



Date: January 15, 2015

THIS IS NOT A BILL.

The City and County Surveyor has approved a tentative map for a proposed subdivision located at:

Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Bureau of Street Use & Mapping
Manager

Address	Block	Lot(s)
40 Bernal Heights Blvd	5640	010

Bruce R. Storrs P.L.S.
City and County Surveyor

This subdivision will result in:

4 Lot Subdivision

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

This notification letter is to inform you of your right to appeal this tentative approval.

IF YOU WOULD LIKE TO FILE AN APPEAL OF THE TENTATIVE 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 **\$298.00**, payable to SF Public Works.

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

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

If you have any questions on this matter, please call us at (415) 554 – 5827 or our email address: Subdivision.Mapping@sfdpw.org.

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor
City and County of San Francisco

144

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 56400010	40 BERNAL HEIGHTS BLVD	HERZIG	14	0429
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	HERZIG & BERLESE	414 GOUGH ST #5	SAN FRANCISCO	CA	94102
0001	005	.....	.....	.....	.....	.....
5629	014	DAN & TINA FORSMAN	5045 AUGUST CT	CASTRO VALLEY	CA	94546-2521
5629	015	GERALD LUCY	16 RITTER ST	SAN RAFAEL	CA	94901-3323
5629	016	GERALD LUCY	16 RITTER ST	SAN RAFAEL	CA	94901-3323
5629	017	MICHAEL BOSS ETAL	42 NEVADA ST	SAN FRANCISCO	CA	94110-5721
5629	018	BARBARA HANCOCK ETAL	141 2ND AVE	SAN FRANCISCO	CA	94118
5629	019	WARREN SEDAR ETAL	74 NEVADA ST	SAN FRANCISCO	CA	94110-5721
5629	021	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
5629	022	KELLY CARLONE	98 NEVADA ST	SAN FRANCISCO	CA	94110-5721
5629	023	KELLY CARLONE	98 NEVADA ST	SAN FRANCISCO	CA	94110-5721
5629	024	WILLIAM HELTON TRS	93 PRENTISS ST	SAN FRANCISCO	CA	94110-5746
5629	025	WILLIAM HELTON TRS	93 PRENTISS ST	SAN FRANCISCO	CA	94110-5746
5629	026	WILLIAM HELTON TRS	93 PRENTISS ST	SAN FRANCISCO	CA	94110-5746
5629	028	RUTH ESSIE CASTRO TRS	67 PRENTISS ST	SAN FRANCISCO	CA	94110-5727
5638	008	LINDA SANDERS TRS	676 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	009	POLONCARZ-WALTHALL TRS	680 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	010	KUEN & PON TRS	684 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	011	LAURA & MARK TAKAI	688 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	012	KAREN MARIE LEE TRS	690 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	013	MICHAEL SPINATO	694 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	014	ELZIE TRS	698 PERALTA AV	SAN FRANCISCO	CA	94110-5755
5638	021	BROWN TRS	77 BRADFORD ST	SAN FRANCISCO	CA	94110-5701
5638	022	VINCENT KOLOSKI	73 BRADFORD ST	SAN FRANCISCO	CA	94110-5701
5638	023	ELAINE MAYERS	71 BRADFORD ST	SAN FRANCISCO	CA	94110-5701
5638	024	MULLEN TRS	65 BRADFORD ST	SAN FRANCISCO	CA	94110-5701
5638	025	ROGER DODGE	57 BRADFORD ST	SAN FRANCISCO	CA	94110-5701
5638	029	ART LEE TRS	1111 POWHATTAN AV	SAN FRANCISCO	CA	94110-5761
5638	030	BURGER PONTRELLI FMLY	1101 POWHATTAN AV	SAN FRANCISCO	CA	94110-5761
5638	032	RINNA BLOCK FLOHR TRS	7030 DEVON WAY	BERKELEY	CA	94705-1723
5638	041	DAVID & TORI MCMILLAN	81 BRADFORD ST	SAN FRANCISCO	CA	94110-5701
5639	001	GREG KITCHEN	54 BRADFORD ST	SAN FRANCISCO	CA	94110-5702
5639	002	TODD JOHNSON & AMY ANTON	58 BRADFORD ST	SAN FRANCISCO	CA	94110-5702
5639	003	ROBERT WARREN TRS	436 FRANCONIA ST	SAN FRANCISCO	CA	94110-5736
5639	004	LEEL PEESAPATI & EVELY MICHAUT	66 BRADFORD ST	SAN FRANCISCO	CA	94110-5702
5639	005	EILEEN DONDELINGER	70 BRADFORD ST	SAN FRANCISCO	CA	94110-5702
5639	023	ANDREW BOETTCHER	77 CARVER ST	SAN FRANCISCO	CA	94110-5749
5639	024	ARASH BABAKI TRS	73 CARVER ST	SAN FRANCISCO	CA	94110-5749
5639	025	MICHAEL BAILEY	69 CARVER ST	SAN FRANCISCO	CA	94110-5749
5639	026	ALICIA SPIVAK	65 CARVER ST	SAN FRANCISCO	CA	94110-5749
5639	027	DAVID & MYRIAM DUNAWAY	125 BALTIMORE WAY	SAN FRANCISCO	CA	94112-4503
5639	028	ERIK & MAUREEN LARKIN	57 CARVER ST	SAN FRANCISCO	CA	94110-5749
5639	029	MITZI NGIM	70 BERNAL HEIGHTS BL	SAN FRANCISCO	CA	94110-5760
5639	030	KAREN HELMUTH ETAL	76 BERNAL HEIGHTS BL	SAN FRANCISCO	CA	94110-5760
5639	031	ERIC ANDERSEN	82 BERNAL HEIGHTS BL	SAN FRANCISCO	CA	94110-5760
5639	032	MICHELLE WOLF	88 BERNAL HEIGHTS BL	SAN FRANCISCO	CA	94110-5760
5639	033	LARRY JAMES BLACK TRS	94 BERNAL HEIGHTS BL	SAN FRANCISCO	CA	94110-5760
5639	034	MEEHAN & KOORY	1075 POWHATTAN AV	SAN FRANCISCO	CA	94110-5764
5639	035	BENJAMIN BRIONES TRS	1069 POWHATTAN AV	SAN FRANCISCO	CA	94110-5764
5639	036	COHN TRS	1063 POWHATTAN AV	SAN FRANCISCO	CA	94110-5764
5639	037	JOVANKA SOLORZANO TRS	1057 POWHATTAN AV	SAN FRANCISCO	CA	94110-5764
5639	038	GROH ZINGESER ETAL	1051 POWHATTAN AV	SAN FRANCISCO	CA	94110-5764
5639	039	EDWARD & SIDNEY HILDUM	81 CARVER ST	SAN FRANCISCO	CA	94110-5749
5639	040	CAROL POSACKI GREY	74 BRADFORD ST	SAN FRANCISCO	CA	94110-5702
5640	001	STILLERMAN	56 CARVER ST	SAN FRANCISCO	CA	94110-5748
5640	002	KELLA SVETICH	60 CARVER ST	SAN FRANCISCO	CA	94110-5748
5640	003	KALMAN KOVACS ETAL	3973 GEDDES CT	S SAN FRANCISCO	CA	94080-3962
5640	004	POLLY LEE ARENBERG	68 CARVER ST	SAN FRANCISCO	CA	94110-5748
5640	005	JACK YEADAKER	72 CARVER ST	SAN FRANCISCO	CA	94110-5748
5640	006	ELIZABETH BROWN	2 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5640	010	1360-1364 STEVENSON ST LLC	1254 41ST AV	SAN FRANCISCO	CA	94122-1205
5640	019	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102

5640	023	GARCIA TRS	5735 LAGUNA PARK DR	ELK GROVE	CA	95758-4746
5640	024	KENNETH THOMSON	71 ROSENKRANZ ST	SAN FRANCISCO	CA	94110-5733
5640	025	GARCIA TRS	5735 LAGUNA PARK DR	ELK GROVE	CA	95758-4746
5640	030	STEVEN FRITSCH RUDSER TRS	120 CHAPMAN ST	SAN FRANCISCO	CA	94110-5707
5640	031	MICHAEL SNEAD TRS	130 CHAPMAN ST	SAN FRANCISCO	CA	94110-5707
5640	032	CUNNINGHAM-MCKNIGHT TRS	140 CHAPMAN ST	SAN FRANCISCO	CA	94110-5707
5640	033	MARY LOU QUINTO TRS	150 CHAPMAN ST	SAN FRANCISCO	CA	94110-5707
5640	035	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
5640	036	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
5641	004	ANGELA SNEAD TRS	163 MENDOSA AV	SAN FRANCISCO	CA	94116-1944
5641	005	ANGELA HO SNEAD TRS	163 MENDOSA AV	SAN FRANCISCO	CA	94116-1944
5641	006	FRANK & VALERIE SINKAVICH	70 ROSENKRANZ ST	SAN FRANCISCO	CA	94110-5734
5641	007	DAVID LESSING ETAL	74 ROSENKRANZ ST	SAN FRANCISCO	CA	94110-5734
5641	008	BARBARA UNDERBERG	76 ROSENKRANZ ST	SAN FRANCISCO	CA	94110-5734
5641	010	MARY CONSOLO	80 ROSENKRANZ ST	SAN FRANCISCO	CA	94110-5734
5641	011	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
5641	012	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
5641	018	ARTHUR SCHWARTZBERG	77 NEVADA ST	SAN FRANCISCO	CA	94110-5756
5641	019	SABELO NARASIMHAN	165 BAINBRIDGE ST	BROOKLYN	NY	11233-1801
5641	021	WU-CHIN TRS	41 NEVADA ST	SAN FRANCISCO	CA	94110-5720
5641	022	WU-CHIN TRS	41 NEVADA ST	SAN FRANCISCO	CA	94110-5720
5641	023	WU-CHIN TRS	41 NEVADA ST	SAN FRANCISCO	CA	94110-5720
5641	024	WU-CHIN TRS	41 NEVADA ST	SAN FRANCISCO	CA	94110-5720
5641	025	WU-CHIN TRS	41 NEVADA ST	SAN FRANCISCO	CA	94110-5720
5641	030	SF REAL ESTATE DEPT	25 VAN NESS AV #400	SAN FRANCISCO	CA	94102
5654	001	INEZ ANDERSON TRS	158 LOUISBURG ST	SAN FRANCISCO	CA	94112-2418
5654	002	JUDY HISERMAN	104 NEVADA ST	SAN FRANCISCO	CA	94110-5723
5654	003	G & M VRANIZAN	1530 SANCHEZ ST	SAN FRANCISCO	CA	94131-2317
5654	004	CHRISTOPHER WITTEMAN	114 NEVADA ST	SAN FRANCISCO	CA	94110-5723
5654	005	RANCHER TRS	120 NEVADA ST	SAN FRANCISCO	CA	94110-5723
5654	006	ROSIE MAXWELL	124 NEVADA ST	SAN FRANCISCO	CA	94110-5723
5654	007	JENNIFER DEVLIN	130 NEVADA ST	SAN FRANCISCO	CA	94110-5723
5654	008	LISA SZER ETAL	134 NEVADA ST	SAN FRANCISCO	CA	94110-5723
5654	039	SANCHEZ TRS	179 PRENTISS ST	SAN FRANCISCO	CA	94110-5729
5654	040	JOHN MATHIES	107 PRENTISS ST	SAN FRANCISCO	CA	94110-5729
5654	041	MICHAEL MARRELLI ETAL	101 PRENTISS ST	SAN FRANCISCO	CA	94110-5729
5655	001	ELIZABETH BROWN	2 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	002	KOBAYASHI TRS	8 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	003	PONTEJOS TRS	12 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	003A	PETER DARDIS	18 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	004	AQUINO TRS	22 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	005	DOMINIQUE TRS	28 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	006	ANTHONY SPADARELLA	32 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	007	COLIN PETHERAM	38 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	008	RAMOS TRS	42 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	009	BOBBI FRIOLI	48 NEBRASKA ST	SAN FRANCISCO	CA	94110-5719
5655	026	STEVEN LEE	147 NEVADA ST	SAN FRANCISCO	CA	94110-5722
5655	027	SATHITPONG LOWSITISUKDI ETAL	573 8TH AV	SAN FRANCISCO	CA	94118-3714
5655	028	KARTEEK PATEL	2074 KIRKLAND RD	NAPA	CA	94558-4006
5655	029	CARLSON & RUDMAN TRS	137 NEVADA ST	SAN FRANCISCO	CA	94110-5722
5655	030	KATHLEEN SCHEIBLE	133 NEVADA ST	SAN FRANCISCO	CA	94110-5722
5655	031	DENNIS & IVETTE BERRIOS	125 NEVADA ST	SAN FRANCISCO	CA	94110-5722
5655	032	SUZANNE FRIEDMAN	6801 MISSION ST #708	DALY CITY	CA	94014-2058
5655	033	MATTHEW & AMY PETERSON	115 NEVADA ST	SAN FRANCISCO	CA	94110-5722
5655	034	HANS-OLAV & SARAH CAVELIE	109 NEVADA ST	SAN FRANCISCO	CA	94110-5722
5655	035	WILLIAM & ANITA CHANG	900 POWHATTAN AV	SAN FRANCISCO	CA	94110-5759
5656	001	WILFORD EVANS	100 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	002	NIALL DOLAN	102 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	003	VANNINI LUCA	110 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	004	JETHRO VILLEGAS ETAL	116 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	005	ANER YOUNG	1948 QUESADA AV	SAN FRANCISCO	CA	94124-2008
5656	006	STEPHEN ALLEN TRS	14865 BANNER QUAKER HILL RD	NEVADA CITY	CA	95959-9572
5656	006A	ANNA LI TRS	130 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	010	LAWRENCE OCONNOR TRS	11 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	013	MELISSA SHAW TRS	3 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	014	DEBORAH BARRON	1 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718

5656	014A	AMY RETICKER	1010 POWHATTAN AV	SAN FRANCISCO	CA	94110-5724
5656	015	NORMAN CABA ETAL	21 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	016	RAJIV GUPTA ETAL	15 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	017	RITA FARR	136 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	018	THERESA & SAMUEL PATTERSON	456 IVY ST #1	GLENDALE	CA	91204-1270
5656	019	ALICIA SHEPHARD	146 BRADFORD ST	SAN FRANCISCO	CA	94110-5704
5656	041	IRFAN SAEED AHMED & FOZIA SAEED	39 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	042	BRYAN HARVEY ETAL	33 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	043	ESSIE MAE WEEKS TRS	27 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	044	MICHAEL LERNER	9 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5656	045	MALINAO TRS	7 NEBRASKA ST	SAN FRANCISCO	CA	94110-5718
5657	012	JULIE WALCER TRS	129 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
5657	013	ALAN BAVOSA	125 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
5657	014	CAESAR BURDEKIN TRS	121 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
5657	015	RUSKAY TRS	109 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
5657	016	DOLLY VANCE TRS	105 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
5657	016A	KENNETH AHN	101 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
5657	017	JASON LINDLEY ETAL	101 BRADFORD ST	SAN FRANCISCO	CA	94110-5703
9999	999					

PID: 8257

AB 5640 LOT 010

PROJECT TYPE: 2LS

• CONDOMINIUM CONVERSION LOTTERY: - YEAR

• NO. OF EXISTING UNITS (NC only): _____
(CFCO REQUIRED)

• REDEVELOPMENT: YES NO

RECEIVED DATE: 5/28/2014
(SEE BSM DATE STAMP)

SUB'D TRACKING LOG-IN DATE: 5/28/2014
LOG-IN BY: CW

INCOMPLETE SUBMITTAL LETTER SENT: _____

APPLICATION FEES TO S.T.: _____

COMMENTS

June 4, 2014

Application for Parcel Map / Final Map Subdivision

Director of Public Works
1155 Market Street, 3rd Floor
San Francisco, CA 94103

RECEIVED
14 JUN -9 PM 2:41

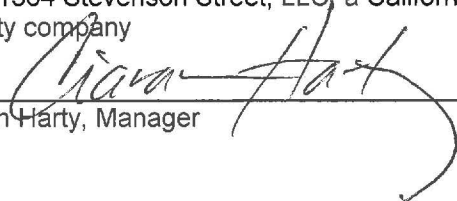
Dear Sir:

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

Respectfully,

1360-1364 Stevenson Street, LLC, a California limited liability company

Date: 6/4/14

Signed: 
Ciaran Harty, Manager

Attachment: Application Packet

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: Bernal Heights Boulevard (Vacant Lot)

Assessor's Block: 5640 Lot Number(s): 010

For DPW-BSM use only
ID No.: 8257

Owner:	
Name:	1360-1364 Stevenson Street, LLC, a California limited liability company c/o Herzig & Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	415-861-8800
E-mail:	harty_hartyprop@yahoo.com
Person to be contacted concerning this project (if different from owner):	
Name:	Peggy Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	415-861-8800
E-mail:	pberlese@hbcondolaw.com
Firm or agent preparing the subdivision map:	
Name:	Westover Surveying
Address:	336 Claremont Blvd, Suite 2, San Francisco, CA 94127
Phone:	415-242-5400
E-mail:	dan@westoversurveying.com
Subdivider: (If different from owner)	
Name:	N/A
Address:	
Phone:	
E-mail:	

Existing number of lots: 1 Proposed number of lots: 4

This subdivision results in an airspace: NO

RECEIVED
14 JUN -9 PM 2:41

**STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO**

I (We) 1360-1364 Stevenson Street, LLC, a California limited liability company,

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: 6/4/14 Signed: Ciaran Harty
 1360-1364 Stevenson Street, LLC, a California limited liability company
 Ciaran Harty, Manager

**HARTY & HARTY PROPERTIES
VALENCIA STREET PROPERTY**

1254 41ST AVENUE
SAN FRANCISCO, CA 94122

1079

DATE MAY -20-14
~~APR -22-14~~

11-8166/3210
18

PAY
TO THE
ORDER OF

DPW

\$ 250⁰⁰/₁₀₀

Two Hundred FIFTY⁰⁰/₁₀₀ DOLLARS

Security
Features
Details on
Back



FIRST REPUBLIC BANK
2001 Van Ness Ave
San Francisco, CA 94109
Tel (415) 447-0888

FOR

Patrick Harty MP

**HARTY & HARTY PROPERTIES
VALENCIA STREET PROPERTY**

1254 41ST AVENUE
SAN FRANCISCO, CA 94122

1080

DATE MAY -20-14
~~APR -22-14~~

11-8166/3210
18

PAY
TO THE
ORDER OF

DPW

\$ 8699⁰⁰/₁₀₀

EIGHT THOUSAND SIX HUNDRED NINETY NINE⁰⁰/₁₀₀ DOLLARS

Security
Features
Details on
Back



FIRST REPUBLIC BANK
2001 Van Ness Ave
San Francisco, CA 94109
Tel (415) 447-0888

FOR

Patrick Harty MP

SEE UPDATED D-APP

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: Bernal Heights Boulevard (Vacant Lot)

Assessor's Block: 5640 Lot Number(s): 010

For DPW-BSM use only
ID No.: 8257

Owner:	
Name:	1360-1364 Stevenson Street, LLC, a California limited liability company c/o Herzig & Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	415-861-8800
E-mail:	harty_hartyprop@yahoo.com
Person to be contacted concerning this project (if different from owner):	
Name:	Peggy Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	415-861-8800
E-mail:	pberlese@hbcondolaw.com
Firm or agent preparing the subdivision map:	
Name:	Westover Surveying
Address:	336 Claremont Blvd, Suite 2, San Francisco, CA 94127
Phone:	415-242-5400
E-mail:	dan@westoversurveying.com
Subdivider: (If different from owner)	
Name:	N/A
Address:	
Phone:	
E-mail:	

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

This subdivision results in an airspace: NO

RECEIVED
MAY 28 PM 3:53

**STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO**

I (We) 1360-1364 Stevenson Street, LLC, a California limited liability company,

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.

1360-1364 Stevenson Street, LLC, a California limited liability company

Date: 5/21/2014

Signed: Ciaran Harty
Ciaran Harty, Manager



RECEIVED
14 JUN -9 PM 2:41

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

June 3, 2014

Herzig & Berlese
414 Gough Street, Suite 5
San Francisco, CA 94102

Project ID:	8257		
Project Type:	2 Lot Subdivision		
Address #	Street Name	Block	Lot
N/A	40 Bernal Heights Blvd	5640	010

Dear Mrs. Berlese:

This is to inform you that the application package, which you submitted to this agency, is incomplete. The following items are to be revised as indicated below in order to continue the processing of this application:

- Provide revised Application.
 - The D. application and the proposition "M" findings form show that the purpose of this project is to subdivide one lot it in to two lots. However the Tentative Map submitted with the application shows four lot subdivisions.
- Our reproduction and mail service will not accept envelopes except #10 regular envelopes with rounded gummed flap. The envelopes provided with the application are not the proper envelopes requested per DPW applications.


Please submit all items in one complete package.

Pursuant to the Subdivision Map Act and the San Francisco Subdivision Code, this application is deemed incomplete until the above referenced items are provided. Any mandated Agency time frames, if applicable, shall not commence until all missing items have been submitted.

NOTE: These items must be submitted within 10 business days of the date of this letter or this application will be returned and the project will be terminated.

Should you have any questions, please do not hesitate to call our office at (415) 554-5827.

Sincerely,


Bruce R. Storrs, PLS
City and County Surveyor
City and County of San Francisco

cc: Daniel Westover – Westover Surveying



Fidelity National Title Company

RECEIVED
MAY 28 PM 3:53

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Fidelity National 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(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a California 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.

Fidelity National Title Insurance Company

Countersigned By:

Authorized Officer or Agent



By:

President

Attest:

Secretary

Visit Us on our Website: www.fntic.com



ISSUING OFFICE: 2150 John Glenn Drive, Suite #300, Concord, CA 94520

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
1388 Sutter Street, Suite 1200 • San Francisco, CA 94109
(415)563-3500 • FAX (415)563-0103

***Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Title Officer: James Jack
Title No.: FSFM-3031400488-JJ

Escrow Officer: Glenda Corkery
E-Mail: GCorkery@fnf.com
Escrow No.: FSFM-3031400488 -GC

TO: Herzig & Berlese
414 Gough Street, Suite #5
San Francisco, CA 94102
Attn: Jessica McAree

PROPERTY ADDRESS(ES): Lot 10; Block 5640 (Bernal Heights), San Francisco, CA 94110

EFFECTIVE DATE: April 21, 2014 at 07:30AM

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

ALTA Loan Policy 2006

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

A Fee

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

1360-1364 Stevenson Street, LLC, a California Limited Liability Company

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

For APN/Parcel ID(s): Lot 10, Block 5640

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

Beginning at the point of intersection of the Northerly line of Powhatten Avenue with the Easterly line of Rosenkranz Street and thence running Northerly along said line of Rosenkranz Street 23.121 feet to the Southeasterly line of Bernal Heights Boulevard from Powhatten Street and Nevada Street to Bradford Street, etc.", recorded July 11, 1949 in Map Book "P" at Page 90 in the Office of the Recorder of the City and County of San Francisco, State of California; thence running Northeasterly along said line of Bernal Heights Boulevard on the arc of a curve to the left whose tangent deflects 72° 02' 16", the preceding course with radius 425 feet, central angle 10° 32' 16" a distance of 78.166 feet; thence running Northeasterly on the preceding curve 62.310 feet; thence running thence Northeasterly on the arc of a curve to the right tangent to the preceding course with radius 285 feet, central angle 2° 56' 49", a distance of 15.173 feet to the Westerly line of Carver Street; thence deflecting 115° 33' 11" to the right from the tangent to the preceding curve and running Southerly along said line of Carver Street 90.536 feet to said Northerly line of Powhatten Avenue 140 feet to the point of beginning.

Being Lots 1139 and 1141 and portions of Lots 1135, 1136, 1137, 1138 and 1140, Gift Map No. 3

AT THE DATE HEREOF, 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 2014-2015.
2. The herein described property 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

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) 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.
4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$325,000.00
Dated: October 17, 2013
Trustor/Grantor 1360-1364 Stevenson Street, LLC, a California Limited Liability Company
Trustee: Fidelity National Title Insurance Company
Beneficiary: First Republic Bank
Loan No.: 22-514154-4
Recording Date: October 22, 2013
Recording No.: 2013-J774225-00, Reel L008, Image 0202, Official Records

5. 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.

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

EXCEPTIONS
(continued)

7. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: 1360-1364 Stevenson Street, LLC, a California limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company that it was validly formed, is in good standing and authorized to do business in the state of origin.
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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

8. 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(ies): 1360-1364 Stevenson Street, LLC, a California Limited Liability Company

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

9. 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

- Note 1.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:
- | | |
|--------------------|--------------------|
| Tax ID No.: | Lot 10, Block 5640 |
| Fiscal Year: | 2013-2014 |
| 1st Installment: | \$5,629.71 |
| 2nd Installment: | \$5,629.71 |
| Exemption: | \$0.00 |
| Land: | \$941,114.00 |
| Improvements: | \$0.00 |
| Personal Property: | \$0.00 |
| Code Area: | 1000 |
| Bill No.: | 157652 |
- Note** 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.
- Note 2.** Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:
- | | |
|-----------------|---|
| Grantor: | David M. Poulsen, a married man, as his sole and separate property and Karen L. Poulsen, a married woman, as her sole and separate property, who acquired title as an unmarried woman |
| Grantee: | 1360-1364 Stevenson Street, LLC, a California Limited Liability Company |
| Recording Date: | October 22, 2013 |
| Recording No.: | 2013-J774224-00, Reel L008, Image 0201, Official Records |
- Note 3.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 4.** 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.
- Note 5.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES

NOTICE

You may be entitled to receive a Twenty And No/100 Dollars (\$20.00) discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount which is subject to other terms and conditions.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: January 24, 2014**

Order No.: FFSM-3031400488--GC

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

Collection and Use of Information

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" 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 and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the [Third Party Opt Out](#) section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the [Third Party Opt Out](#) section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

PRIVACY NOTICE (continued)

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at www.aboutads.info.
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youronlinechoices.com.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children - or others - in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

PRIVACY NOTICE
(continued)

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

Your Consent to This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

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EFFECTIVE AS OF: JANUARY 24, 2014 / LAST UPDATED: JANUARY 24, 2014

ATTACHMENT ONE

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 and 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 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.
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 or 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.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**

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;
 - 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.

**ATTACHMENT ONE
(CONTINUED)**

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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
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

**ATTACHMENT ONE
(CONTINUED)**

**AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**

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 any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

- land use
- improvements on the land
- land division
- environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at policy date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

- a notice of exercising the right appears in the public records on the Policy Date
- the taking happened prior to the Policy Date and is binding on you if you bought the land without knowledge of the taking

3. Title Risks:

- that are created, allowed, or agreed to by you
- that are known to you, but not to us, on the Policy Date-unless they appeared in the public records
- that result in no loss to you
- that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.

5. Lack of a right:

- to any land outside the area specifically described and referred to in Item 3 of Schedule A

or

- in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**ATTACHMENT ONE
(CONTINUED)**

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

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:

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.

**ATTACHMENT ONE
(CONTINUED)**

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:

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.

**ATTACHMENT ONE
(CONTINUED)**

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

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.

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 Companies

CTC – Chicago Title Company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company
FNTCCA – Fidelity National Title Company of California
TICOR – Tigor Title Company of California
LTC – Lawyer's Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company

Available Discounts

FEE REDUCTION SETTLEMENT PROGRAM (CTC, CTIC, CLTC, CLTIC, FNTC, FNTCCA, FNTIC, LTC, TICOR)

Eligible customers shall receive a Twenty And No/100 Dollars (\$20.00) reduction in their title and/or escrow fees charged by the Company for each eligible transaction in accordance with the terms of the Final Judgments entered in *The People of the State of California et al. v. Fidelity National Title Insurance Company et al.*, Sacramento Superior Court Case No. 99AS02793, and related cases.

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 thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1988

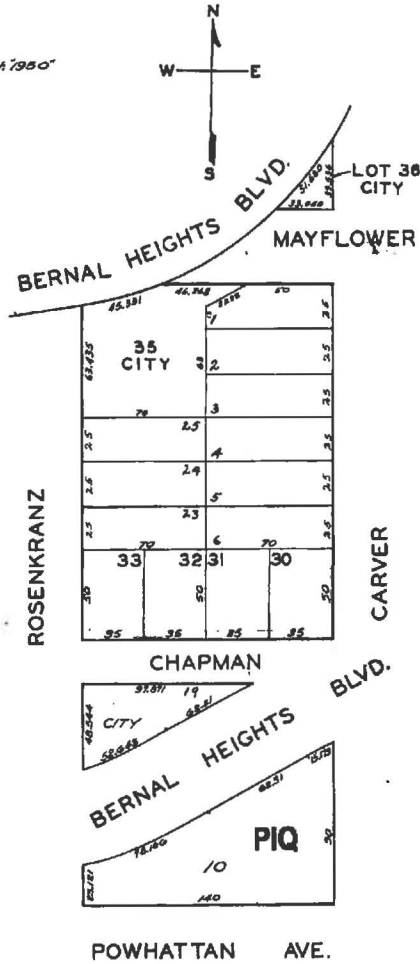
Important: This plat is not a
survey. It is furnished as a
convenience to locate the land
in relation to adjoining streets
and other lands and not to
guarantee any dimensions,
distances, bearings or acreage.

5640

GIFT MAP 3 LOTS 1114 1141

REVISED '58
REVISED '63
" '66
" '70

Lots 9A, 11/16 Merged into Lots 10, 1945A '950"



20139J77422400002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC-
2013-J774224-00
Acct 2005-Fidelity Title Company Concord
Tuesday, OCT 22, 2013 09:44:55
Ttl Pd \$21.00 Rcpt # 0004815012
REEL L008 IMAGE 0201
oal/RE/1-2

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FSNX-7051300184

When Recorded Mail Document To:
1360-1364 Stevenson Street, LLC
~~10 Baker St. 910 1254-41st AUP~~
San Francisco, CA ~~94117~~ 94122

APN/Parcel ID(s): 5640-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Valant Lot

GRANT DEED

The undersigned grantor(s) declare(s)

- The documentary transfer tax is \$ 5,202.00 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David M. Poulsen, a married man as his sole and separate property and Karen L. Poulsen, a married woman as her sole and separate property, who acquired title as an unmarried woman,

hereby GRANT(S) to 1360-1364 Stevenson Street, LLC, a California limited liability company,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 17, 2013

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


David M. Poulsen

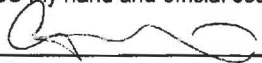

Karen L. Poulsen

State of California
County of Sonoma

On October 18, 2013, before me, Courtney Triola, Notary Public, personally appeared David M. Poulsen and Karen L. Poulsen, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 10.23.12

Printed: 10.17.13 @ 07:01PM
CA-FT-FSNX-01500.080705-FSNX-7051300184

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 5640-010

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

Beginning at the point of intersection of the Northerly line of Powhatten Avenue with the Easterly line of Rosenkranz Street and thence running Northerly along said line of Rosenkranz Street 23.121 feet to the Southeasterly line of Bernal Heights Boulevard from Powhatten Street and Nevada Street to Bradford Street, etc.", recorded July 11, 1949 in Map Book "P" at Page 90 in the Office of the Recorder of the City and County of San Francisco, State of California; thence running Northeasterly along said line of Bernal Heights Boulevard on the arc of a curve to the left whose tangent deflects $72^{\circ} 02' 16''$, the preceding course with radius 425 feet, central angle $10^{\circ} 32' 16''$ a distance of 78.166 feet; thence running Northeasterly on the preceding curve 62.310 feet; thence running thence Northeasterly on the arc of a curve to the right tangent to the preceding course with radius 285 feet, central angle $2^{\circ} 56' 49''$, a distance of 15.173 feet to the Westerly line of Carver Street; thence deflecting $115^{\circ} 33' 11''$ to the right from the tangent to the preceding curve and running Southerly along said line of Carver Street 90.536 feet to said Northerly line of Powhatten Avenue 140 feet to the point of beginning.

Being Lots 1139 and 1141 and portions of Lots 1135, 1136, 1137, 1138 and 1140 [Gift Map No. 3]

1700

17

1081

ST.	70	71	72	73	74	75	76	77	78	79	80
BUTLER	928	931	933	934	935	937	938	939	940	941	942
BANKS	943	945	947	948	949	950	951	952	953	954	955
PRENTISS	956	957	958	959	960	961	962	963	964	965	966
SUNNER	967	968	969	970	971	972	973	974	975	976	977
ROSENKRANZ	978	979	980	981	982	983	984	985	986	987	988
CARVER	989	990	991	992	993	994	995	996	997	998	999
BRADFORD	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010
STANDISH	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021
WINSLOW	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032
CALIFORNIA	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043

Map entitled "Gift Map No. 3" being the original
 divisions as therein laid down and designated
 as a perpetual reference and for a more
 own
 COBB, by his attorney in fact H. A. COBB

G. FORMS

Form No. 1

Proposition "M" Findings Form The Eight Priority Policies of Section 101.1 of San Francisco Planning Code

Date: May 21, 2014

Address Bernal Heights Boulevard (Vacant Lot)

Assessor's Block 5640 Lot(s) 010

Proposal: Parcel Map / Final Map Subdivision

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 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 their responses are not thorough. Use a separate document and attach if more space is needed.

Eight Priority Policies

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such business enhanced;

The map divides the existing lot into two lots. In the future, the developer intends to construct **four single family residences**. There will be two residences on each lot. When occupied, the homes will provide customers for existing neighborhood retail businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of the neighborhood;



RIGHT



BRACH



LEFT

E. PARCEL MAP / FINAL MAP SUBDIVISION APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only <i>OK?</i>	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No					DPW	DCP	DBI **	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [DPW copies: 3-BSM Mapping; 1-City Planning] Note: One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 7)	4	3	1	1*	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.	Four (4) copies of Tentative Final Map [DPW copies: 3-BSM Mapping; 1-City Planning] Note: One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 7)	4	3	1	1*	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$_____)	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input type="checkbox"/>	<input type="checkbox"/>		5.	Grant Deeds and any other recorded documents for: <input type="checkbox"/> Subject Site and <input type="checkbox"/> Adjoiners	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Current 3R Report, see item number 6 page 8 for details	2	1	1		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Neighborhood notification package for Tentative Map decision <input type="checkbox"/> 300-Foot Radius Map <input type="checkbox"/> Address List <input type="checkbox"/> Envelopes	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] <input checked="" type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input checked="" type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo of rear of property	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Submit the following for review by Department of Building Inspection, if required. See page 8. Completed Form Number 2.	1			1*	Form No. 2

*** ADDITIONAL COPY TO DBI – SEE REQUIREMENTS PAGE 8, ITEM 10**

The new residences will be carefully designed so that its architecture meshes with the architecture of the surrounding structures.

