 025 and 026.

Please provide to the Clerk's Office by noon:

20 days prior to the hearing: *Wednesday, April 6, 2022*	names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
11 days prior to the hearing: *Friday, April 15, 2022*	any documentation which you may want available to the Board members prior to the hearing.

If there is supporting documentation you wish to include for the hearing, please email an electronic copy by 12:00 noon on Thursday, April 21, 2022, to bos.legislation@sfgov.org. Any materials received after this date may not be a part of the meeting packet materials, but will still be distributed to all parties and included as part of the official legislative file.

Continues on next page

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, and Brittney Harrell at (415) 554-4447.

Sincerely,

Angela Calvillo
Clerk of the Board

jw:bh:

c: Anne Pearson, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Brian Crossman, Deputy City Attorney
Carla Short, Interim Director, Public Works
William Blackwell, Jr, Public Works
Bryan Dahl, Public Works
Bernie Tse, Public Works
Dan Sider, Chief of Staff, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
AnMarie Rodgers, Director of Citywide Planning, Planning Department

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

☐ 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)

☐ 2. Request for next printed agenda Without Reference to Committee.

☒ 3. Request for hearing on a subject matter at Committee.

☐ 4. Request for letter beginning "Supervisor _____ inquires"

☐ 5. City Attorney request.

☐ 6. Call File No. _____ from Committee.

☐ 7. Budget Analyst request (attach written motion).

☐ 8. Substitute Legislation File No. _____

☐ 9. Reactivate File No. _____

☐ 10. Question(s) submitted for Mayoral Appearance before the BOS on _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Tentative Map Approval - 2556 Filbert Street

The text is listed below or attached:

Hearing of persons interested in or objecting to the decision of Public Works, dated March 18, 2022, approving a Tentative Map for a two-lot subdivision project at 2556 Filbert Street, Assessor's Parcel Block No. 0944, Lot Nos. 025 and 026. (District 2) (Appellant: Roberta Holden) (Filed March 28, 2022)

Signature of Sponsoring Supervisor: _____

For Clerk's Use Only: