

File No. 200067

Committee Item No. _____

Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: February 11, 2020

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

(Click on the text of checked items to view documents)

- Appeal Letter - January 13, 2020
- * Planning Department Appeal Response - February 3, 2020
- Project Sponsor Response Material - Signature Audit -
January 31, 2020
- * Project Sponsor Response Material - Executive Summary
- * Project Sponsor Response Material - Neighborhood Survey
- Appellant's Supplemental Letter - January 31, 2020
- Hearing Notice and Clerical Documents

* Very Large Files; please be patient while documents load.

Prepared by: Brent Jalipa

Date: February 6, 2020

Prepared by: _____

Date: _____

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

JAN 13 PM 1:56

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Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 95 Nordhoff Street.

December 12, 2019

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 10, 2020

Appeal Filing Date

The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2018-015554CUA _____.

The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

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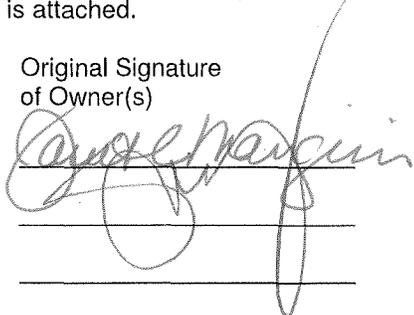
City Planning Commission

Case No. 2018-15554P2

2020 JAN 13 PM 1:54

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>575 Congo St</u>	<u>6764/004</u>	<u>JANET C. MANGINI</u>	
2.	<u>49 Stillings Ave</u>	<u>6763/031</u>	<u>STEVEN GANZ</u>	
3.	_____	_____	_____	_____
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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1997	G193848-00	07/31/1997	G936	0295	DEED	R E	MARTINEZ SUZETTE A MANGINI JANET C

575 CONGO

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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2014	J895050-00	06/16/2014			DEED	R	GANZ STEVEN J
						R	TICK JUDITH H
						E	GANZ STEVEN
						E	JUDITH TICK & STEVEN GANZ RVC TR
						E	TICK JUDITH

YA STILUNGIS

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The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>521 Congo St.</u>	<u>6764/013</u>	<u>Laurel I. Schaefer-Trent</u>	<u>Laurel I. Schaefer-Trent</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
1995	F785260-00	04/25/1995	G367	0019	DEED	R R R E E	ARON CHARLENE A ARON-DEVICO 1991 TRUST DEVICO ALFRED G SCHAEFER-TRENT LAUREL I TRENT THOMAS W

521 copy

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SAN FRANCISCO

City Planning Commission
Case No. 2018-15554 PRJ

2020 JAN 13 PM 1:55

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>14 NORDHOFF</u>	<u>6762/023</u>	<u>PAUL COBLE</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2019	K730799-00	02/12/2019			DEED	R	BERNING SCOTT M
						R	SCOTT M BERNING REVOC TRUST
						E	COENE BEN
						E	COENE PARIYA
						E	COENE TRUST

44 NORDHOFF

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City Planning Commission
Case No. 2018-15554PR

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>43 Nordhoff St</u>	<u>6763/010</u>	<u>Michael Rosenblith</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2019	K729852-00	02/08/2019			DEED	R R E E E	ROSENBLUTH KATHRYN H ROSENBLUTH MICHAEL J ROSENBLUTH FMLY LVG TR ROSENBLUTH KATHRYN H ROSENBLUTH MICHAEL J

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City Planning Commission
Case No. 2018-15554PRJ

2020 JAN 13 PM 1:55

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>24 Stillings Ave.</u>	<u>6734-11</u>	<u>Anne J. Lasker</u>	<u>Anne J. Lasker</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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Document Details

Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2017	K429997-00	04/05/2017			DEED	R	LASKEY ANNE J
						R	LASKEY ANNIE J
						E	ANNE JENKINS LASKEY LIVING TRUST
						E	LASKEY ANNE J

24 STILWINGS

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City Planning Commission
Case No. 2018-15554PRJ

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>33 Nordhoff St</u>	<u>6763 012</u>	<u>Elizabeth Uprichard</u> <u>Barbara Tatum</u>	<u>Barbara Tatum</u>
2. <u>3 Nordhoff</u>	<u>6763012</u>	<u>E. UPRICHARD</u>	<u>[Signature]</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2013	J799156-00	12/02/2013	L034	0247	DEED	R R E E E	TATUM BARBARA S UPRICHARD ELIZABETH M TATUM BARBARA S UPRICHARD ELIZABETH M UPRICHARD/TATUM 2013 TRUST

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BOARD OF SUPERVISORS
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City Planning Commission
Case No. 2018-15554PCJ

2020 JAN 13 PM 1:55

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>39 Nordhoff St.</u>	<u>6763/011</u>	<u>Kelli + Paul Stock</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
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Year	Document	Record	Reel	Image	Document Type	Grantor	Name
		Date				Grantee	
2019	K792202-00	07/09/2019			DEED	R	STOCK KELLI A
						R	STOCK PAUL J
						E	KELLI & PAUL STOCK REVOC TRUST 5/17/19
						E	STOCK KELLI A
						E	STOCK PAUL J

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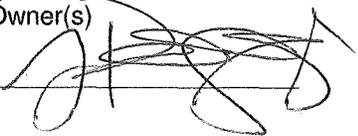


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BOARD OF SUPERVISORS
SAN FRANCISCO

City Planning Commission
Case No. 2018-15554(P)

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	16 S Fillings Avenue	6734 009	Jacqueline Roggi	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2019	K831627-00	09/16/2019			DEED	R E E	POGGI JACQUELINE M JACQUELINE POGGI TRUST POGGI JACQUELINE M

16 STILLINGS

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City Planning Commission
Case No. 208-15554PRJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>11 Woodhaff</u>	<u>6763/015</u>	<u>JIM PARK</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
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Search Results Document Details

Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2003	H381727-00	03/14/2003	I344	0027	DEED	R	DUGAN MOORE REVOC TR OF 1999
						R	MOORE DUGAN
						E	PARK JEONG H
						E	PARK JIN W

11 NORDHOFF

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BOARD OF SUPERVISORS
SAN FRANCISCO

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City Planning Commission
Case No. 2018-15554 PCJ

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1.	<u>20 Stillings Ave</u>	<u>6734/010</u>	<u>Louise Swig</u>	<u>Louise Swig</u>
2.	_____	_____	_____	_____
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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1990	E565999-00	06/20/1990	F150	0430	DEED	R E E	DEMONTELLANO THELMA M ORTIZ DONALDSON HERBERT SWIG LOUISE

20 STILLINGS

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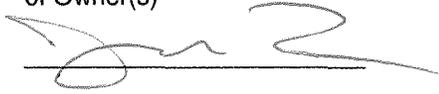


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City Planning Commission
Case No. 2018-15554PRJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>46 Stillings Ave</u>	<u>MC 6734/023</u>	<u>Judith Tick</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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Search Results
Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2017	K396209-00	01/19/2017			DEED	R	RUBENSTEIN MARGUERITE
						R	RUBENSTEIN REAL PROPERTY LIVING TRUST
						E	46 STILLINGS PROPERTIES LLC

46 STILLINGS

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Case No. 2018-15554PRJ

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If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2 STILLINGS</u>	<u>6134/008</u>	<u>JAMES & JACLYN HANRATTY</u>	<u>Jane J Hanratty</u>
2. <u>2 STILLINGS</u>	<u>6134/008</u>	<u>JACLYN HANRATTY</u>	<u>Jaclyn Hanratty</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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22. _____	_____	_____	_____



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Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
1993	F427458-00	08/31/1993	F954	0236	DEED	R	HANRATTY JACKLYN D
						R	HANRATTY JAMES J & JACKLYN A
						E	

2 STILLINGS

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Case No. 2018-15554PCJ

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>69 NORDHOFF</u>	<u>6763/047</u>	<u>BASHIR A. ABDULLAH</u>	<u>Bashir A. Abdullah</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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10. _____	_____	_____	_____
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17. _____	_____	_____	_____
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Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2004	H728776-00	05/26/2004	I646	0561	DEED	R	ABDULLAH BASHIR A
						E	
						E	BASHIR A ABDULLAH TRUST

69 NORDHOFF

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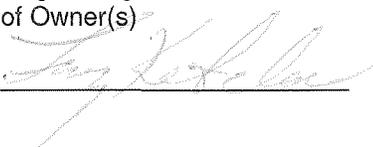
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City Planning Commission
Case No. 2018-15554(PR)

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 65 NORDHOFF	6763/007	LARRY KETELAAR	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
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5. _____	_____	_____	_____
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Year	Document	Record			Document Type	GrantoR		Name
		Date	Reel	Image		GranteE		
2013	J665737-00	05/22/2013	K902	0274	DEED	R		KETELAAR LARRY MELVIN
						E		KETELAAR LARRY M
						E		LARRY M KETELAAR REVOCABLE TRUST

65 NORTH HOFF

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City Planning Commission
Case No. 2018-15554PRJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	51 Stillings Ave SAN FRANCISCO	6763 030	CRISTINA D. DOBLEMAN	<i>Cristina D. Dobleman</i>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Document Details

Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
1990	E842101-00	12/31/1990	F282	0162	DEED	R	DOBLEMAN JOHN MICHAEL
						E	DOBLEMAN CRISTINA D

51 STILLINGS

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City Planning Commission
Case No. 2018-15554PEJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	57 Shillings Ave	6763/037	Carmen Vega	Carmen Vega
2.				
3.				
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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2011	J263961-00	09/02/2011	K474	0509	DEED	R E	FREDERICK WALTER R VEGA CARMEN

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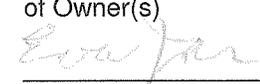
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City Planning Commission
Case No. 2018-15554(P2)

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The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 222 N 2nd St	6762/028	EVA JAN	
2. 222			
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City Planning Commission
Case No. 2018-13554(PCL)

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	38 North St.	6762/022	Anthony Plaza	
2.				
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City Planning Commission
Case No. 2012-15554 PC

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The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>544 Congo St</u>	<u>6763/022</u>	<u>Gregory R. Jenour</u>	<u>[Signature]</u>
2.	<u>544 Congo St</u>	<u>6763/022</u>	<u>Deborah May</u>	<u>[Signature]</u>
3.	<u>500 Congo St</u>	<u>6763/042</u>	<u>JIMMY OLSON</u>	<u>[Signature]</u>
4.	<u>538 Congo St</u>	<u>6763/021</u>	<u>Elizabeth Murdock</u>	<u>[Signature]</u>
5.	<u>538 Congo St</u>	<u>6763/021</u>	<u>PAUL COYT</u>	<u>[Signature]</u>
6.	<u>514 Congo St</u>	<u>6763/017</u>	<u>Stuart Pibart</u>	<u>[Signature]</u>
7.	<u>514 Congo St</u>	<u>6763/017</u>	<u>Suzan Ostermann</u>	<u>[Signature]</u>
8.	<u>521 Congo St</u>	<u>6764/013</u>	<u>THOMAS T. PACT</u>	<u>[Signature]</u>
9.	<u>527 CONGO ST. SF</u>	<u>6764/012</u>	<u>HERBERT RAMIREZ</u>	<u>[Signature]</u>
10.	<u>511 CONGO ST. SF</u>	<u>6764/014</u>	<u>HOWARD ROSENFELD</u>	<u>[Signature]</u>
11.	<u>15 Melrose Ave</u>	<u>3062/001</u>	<u>Juan Lopez</u>	<u>[Signature]</u> *
12.	<u>16 Melrose Ave</u>	<u>3060/002</u>	<u>Vicki Chiang</u>	<u>[Signature]</u>
13.	<u>541 Congo St</u>	<u>6764/021</u>	<u>JASON KEEL</u>	<u>[Signature]</u>
14.	<u>541 Congo St</u>	<u>6764/021</u>	<u>NEERU GUPTA</u>	<u>[Signature]</u>
15.	<u>574 Congo St</u>	<u>6763/041</u>	<u>Theodore Harris</u>	<u>[Signature]</u>
16.	<u>520 Congo St</u>	<u>6763/018</u>	<u>Flora M. Ware</u>	<u>[Signature]</u>
17.	<u>561 CONGO ST.</u>	<u>6764/006</u>	<u>CHARLES D. ANDERSON</u>	<u>[Signature]</u>
18.	<u>556 Congo St</u>	<u>6763/039</u>	<u>James J. Vogt</u>	<u>[Signature]</u>
19.	<u>20 Melrose</u>	<u>3060/002A</u>	<u>Julie Goot</u>	<u>[Signature]</u>
20.				
21.				
22.				



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Document Details

Year	Document	Record		Reel	Image	Document Type	Grantor	
		Date					GranteE	Name
2015	K061693-00	05/18/2015				DEED	R	MAY DEBORAH L
							R	RIDENOUR GREGORY P
							E	GREGORY RIDENOUR & DEBORAH MAY TRUST
							E	MAY DEBORAH L
							E	RIDENOUR GREGORY

544 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2013	J698241-00	06/28/2013	K928	0770	DEED	R E	OLSON JAMES D LUCERO JENNIFER M

SSD CONFID

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Year	Document	Record		Image	Document Type	GrantoR	
		Date	Reel			GranteE	Name
2012	J430025-00	06/13/2012	K667	0107	DEED	R	CORT PAUL R
						R	MURDOCK MARY ELIZABETH
						E	CORT PAUL
						E	MURDOCK CORT FAMILY TRUST
						E	MURDOCK M ELIZABETH

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Year	Document	Record		Image	Document Type	GrantoR		Name
		Date	Reel			GranteE		
2011	J232093-00	08/02/2011	K451	0068	DEED	R		MARY P TRAVERS REVOC LVG TR
						R		TRAVERS MARY P
						E		OSTERMANN SUSAN
						E		PILORZ STUART

514 con-60

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Year	Document	Record Date	Reel	Image	Document Type	GrantorR	GranteeE	Name
1995	F785260-00	04/25/1995	G367	0019	DEED	R		ARON CHARLENE A
						R		ARON-DEVICO 1991 TRUST
						R		DEVICO ALFRED G
						E		SCHAEFER-TRENT LAUREL I
						E		TRENT THOMAS W

521 CONSO

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2014	J867084-00	04/22/2014			DEED	R R E E	LUISTRO ROLAND RAMIREZ HERBERT LUISTRO ROLAND RAMIREZ HERBERT

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Year	Document	Record		Image	Document Type	GrantoR		Name
		Date	Reel			GranteE	GranteR	
1997	G116349-00	02/14/1997	G820	0003	DEED	R	R	PANAGOTACOS FAMILY TRUST
						R	R	PANAGOTACOS MILTON J
						R	R	PANAGOTACOS SHARON A
						E	R	ROSENFELD HOWARD

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2013	J775761-00	10/25/2013	L011	0301	DEED	R	CHIANG VICKI
						R	RAMSEY JAMES M
						R	RAMSEY JAMES T
						R	RAMSEY KATHLEEN L
						E	CHIANG VICKI
						E	RAMSEY JAMES M

16 MELROSE

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Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2018	K616265-01	05/17/2018			SUBSTITUTION TRUSTEE	R	GUPTA NEERU
						R	JPMORGAN CHASE BANK NA
						R	KEEL JASON A
						E	J P MORGAN CHASE CUSTODY SVCS INC

541 Congo

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K056743-00	05/06/2015			DEED	R	HARRIS FAYE L
						R	HARRIS FAYE LI
						R	HARRIS THEODORE D
						R	HARRIS THEODORE DAVID
						E	HARRIS FAYE L
						E	HARRIS THEODORE D

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Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
1991	E896216-00	04/24/1991	F361	0459	DEED	R	WONG GARY N & FLORA M
						E	GARY N & FLORA M WONG 1991 TRUST
						E	WONG FLORA M
						E	WONG GARY N

520 WONG

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13300 New Airport Rd, Suite 101 Auburn, CA 95602



Recording Requested By:
WASHINGTON MUTUAL BANK, FA

When Recorded Return To:
Current Trustor:
CHARLES D ARON
561 CONGO ST
SAN FRANCISCO, CA 94131-2846

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2005-H975818-00
Check Number 0959/2770
Tuesday, JUN 21, 2005 14:10:45
Ttl Pd \$19.00 Nbr-0002767872
REEL 1915 IMAGE 0578
09a/10/2-2

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WASHINGTON MUTUAL - CLIENT #08 #:0163518888 "ARON" Lender ID:220/003/0362820002 San Francisco, California PiF: 04/05/2005

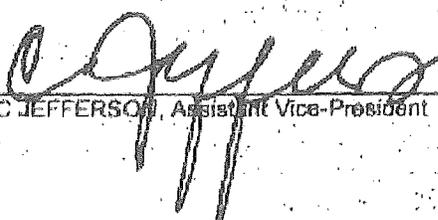
The undersigned WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED Beneficiary(ies), in and under the provisions of that certain Deed of Trust executed by CHARLES D ARON Trustor, to SKO-FED MORTGAGE CORPORATION, AN ILLINOIS CORPORATION as Trustee for SKO-FED MORTGAGE CORPORATION, AN ILLINOIS CORPORATION Beneficiaries, dated 03/13/1987, and recorded 04/08/1987 in the office of the Recorder of San Francisco County, State of California, Instrument number D970840 Book E315, Page 896, of Official Records, do(es) in accordance with provisions of said Deed of Trust, the undersigned beneficiary hereby give notice of the Substitution and Appointment of itself as trustee, in place and instead of the present Trustee, and do(es) hereby vest itself as substituted trustee, all rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned, has been fully paid and/or satisfied.

NOW THEREFORE, WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED as substituted Trustee, does hereby GRANT AND RECONVEY unto parties entitled thereto without warranty, all the estate and interest defiled to the said Trustee under said Deed of Trust in the lands therein described, situated in the county of San Francisco County, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

Assessor's/Tax ID No. 6784 -006

On May 16th, 2005

WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED as Current Beneficiary and Trustee


C. JEFFERSON, Assistant Vice-President



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Search Results

Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2016	K199894-00	02/10/2016			DEED	R E E	VOGT JAMES JAMES J VOGT LIVING TRUST VOGT JAMES J

556 CONGO

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Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2005	I030635-00	09/15/2005	I975	0112	DEED	R	HARRIS STEPHEN K
						R	LOGSDON KARYN
						R	STEPHEN K HARRIS & KARYN LOGSDON 2001 TR
						E	GOOT JULIE L

20 MELROSE

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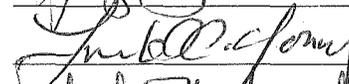
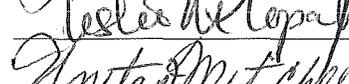
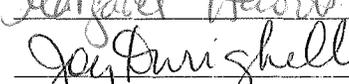
RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

City Planning Commission
 Case No. 2018-15554PRJ

2020 JAN 13 PM 1:57

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	66 Nordhoff	6762/027	Jennifer Polishook	
2.	66 Nord Hoff	6762/027	Tim Polishook	
3.	53 STILLINGS	6763/038	ALEXIS STURDY	
4.	51 Martha	6762/030A	FRANK C JOHNS	
5.	52 Martha	6735/015	LESLIE M. LOPARO	
6.	66 Martha	6735/019	UNITAF MITCHELL	
7.	80 Nordhoff	6762/088	Carolyn Flog	
8.	88 MARTHA	6735/025	TOM CHRISTIAN	
9.	88 Martha	6735/025	Margaret Hewitt	
10.	62 Martha	6735/018	JOY DURIGHELLO	
11.	64 Nordhoff	6762/026	CLAIRE BROOG	
12.	64 NORDHOFF	6762/026	ANDREW BROOG	
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				



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Search Results

Document Details

Year	Document	Record		Image	Document Type	GrantoR	
		Date	Reel			GranteE	Name
2012	J440369-00	06/29/2012	K679	0401	DEED	R	POLISHOOK TIMOTHY
						R	POLLSHOOK JENNIFER
						R	TIM & JENS TRUST
						E	POLISHOOK JENNIFER L
						E	POLLSHOOK TIMOTHY M

66 NORSTHOFF

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2016	K364352-00	11/29/2016			DEED	R R E E	SCHLOTFELDT PAUL A WALTER H HIBERT LVG TRUST COLE PAUL STURDY ALEXIS

53 STILLINGS

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2017	K406692-00	02/09/2017			DEED	R R E E E	LEBEAUYOUNG BARBARA YOUNG FRANK CHIENG-CHUN YOUNG BARBARA LE BEAU YOUNG FAMILY TRUST 2005 YOUNG FRANK CHIENG-CHUN

SI MACHA

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2007	I316022-00	01/09/2007	J303	0441	DEED	R	GETZ CHARLES
						R	LOPATO LESLIE
						E	GETZ CHARLES
						E	GETZ/LOPATO REVOC TR
						E	LOPATO LESLIE MERNA

52 MARTHA

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1992	F123604-00	05/20/1992	F631	0514	DEED	R E E	MITCHELL UNITA FAY MAYWEATHER SHARON MITCHELL UNITA FAY

66 MARSHA

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2013	J613652-00	03/04/2013	K845	0064	DEED	R R E	HORTON ANDREW WAYNE HORTON DANA ANNE FLEG CAROLYN J

80 NORDHOFF

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2001	G996598-00	08/14/2001	H951	0019	DEED	R E	HEWITT MARGARET A CHRISTIAN THOMAS X

88 MARTHA

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1995	F810501-00	06/28/1995	G412	0334	DEED	R E E	DURIGHELLO MARIA DURIGHELLO REVOCABLE TRUST

62 MARTHA

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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2019	K841077-00	10/08/2019			DEED	R	DROOG ANDREW PHILIP
						R	DROOG CLAIRE ANNE
						E	ANDREW/CLAIRE DROOG LVG TR
						E	DROOG ANDREW PHILIP
						E	DROOG CLAIRE ANNE

64 NORDHOFF

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2020 JAN 13 PM 1:58

City Planning Commission
Case No. 2018-15554 PRJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	639 Congo Street	3059/005	FRANCIS NEWBURN	Francis Newburn
2.	628 Congo	6734/028	BARBARA KOKEROLS	Barbara Kokerols
3.	663 Congo	3059/002	Tara Pouchard	Tara Pouchard
4.	729 Congo	6706/060	Brian Curry	Brian Curry
5.	710 Congo	6734/033	Allan Pleened	Allan Pleened
6.	749 CONGO	6706/044	MIKE YOUNGBLOOD	Mike Youngblood
7.	701 Congo	6706/042	Chris Garvey	Chris Garvey
8.	652 Congo	6734/029	Julie Long Gallegos	Julie Long Gallegos
9.	624 Congo	6734/018	Cheng Liu	Cheng Liu
10.	624 Congo	6734/018	Wanwei zhan	Wanwei zhan
11.	620 Congo	6734/017	Kenneth Avery	Kenneth Avery
12.	566 Congo	6763/043	Divya Chandr	Divya Chandr
13.	720 Congo	6734/002	Jeffrey Lafranchini	JEFFREY LAFRANCHINI
14.	730 Congo		Adrienne Laca	Adrienne Laca
15.	730 CONGO	6734/003	ADRIENNE LACAU	Adrienne Laca
16.	732 Congo	6734/003	ADRIENNE LACAU	Adrienne Laca
17.	810 Congo	6735/027	Eric Kammernd	Eric Kammernd
18.	822 Congo St	6735/063	Melissa Choy	Melissa Choy
19.	830 Congo St	6735/048	Miriam Moss	Miriam Moss
20.	680 Congo St.	6734/031	Lisa McCahan	Lisa McCahan
21.				
22.				

Search Results
Document Details

Year	Document	Record		Reel	Image	Document Type	GrantoR	
		Date					GranteE	Name
2015	K012920-00	01/27/2015				DEED	R	NEWBUM FRANCES L
							R	NEWBUM TRUST
							E	NEWBURN FRANCES L
							E	NEWBURN TRUST POWER OF APPOINTMENT TR

634 CONGD

RECORDING REQUESTED BY:

Thomas M. Johnson, Esq.

AND WHEN RECORDED MAIL TO:

Thomas M. Johnson, Esq.

*2171 Junipero Serra Boulevard, Suite 530
Daly City, Ca 94014*

Carmen Chu, Assessor-Recorder
DOC- 2015-K012920-00

Check Number 4499

Tuesday, JAN 27, 2015 13:18:45

Ttl Pd \$18.00

Rspt # 0005092639

okc/KC/1-1

TRUST TRANSFER DEED

APN: 3059-005

GRANT DEED (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A Section 1 et seq. The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

XX Documentary transfer tax is \$0. (Transfer for no consideration to a Revocable Trust)

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

XX There is no Documentary transfer tax due. (Transfer to Revocable Trust --R&T Section 11930)

Unincorporated area: **XX** City of San Francisco, State of California.

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

XX Transfer to a Revocable Trust;

Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

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

Change of trustee holding title;

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

Other:

Grantor: Frances L. Newburn, Surviving trustee of the Newburn Trust dated September 7, 2001, hereby grants to Frances L. Newburn, Trustee of the Newburn Trust Power of Appointment Trust, the following described real property in the City of San Francisco, County of San Francisco, State of California:

Lot 25, in Block "O" according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace" filed in the office of the County recorder of the City of San Francisco, State of California, March 25, 1910 and recorded in Book "G" of Maps, pages 60 and 63 inclusive.

[Commonly known as 639 Congo Street, San Francisco, California]

Dated: December 5, 2014

Frances L. Newburn

Frances L. Newburn

NOTARIAL ACKNOWLEDGMENT

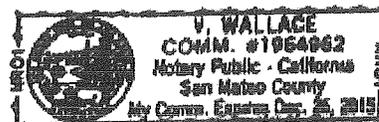
STATE OF CALIFORNIA)
) ss
COUNTY OF SAN MATEO)

On December 5, 2014, before me, V. Wallace, a Notary Public, personally appeared Frances L. Newburn, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.
V. Wallace

Signature



MAIL TAX STATEMENTS TO: Frances L. Newburn, 639 Congo Street, San Francisco, CA 94131



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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
1996	G024401-00	08/27/1996	G705	0607	DEED	R E	KOCKEROLS BARBARA KOCKEROLS BARBARA E

G 28 conqd

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2017	K410494-00	02/21/2017			DEED	R R E E E	POUCHARD CHRISTOPHE POUCHARD TARA POUCHARD CHRISTOPHE POUCHARD TARA POUCHARD TRUST

663 cont'd

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San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2017-K410494-00

Recording requested by
 Sarah Summerall
 Summerall Law, PC

When Recorded, Mail To
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

Check Number 402
 Tuesday, FEB 21, 2017 08:09:31
 Ttl Pd \$21.00 Rcpt # 0005555243
 okc/KC/1-2

Mail Tax Documents
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

APN: 3059-002

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E. CALIF. CONST. ART 13A §1 ET SEQ.)

The undersigned grantor(s) declare(s) under penalty of perjury that the following is true and correct:
 Documentary transfer tax is \$0. This is a no sale transfer. There is no transfer tax due under R & T Code § 11930.
 This is a trust Transfer under § 62 of the Revenue and Taxation Code and the Grantor(s) have checked the following applicable exclusion Transfer to a Revocable Trust

Grantor(s): **TARA POUCHARD and CHRISTOPHE POUCHARD**
 Hereby Grant(s) To: **TARA POUCHARD and CHRISTOPHE POUCHARD**, Trustees of **THE POUCHARD TRUST** dated 8/31/16.
 The real property in **SAN FRANCISCO COUNTY**, commonly known as: **663 Congo Street, San Francisco, California** and more particularly described as: See attached "Exhibit A"

8/31/16
 DATE
8/31/16
 DATE

Tara Pouchard
 TARA POUCHARD
CPouchard
 CHRISTOPHE POUCHARD

ACKNOWLEDGMENT

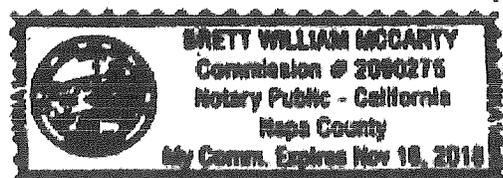
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 COUNTY OF San Francisco)

On August 31, 2016, before me, Brett William McCarty,
 NOTARY PUBLIC, personally appeared **TARA POUCHARD and CHRISTOPHE POUCHARD** 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.

Brett William McCarty
 Signature of Notary





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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2015	K038958-00	03/26/2015			DEED	R E E	OTTO KENT TEX CURRY BRIAN F SWANN JESSICA E

729 60250

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Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2015	K048181-00	04/17/2015			DEED	R	PLEANER ALLAN B
						R	PLEANER RUTH E
						E	ALLAN B & RUTH E PLEANER REVOC LVG TR
						E	PLEANER ALLAN B
						E	PLEANER RUTH E

710 CONGO

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Document Details

Year	Document	Record		Image	Document Type	GrantoR		Name
		Date	Reel			GranteE		
2015	K081433-00	06/24/2015			DEED	R		DANIEL J KENNEY & MARK E MURPHY LVG TRU
						R		KENNEY DANIEL J
						R		MURPHY MARK E
						E		MUCKERMAN MARY ELLEN
						E		YOUNGBLOOD MICHAEL

749 conso

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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2016	K284039-00	07/08/2016			DEED	R R E E	PARSONS MERRILEE A QUERCINI BRUNO GARVEY CHRISTOPHER GARVEY KATHLEEN M

801 Condo

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Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2003	H536015-00	09/15/2003	I472	0300	DEED	R	GALLEGOS RONALD M
						E	GALLEGOS GEOFFREY B
						E	GALLEGOS JASON A
						E	GALLEGOS RONALD M
						E	RONALD M GALLEGOS LVG TR

652 6090

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2019	K769968-00	05/22/2019			DEED	R	SMALL CAROLYN PEARCE
						R	SMALL FAMILY TRUST
						R	SMALL TAYLOR MOFFETT
						E	LIU CHANG
						E	ZHAO WENWEI

624 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	GrantoR	GranteE	Name
2016	K356355-00	11/10/2016			DEED	R		AVERY KENNETH C
						R		JAMES E SKEEN JR 1998 REVOC TR
						R		KENNETH C AVERY 1998 REVOC TR
						R		SKEEN JAMES E JR
						E		AVERY KENNETH C
						E		JAMES E SKEEN JR 1998 REVOC TR
						E		KENNETH C AVERY 1998 REVOC TR
						E		SKEEN JAMES E JR

620 6060

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2013	J800491-00	12/04/2013	L036	0562	DEED	R E E	CHANDER DIVYA BLUE PEARL TRUST CHANDER DIVYA

566 CONGO

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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2019	K829460-00	09/10/2019			DEED	R E E	LAFFRANCHINI JEFFREY C JEFFREY C LAFFRANCHINI 2015 TRUST LAFFRANCHINI JEFFREY C

720 60560

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
1993	F381899-00	06/29/1993	F910	0012	DEED	R R E	COMPTON ADRIENNE L LACAU ADRIENNE H

730 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K059557-00	05/12/2015			DEED	R	KAMMERUD ERIC M
						R	KAMMERUD MARGARET P
						E	KAMMERUD ERIC M
						E	KAMMERUD FAMILY TRUST
						E	KAMMERUD MARGARET P

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K042436-00	04/06/2015			DEED	R	CHOY MELISSA J
						R	MAR TIM
						E	CHOY MELISSA JUNE
						E	MAR & CHOY 2015 FMLY TR
						E	MAR TIMMY BO

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RECORDING REQUESTED BY

ROBERT T. RODDICK
Attorney at Law

ORDER #

APN

6735-40

WHEN RECORDED MAIL TO



San Francisco Assessor-Recorder

Phil Ting, Assessor-Recorder

DOC-2009-1740213-00

Check Number 4242

Friday, MAR 27, 2009 10:10:32

Ttl Pd \$31.00 Rcpt # 0003640844

REEL J857 IMAGE 0311

OKC/RE/1-8

03

Name

MIRIAM A. MOSS

Street

Trustee

Address

830 Congo Street

City &

San Francisco, CA 94131

State

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$.....

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of.....

Really not sold. Transfer to Grantor's Living Trust.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MIRIAM A. MOSS

hereby GRANT(S) to

MIRIAM A. MOSS, as Trustee of
THE MIRIAM A. MOSS REVOCABLE TRUST,

Dated: March 26th, 2009,

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

BEGINNING at the point of intersection of the southwesterly line of Congo Street and the northwesterly line of Lot 8 as shown on the map hereinafter referred to, and running thence southwesterly along the northwesterly line of said Lot 8 a distance of 77.64 feet, to a point distant thereon 72 feet northeasterly from the northeasterly line of Martha Avenue; thence southeasterly 25 feet; more or less, to a point on the southeasterly line of said Lot 8 distant thereon 72 feet northeasterly from the said northeasterly line of Martha Avenue; thence northeasterly along the southeasterly line of said Lot 8 a distance of 94 feet to the southerly line of Congo Street; thence westerly along said southerly line of Congo Street 29.20 feet to an angle point therein; and thence northwesterly along said southwesterly line of Congo Street 0.91 feet to the point of beginning.

BEING a portion of Lot 8 in Block "J" Additions to Castro Street Addition & Glen Park Terrace, as per Map thereof filed March 25, 1910 in Book "G" of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

APN 6735-40

COMMONLY KNOWN AS 830 Congo Street, San Francisco, CA 94131.

Mail all tax billings to the address first indicated above.

Dated: MARCH 26, 2009

Miriam A. Moss
MIRIAM A. MOSS



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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2014	J983775-00	12/05/2014			DEED	R R R E E	CY L FURMAN IRREVOCABLE TRUST CY L FURMAN REVOC TR FURMAN CY L ELLIOTT CHANCE MCCAHERN LISA

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**SAN FRANCISCO
PLANNING DEPARTMENT**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 JAN 13 PM 1:56

Planning Commission Motion No. 20602

HEARING DATE: DECEMBER 12, 2019

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2018-015554CUA
Project Address: 95 NORDHOFF STREET
Zoning: RH-1 (Residential-House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6763/001
Project Sponsor: Anthony Pantaleoni
70 Zoe Street, Suite 200
San Francisco, CA 94107
Property Owner: 95 Nordhoff LLC
San Francisco, CA 94131
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121 AND 303 FOR THE SUBDIVISION OF AN EXISTING LOT CURRENTLY CONTAINING A SINGLE-FAMILY DWELLING UNIT INTO FOUR NEW LOTS, TWO OF WHICH WILL BE SUBSTANDARD LOTS, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 14, 2018, Anthony Pantaleoni of Kotas Pantaleoni Architects (hereinafter "Project Sponsor") filed Application No. 2018-015554CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to subdivide an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots (hereinafter "Project") at 95 Nordhoff Street, Block 6763 Lot 001 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

On April 11, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015554CUA. After hearing the item, the Commission voted to continue the item to the May 23, 2019 hearing date and requested that the Project Sponsor explore the construction of Accessory Dwelling Units within the three single-family dwelling units or the reduction of the size of proposed new single-family dwelling units.

Without hearing the item on May 23, 2019, the Planning Commission continued the item to the June 27, 2019 public hearing as requested by the Project Sponsor, and then further continued the item to the October 10, 2019 public hearing and thereafter to the October 24, 2019 public hearing.

Without hearing the item on October 24, 2019, the Planning Commission continued the item indefinitely.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015554CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-015554CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-015554CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots. The proposal will individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. One lot will remain vacant.
3. **Site Description and Present Use.** The 7,346 square-foot property is located on the west side of Nordhoff Street, between Stillings and Mangels Avenues; Lot 001 of Assessor's Block 6763. The property is developed with a two-story single-family dwelling unit which measures 45 feet 4 inches in length and 29 feet 9 inches in width. The approximately 2,693 square-foot single-family dwelling unit is located at the northeast corner of the subject property and occupies approximately 16 percent of the existing property's total area. The subject building, constructed in 1900, is not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building is currently occupied by the listed property owner and has been occupied by such since April of 2016.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Outer Mission neighborhood, adjacent to the Diamond Heights, Glen Park, and West Twin Peaks

neighborhoods. The RH-1 (Residential-I House, One-Family) is located to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically single-family dwelling units. Directly to the north, west, and south of the subject property are single-family dwelling units.

5. **Public Outreach and Comments.** The Project Sponsor completed a Pre-Application Meeting on March 5, 2015 prior to the submittal of the listed Conditional Use Authorization Application. Thirty members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. The Department has received 20 correspondences in support of the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Minimum Lot Width and Area.** Planning Code Section 121 states that all properties within all other zoning use districts except RH-1 (D) Zoning District shall have a minimum lot width equal to 25 feet and a minimum lot area equal to 2,500 square feet, except that the minimum lot area any lot having its frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet. However, the Planning Commission may grant a Conditional Use Authorization for the creation of one or more lots of lesser width to be created, with each lot containing a single-family dwelling and having a lot area of not less than 1,500 square feet, according to the procedures and criteria pursuant to Planning Code Section 303.

The Project includes the subdivision of an existing 7,346 square foot lot currently containing a single-family dwelling unit into four new lots with lot widths varying from 23.04 feet to 29.42 feet wide. Two of the proposed four lots will be composed of lot widths less than the required 25'-0". In addition, one of the proposed two lots with substandard lot widths will contain a lot area less than the required 1,750 square feet. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Section 303.

- B. **Residential Use and Density.** Planning Code Section 209.1 states that properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot. However, a Conditional Use Authorization may be granted pursuant to Planning Code Section 303 for the construction of one dwelling unit per 3,000 square feet of lot area, with no more than three units per lot.

Three of the four proposed lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) will be developed with a single-family dwelling unit. Therefore, the Project will comply with this requirement.

- C. **Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25% of the lot's depth, but in no case less than 15 feet.

The Project will subdivide an existing lot into four new lots and develop three of the four lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) with a single-family dwelling unit. Each development will provide a rear yard equal to 25% of the lot's depth, but in no case less than 15 feet. Therefore, the Project will comply with this requirement.

- D. **Front Setback.** Planning Code Section 132 requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

The Project will subdivide an existing lot into four new lots and develop three of the four lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) with a single-family dwelling unit. Each development will provide a front setback equal to the average of adjacent properties' front setback (12 feet). Therefore, the Project will comply with this requirement.

- E. **Useable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private useable open space or at minimum 400 square feet of common useable open space.

The Project will comply with this requirement. Each dwelling unit will contain access to at minimum 300 square feet of private useable open space.

- F. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

Each dwelling unit will contain a room measuring at minimum 120 square feet in area with required windows facing onto either Nordhoff Street (a public street) or a conforming rear yard as indicated by Planning Code Section 134. Therefore, the Project complies with this requirement.

- G. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required per dwelling unit. However, each dwelling unit is principally permitted to contain at maximum two off-street parking spaces.

The Project will comply with this requirement. Each dwelling unit, both existing and proposed, will contain one legal off-street parking space.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a

secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

Each dwelling unit, both existing and proposed, will contain one Class 1 bicycle parking space within the unit's ground floor. Therefore, the Project complies with this requirement.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underutilized lot and will provide two additional dwelling units to the City's housing stock, with the potential of third unit to be developed at the proposed vacant lot. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed subdivision, alteration to an existing building, and construction of two new dwelling units will be compatible to the development pattern, density, and height of the immediate neighborhood. The existing and new buildings will have features similar to that of single-family dwelling units on the subject block and immediate neighborhood. In particular, the buildings will contain an elevated main entrance and a garage door at the front of each dwelling, with living space on the upper floor(s). These building elements are consistent with the prevailing residential pattern of nearby neighborhood.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit. The number of available on-street parking spaces is not expected to be altered significantly. Additionally, the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed Project will provide adequate useable open space, landscaping, and bicycle parking spaces for each dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project is consistent with the stated purpose of the RH-1 (Residential-IHouse, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling units will be consistent with the characteristics of the listed Zoning District.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.6

Respect the character of older development nearby in the design of buildings.

The Project will subdivide an existing underutilized lot into four new lots at a location within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing two additional dwelling units while simultaneously enhancing and preserving an existing dwelling unit. The proposal will also present an opportunity to further increase the City's housing stock by developing a third unit at the proposed vacant lot. Furthermore, the proposed dwelling units will be developed to meet the needs and necessities of families. The Project will also provide a use compatible the RH-1 Zoning District and neighborhood in that the proposed buildings will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is utilized and occupied by a residential use.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will preserve an existing dwelling unit located at the subject property and construct two new complying dwelling units, with the opportunity of a third dwelling unit to be constructed on the remaining proposed vacant lot.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project will not affect the City's supply of affordable housing; no affordable housing will be removed. The Project site is currently occupied by an existing single-family dwelling unit which will be retained and preserved.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line. Additionally, the Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the subject property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject property is not occupied by a landmark or historic building.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

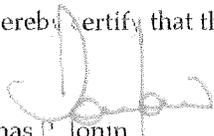
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-015554CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 28, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2019.


Jonas P. Ionin
Commission Secretary

AYES: Moore, Fung, Diamond, Johnson, Koppel, Melgar

NAYS: None

ABSENT: Richards

ADOPTED: December 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to subdivide an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, at 95 Nordhoff Street, Block 6763 and Lot 001 pursuant to Planning Code Sections 121 and 303 within the RH-1 District and the 40-X Height and Bulk District; in general conformance with plans, dated March 28, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-015554CUA and subject to conditions of approval reviewed and approved by the Commission on December 12, 2019 under Motion No. 20602. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 12, 2019 under Motion No. 20602.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission Motion No. 20602 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than three Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. One Class 1 bicycle parking space shall be provided at each dwelling unit (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

13. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: John Kaufman	
PROPERTY OWNER'S ADDRESS: 4487 23rd Street, No 2 San Francisco, CA. 94114	TELEPHONE: (415) 298-1835 EMAIL: voicematch@yahoo.com

APPLICANT'S NAME: Anthony Pantaleoni Kotas/ Pantaleoni Architects Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 70 Zoe Street, Suite 200 San Francisco, CA. 94107	TELEPHONE: (415) 495-4051 EMAIL: tony@kp-architects.com

CONTACT FOR PROJECT INFORMATION: Anthony Pantaleoni Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 95 Nordhoff Street	ZIP CODE: 94131
CROSS STREETS: At the corner of Stillings Ave. and Nordhoff	

ASSESSORS BLOCK/LOT: 6763 / #1	LOT DIMENSIONS: 73.27 x 122	LOT AREA (SQ FT): 7343 sq. ft.	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X
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3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):	DATE FILED:
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) JUNE 12, 2014	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
PROJECT FEATURES				
Dwelling Units	1	0	4	4
Hotel Rooms				
Parking Spaces	1	0	4	4
Loading Spaces				
Number of Buildings	1	0	4	4
Height of Building(s)	30 ft.	0	35 ft.	35 ft.
Number of Stories	3	0	3	3
Bicycle Spaces	0		2	2
GROSS SQUARE FOOTAGE (GSF)				
Residential	1894	0		
Retail				
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>				
Parking	799	0		
Other (Specify Use)				
TOTAL GSF	2,693			

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	0	0
Rental Units:			
Total Units:	0	0	0
Units subject to Rent Control:			
Vacant Units:			

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	0	0
Rental Bedrooms:			
Total Bedrooms:			
Bedrooms subject to Rent Control:			

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
 (Attach a separate sheet if more space is needed)

No Rental Units are Proposed for the Project

Priority General Plan Policies – Planning Code Section 101.1
 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:	
<p>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</p>	<p>The proposed homes will help preserve the existing retail uses in the community.</p>
<p>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</p>	<p>The proposed single family homes will preserve the neighborhoods character. The surrounding properties are all single family homes.</p>
<p>3. That the City's supply of affordable housing be preserved and enhanced;</p>	<p>The City's supply of affordable housing will be preserved. The project will be providing new housing for growing families.</p>
<p>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</p>	<p>The project will not have any effect on Muni or overburden our streets. The property is not located on a transit corridor or Muni bus line. Off street parking will be provided for each property to minimize it's effect on neighborhood parking.</p>

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Industrial and service sectors will not be affected by these single family homes.

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

The new homes will be constructed to meet current code which will be stronger than any of the neighbors.

7. That landmarks and historic buildings be preserved; and

No historic building will be affected by this project.

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

Parks and open space will not be affected by this single family home.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); OR
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

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2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition
(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 

Date: September 9, 2014

Print name, and indicate whether owner, or authorized agent:

Anthony Pantaleoni

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input checked="" type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input checked="" type="checkbox"/>
Supplemental Information Pages for Demolition	<input checked="" type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input checked="" type="checkbox"/>
Site Plan (existing and proposed)	<input checked="" type="checkbox"/>
Floor Plans (existing and proposed)	<input checked="" type="checkbox"/>
Elevations (including adjacent structures)	<input checked="" type="checkbox"/>
Current photographs	<input checked="" type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input checked="" type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- * Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- Current or historic photograph(s) of the property.
- All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- A digital copy (CD or USB drive) of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



San Francisco
Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 95 NORDHOFF

Block/Lot(s): 6763/001

Property Owner's Information

Name: 95 NORDHOFF LLC Mr. John Kaufman

Address: 95 Nordhoff Street, SAN FRANCISCO, CA
94131

Email Address: voicematch@yahoo.com

Telephone: 415.298.1835

Applicant Information

Same as above

Name: ANTHONY PANTALEONI

Company/Organization: KOTAS PANTALEONI ARCHITECTS

Address: 70 ZOE SUITE 200, SAN FRANCISCO, CA
94107

Email Address: TONY@KP-ARCHITECTS.COM

Telephone: 415.495.4051

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: 95 NORDHOFF LLC Email: voicematch@yahoo.com Phone: 415-298-1835

Please Select Primary Project Contact: Owner Applicant Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Subdivide large parcel into 4 single family lots. Existing house at 95 Nordhoff is two stories over garage. The house will be remodeled and enlarged with an addition at the rear. The front facade will be restored to match original design.

Two lots facing Nordhoff (89 and 91 Nordhoff) to have two new single family homes. The homes will be 3 story over garage.

The lot facing Stillings Street to remain vacant at this time.

Construction Costs:

- 95 Nordhoff; \$250,000
- 91 Nordhoff; \$450,000
- 89 Nordhoff; \$450,000

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
- Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
- Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
- Financial Service Massage Establishment Other: _____

Estimated Construction Cost: See above

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF	800	1431 (All 3 garages)
	Residential GSF	1895	7,231 (All 3 houses)
	Retail/Commercial GSF	0	0
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	456	1525
	Public Open Space GSF	0	0

Project Features	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	1	3
	Dwelling Units - Total	1	3
	Hotel Rooms	0	0
	Number of Building(s)	1	3
	Number of Stories	2	3
	Parking Spaces	1	3
	Loading Spaces	0	0
	Bicycle Spaces	0	3
	Car Share Spaces	0	0
	Other: _____		

Land Use - Residential	Studio Units	0	0
	One Bedroom Units		0
	Two Bedroom Units		0
	Three Bedroom (or +) Units	0	3 (All 3 Houses)
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	18 Months
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Spread Footing
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <i><u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u></i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:	
1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;	SINGLE FAMILY HOMES NOT IN RETAIL AREA.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;	PROVIDING 2 ADDITIONAL SINGLE FAMILY HOMES IN A RESIDENTIAL NEIGHBORHOOD. THE NEW LOT WILL PROVIDE ANOTHER UNIT.
3. That the City's supply of affordable housing be preserved and enhanced;	N/A/
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;	PARKING PROVIDED FOR EACH HOME.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;	NOT IN SERVICE AREA.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;	WILL BE DESIGNED TO CURRENT SEISMIC CODES.
7. That landmarks and historic buildings be preserved; and	95 NORDHOFF IS NOT OF ANY HISTORIC MERIT, BUT WE PRESERVING IT ANYWAY
8. That our parks and open space and their access to sunlight and vistas be protected from development.	BELOW 40' IN HEIGHT NOT IN THE VICINITY OF A PARK OR OPEN SPACE.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Anthony Pantaleoni Digitally signed by Anthony Pantaleoni
Date: 2018.10.16 11:18:52 -07'00'

Signature

ANTHONY PANTALEONI

Name (Printed)

ARCHITECT

Relationship to Project
(i.e. Owner, Architect, etc.)

415.495.4051

Phone

TONY@ KP-ARCHITECTS.COM

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

1	TARA POUCHARD	663 CONGO ST	3059/002
2	FRANCES NEWBURN	639 CONGO ST	3059/005
3	VICKI CHIANG	16 MELROSE AVE	3060/002
4	GOOT JULIE L	20 MELROSE AVE	3060/002A
5	JUAN LOPEZ	15 MELROSE AVE	3062/001
6	GARVEY CHRISTOPHER	801 CONGO ST	6706/042
7	YOUNGBLOOD MICHA	749 CONGO ST	6706/044
8	BRIAN CURRY	729 CONGO ST	6706/060
9	JEFFREY C LAFFRANCH	720 CONGO ST	6734/002
10	LACAU ADRIENNE H T	730 CONGO ST	6734/003
11	HANRATTY JACKIE	2 STILLINGS AVE	6734/008
12	HANRATTY JAMES	2 STILLINGS AVE	6734/008
13	JACQUELINE POGGI	16 STILLINGS AVE	6734/009
14	SWIG LOUISE	20 STILLINGS AVE	6734/010
15	ANNE JENKINS LASKEY	24 STILLINGS AVE	6734/011
16	KENNETH C AVERY 199	620 CONGO ST	6734/017
17	LIU CHANG	624 CONGO ST	6734/018
18	ZHAO MANWEI	624 CONGO ST	6734/018
19	JUDITH TICK	46 STILLINGS AVE	6734/023
20	BARBARA KOCKEROLS	628 CONGO ST	6734/028
21	GALLEGOS JULIE	652 CONGO ST	6734/029
22	LISA McCAHON	680 CONGO ST	6734/031
23	ALLAN PLEANER	710 CONGO ST	6734/033
24	LESLIE LOPATO	52 MARTHA AVE	6735/015
25	JOY DURIGHELLO	62 MARTHA AVE	6735/018
26	MITCHELL UNITA F an	66 MARTHA AVE	6735/019
27	CHRISTIAN THOMAS X	88 MARTHA AVE	6735/025
28	MARGARET HEWITT	88 MARTHA AVE	6735/025
29	ERIC KAMMERUD	810 CONGO ST	6735/027
30	MIRIAM A MOSS	830 CONGO ST	6735/048
31	MELISA CHOY	822 CONGO ST	6735/063
32	ANTHONY PLAZA	38 NORDHOFF	6762/022
33	BEN COENE	44 NORDHOFF ST	6762/023
34	ANDREW DROOG	64 NORDHOFF ST	6762/026
35	CLAIRE DROOG	64 NORDHOFF ST	6762/026
36	POLISHOOK JENNIFER	66 NORDHOFF ST	6762/027
37	POLISHOOK TIMOTHY	66 NORDHOFF ST	6762/027
38	EVA JAN	22 NORDHOFF ST	6762/028
39	FLEG CAROLYN J	80 NORDHOFF ST	6762/028
40	FRANK C YOUNG	51 MARTHA AVE	6762/030A
41	LARRY M KETELAAR R	65 NORDHOFF ST	6763/007
42	MICHAEL ROSENBLUTH	43 NORDHOFF ST	6763/010
43	KELLI STOCK	39 NORDHOFF ST	6763/011
44	BARBARA TATUM	33 NORDHOFF ST	6763/012
45	ELIZABETH UPRICHARD	33 NORDHOFF ST	6763/012
46	JIN PARK	11 NORDHOFF	6763/015
47	OSTERMANN SUSAN	514 CONGO ST	6763/017
48	PILORZ STUART	514 CONGO ST	6763/017
49	FLORA M WONG	520 CONGO ST	6763/018
50	CORT PAUL	538 CONGO ST	6763/021
51	MURDOCK ELIZABETH	538 CONGO ST	6763/021
52	DEBORAH MAY	544 CONGO ST	6763/022
53	GREGORY RIDENOUR	544 CONGO ST	6763/022
54	DOBLEMAN CRISTINA	51 STILLINGS AVE	6763/030
55	STEVEN GANZ	49 STILLINGS AVE	6763/031
56	VEGA CARMEN	57 STILLINGS AVE	6763/037
57	STURDY ALEXIS	53 STILLINGS AVE	6763/038
58	JAMES J VOGT LIVING	556 CONGO ST	6763/039
59	HARRIS THEODORE D	574 CONGO ST	6763/041
60	JIMMY OLSON	550 CONGO ST	6763/042
61	DIVYA CHANDER	566 CONGO ST	6763/043
62	BASHIR A ABDULLAH T	69 NORDHOFF ST	6763/044
63	MANGINI JANET C	575 CONGO ST	6764/004
64	ARON CHARLES D	561 CONGO ST	6764/006
65	RAMIREZ HERBERT	527 CONGO ST	6764/012
66	SCHAEFER-TRENT LAUREL	521 CONGO ST	6764/013
67	TRENT THOMAS W	521 CONGO ST	6764/013
68	GUPTA NEERU	541 CONGO ST	6764/021

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STEVEN GANZ
JUDITH TICK

11-4288/1210

3053



DATE 1/13/20

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ORDER OF

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MEMO

MP

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From: [BOS Legislation, \(BOS\)](#)
To: [gantzick@yahoo.com](#); [voicematch@yahoo.com](#); [tony@kp-architects.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: PLANNING DEPARTMENT APPEAL RESPONSE: Appeal of Conditional Use Authorization - Proposed 95 Nordhoff Street Project - Appeal Hearing on February 11, 2020
Date: Monday, February 3, 2020 4:07:11 PM
Attachments: [image001.png](#)

Greetings,

Please find linked below appeal response received by the Office of the Clerk of the Board from the Planning Department, regarding the Conditional Use Authorization Appeal for the proposed 95 Nordhoff Street Project.