3. That the City's supply of affordable housing be preserved and enhanced;

This project will contribute **four** new moderately-priced residences to San Francisco's housing supply. An increase in housing units lessens demand and contributes to the reduction of prices.

4. That commuter traffic not impede Muni transit service or overburden streets or neighborhood parking;

This project will not increase commuter traffic. It will not overburden Muni services or San Francisco street traffic nor will it cause parking problems.

5. That a diverse economic base be maintained by protecting the 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 project will have no impact on the industrial or service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This project will be new construction and will comply with current building codes regarding seismic safety.

7. That landmarks and historic buildings be preserved; and

This project will have no effect on this policy.

8. That our parks and open space and access to sunlight and vistas be protected from development;

No parks or open space will be affected by this development. The project will not block access to sunlight or vistas.

Attached are photographs of the subject property. Please call if you need any additional information to determine that this project is in conformity with San Francisco's Master Plan. Thank you.

1360-1364 Stevenson Street, LLC, a California limited liability company

Date: 5/21/2014

Signed: Ciaran Harty
Ciaran Harty, Manager

May 21, 2014

Application for Parcel Map / Final Map Subdivision

Director of Public Works
1155 Market Street, 3rd Floor
San Francisco, CA 94103

RECEIVED
17 MAY 28 PM 3:53

Dear Sir:

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

Respectfully,

1360-1364 Stevenson Street, LLC, a California limited liability company

Date: 5/21/2014

Signed: 
Ciaran Harty, Manager

Attachment: Application Packet

14 JUN -9 PM 2:41

G. FORMS**Form No. 1****Proposition "M" Findings Form**
The Eight Priority Policies
of Section 101.1 of San Francisco Planning Code

Date: June 4, 2014

Address Bernal Heights Boulevard (Vacant Lot)Assessor's Block 5640 Lot(s) 010Proposal: Parcel Map / Final Map Subdivision**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 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 their responses are not thorough. Use a separate document and attach if more space is needed.

Eight Priority Policies

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such business enhanced;

The map divides the existing lot into four lots. In the future, the developer intends to construct **four single family residences**. There will be one residence on each lot. When occupied, the homes will provide customers for existing neighborhood retail businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of the neighborhood;

The new residences will be carefully designed so that its architecture meshes with the architecture of the surrounding structures.

3. That the City's supply of affordable housing be preserved and enhanced;

This project will contribute **four** new moderately-priced residences to San Francisco's housing supply. An increase in housing units lessens demand and contributes to the reduction of prices.

4. That commuter traffic not impede Muni transit service or overburden streets or neighborhood parking;

This project will not increase commuter traffic. It will not overburden Muni services or San Francisco street traffic nor will it cause parking problems.

5. That a diverse economic base be maintained by protecting the 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 project will have no impact on the industrial or service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

This project will be new construction and will comply with current building codes regarding seismic safety.

7. That landmarks and historic buildings be preserved; and

This project will have no effect on this policy.

8. That our parks and open space and access to sunlight and vistas be protected from development;

No parks or open space will be affected by this development. The project will not block access to sunlight or vistas.

Attached are photographs of the subject property. Please call if you need any additional information to determine that this project is in conformity with San Francisco's Master Plan. Thank you.

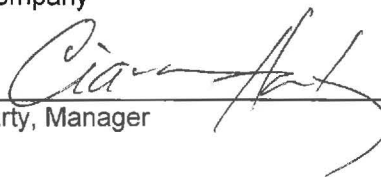
1360-1364 Stevenson Street, LLC, a California limited liability company

Date:

6/4/14

Signed:

Ciaran Harty, Manager



HERZIG & BERLESE

ATTORNEYS AT LAW

IVY COURT, SUITE 5, 414 GOUGH STREET, SAN FRANCISCO, CA 94102
(415) 861-8800 FAX (415) 861-0259

BARBARA E. HERZIG
MARGARET J. BERLESE

LETTER OF TRANSMITTAL

DATE: May 28, 2014

TO: Department of Public Works
Cheryl Chan
1155 Market Street, 3rd Floor
San Francisco, CA 94103

FROM: Herzig & Berlese

RE: Block: 5640 Lot:10
Bernal Heights Boulevard (Vacant Lot)

RECEIVED
12 MAY 28 PM 3:53

Hi Cheryl,

This letter is to explain why there is no 3R report or adjoiner deeds included in the application packet.

3R: This is currently a vacant lot so we are unable to obtain a 3R.

Adjoiner Deeds: The lot is bordered by roads and, therefore, there are no adjoining lots.

Thank you,

HERZIG & BERLESE

Jessica McAree