[Planning Department Appeal Response - February 3, 2020](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on February 11, 2020. Please note the Board is anticipated to entertain a motion to continue this appeal hearing to March 10, 2020.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200067](#)

Regards,

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



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



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

APPEAL OF CONDITIONAL USE AUTHORIZATION 95 NORDHOFF STREET

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: February 3, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: John Rahaim, Planning Director – Planning Department (415) 558-6411
Gabriela Pantoja, Planner – Planning Department (415) 575-8741
RE: File No. 20602, Planning Case No. 2018-015554CUA - Appeal of the approval of Conditional Use Authorization for 95 Nordhoff Street

HEARING DATE: February 11, 2020

ATTACHMENTS:

- I. Materials Related to Project Under Appeal
 - A. Planning Commission Staff Report for Case No. 2018-015554CUA (Executive Summary, Exhibits, Memo to Planning Commission, and Project Sponsor Submittal for December 12, 2019 hearing.)
 - B. Approved Plans (Case No. 2018-015554CUA)
 - C. Final Motion No. 20602 (Case No. 2018-015554CUA)
 - D. Appeal letter filed by Steve Ganz on January 13, 2020
- II. Materials Related to Previous Project
 - E. Plans (Previously Submitted Demolition and New Construction Building Permit Applications; Permit Nos. 201510301315, 201510301323, 201510301326, 201510301327, 201510301328)
 - F. Prior Environmental Determination (Case No. 2014.1490E)

PROJECT SPONSOR: Anthony Pantaleoni
70 Zoe Street, Suite 200, San Francisco, CA 94107

APPELLANT: Steven Ganz
49 Stillings Avenue, San Francisco, CA 94131

INTRODUCTION:

This memorandum and the attached documents are in response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of an application for Conditional Use Authorization (“CUA”) under Planning Code Sections 121 and 303 for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, and the construction of two new single-family dwelling units for a total of three dwelling units within the RH-1 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District at 95 Nordhoff Street, Block 6763 Lot 001 (hereinafter “Project”).

This response provides clarifications regarding the proposed Project and addresses the appeal (“Appeal Letter”) to the Board filed on January 13, 2020 by Steven Ganz in opposition of the Planning Commission’s approval of the listed CUA No. 2018-015554CUA.

The decision before the Board is whether to uphold or overturn the Planning Commission’s approval of CUA No. 2018-015554CUA to permit the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, and the construction of two new single-family dwelling units for a total of three dwelling units within the RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District.

SITE DESCRIPTION & PRESENT USE:

The 7,346 square-foot property is located on the west side of Nordhoff Street, between Stillings and Mangels Avenues. The property is developed with a two-story single-family dwelling unit which measures 45 feet 4 inches in length and 29 feet 9 inches in width. The approximately 2,693 square-foot single-family dwelling unit is located at the northeast corner of the subject property and occupies approximately 16 percent of the existing property’s total area. The subject building, constructed in 1900, is not considered a Historical Resource per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building is currently occupied by the listed property owner and has been occupied by such since April of 2016.

SURROUNDING PROPERTIES AND NEIGHBORHOOD:

The subject property is located within the RH-1 Zoning District, the 40-X Height and Bulk District, and Outer Mission neighborhood, adjacent to the Diamond Heights, Glen Park, and West Twin Peaks neighborhoods. The RH-1 is located to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments, specifically single-family dwelling units. Directly to the north, west, and south of the subject property are single-family dwelling units.

PROJECT DESCRIPTION:

The proposal is for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots. The proposal will individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. One lot will remain vacant.

BACKGROUND:

Prior to the listed Project, the Project Sponsor sought to subdivide the subject lot into four conforming lots and developed each lot with a conforming single-family dwelling unit. The existing building at the subject property was proposed to be demolished (Building Permit Application No. 2015.1030.1326); however, during the neighborhood notification period, one Discretionary Review (DR) request (No. 2014.1490DRP) was filed on the proposed Project. The DR applicant stated concerns with regards to the demolition of the existing single-family dwelling unit and the removal of an existing mature redwood tree located at the subject property. Upon the filing of the DR request, the property owner entered into discussions with the applicant. Ultimately, a compromise was reached between both parties that preserved both the existing dwelling unit and the mature redwood tree. The compromise resulted in the Project currently being appealed.

On April 11, 2019 after hearing the item, the Planning Commission voted to continue the subject Conditional Use Application to a later hearing date. In the interim, the Commission directed the Project

Sponsor to explore the construction of Accessory Dwelling Units within the three single-family dwelling units or the reduction of the size of proposed new single-family dwelling units. As a result, the Project Sponsor reduced the size of each respective new single-family dwelling unit by approximately 150 and 160 square feet and setback the top floor of each respective new single-family dwelling unit to be at minimum 28 feet 6 inches from the front property line.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS:

Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing all applications for a Conditional Use Authorization. To approve the Project, the Commission must find that the listed criteria below has been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan; and
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Department's response to these criteria can be found in the attached Motion.

BASIS FOR COMMISSION ACTION

The Planning Commission determined the Project to be on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of a currently underutilized lot and will provide two additional dwelling units to the City's housing stock, with the potential of third unit to be developed on the proposed vacant lot. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. The Commission also found the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES:

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

ISSUE #1: The appellant claims that the proposed Project is incompatible with the size and scale of development in the neighborhood, Glen Park.

RESPONSE #1: As outlined in Motion No. 20602, the Commission reviewed substantial information and engaged in discussions with relation to the Project's compatibility with the immediate neighborhood of Glen Park. In particular, the Commission reviewed a detailed survey of the immediate neighborhood and the neighborhood's buildings' heights and scales. The Commission concluded that the proposed subdivision, alteration to an existing building, and construction of two new dwelling units will be compatible to the development pattern, density, and height of the immediate neighborhood. In particular, the buildings will be less than 40 feet in height, contain an elevated main entrance, and a garage door at the front of each dwelling with living space at the upper floor(s).

ISSUE #2: The appellant claims that the proposed Project does not address the protection of the redwood tree at the subject property.

RESPONSE #2: Article 16 of the Public Works Code outlines procedures and measures to be implement for the conservation and protection of existing "Significant Trees" within a private property. A "Significant Tree" is defined as a tree located within a privately owned-property with any portion of its trunk within 10 feet of the public right-of-way, and (3) that satisfies at least one of the following criteria: (a) a diameter at breast height (DBH) in excess of twelve (12) inches, (b) a height in excess of twenty (20) feet, or (c) a canopy in excess of fifteen (15) feet (Section 810A of the Public Works Code). The identified redwood tree located at the subject property has been classified as a "Significant Tree." In the event that the "Significant Tree" is proposed to be removed, the Project Sponsors shall obtain a tree removal permit from the Department of Public Works pursuant to Public Works Code Article 16.

ISSUE #3: The appellant claims that the proposed Project will not provide "workforce priced housing".

RESPONSE #3: The listed Project is not subject to Planning Code Section 415 (Inclusionary Housing Requirements). Pursuant to Planning Code Section 415.3, Section 415 shall apply to any housing project that consists of 10 or more units. As listed, the Project will maintain and alter one existing single-family residence and construct two new single-family residences with the potential construction of a fourth unit at the proposed vacant lot.

CONCLUSION:

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in adopting Motion No. 20602 and approving Conditional Use Authorization No. 2018-015554CUA.

VERY LARGE FILE - To view the Planning Response in its entirety, click [HERE](#) to be redirected to the Legislative Research Center and start on Page 5, or enter the following address into a web-browser:
<https://sfgov.legistar.com/View.ashx?M=F&ID=8048536&GUID=0D952DC8-FD22-4B94-A6A6-F55990D242FA>

From: BOS Legislation, (BOS)
To: BOS Legislation, (BOS); ganztick@yahoo.com; voicematch@yahoo.com; tony@kp-architects.com
Cc: PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Gibson, Lisa (CPC); Jain, Devyani (CPC); Varat, Adam (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Pantoja, Gabriela (CPC); Rosenberg, Julie (BOA); Sullivan, Katy (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS)
Subject: PROJECT SPONSOR APPEAL RESPONSE: Appeal of Conditional Use Authorization - Proposed 95 Nordhoff Street Project - Appeal Hearing on February 11, 2020
Date: Thursday, February 6, 2020 2:33:49 PM
Attachments: [image001.png](#)

Good afternoon,

Please find linked below appeal response received by the Office of the Clerk of the Board from John Kaufman of 95 Nordhoff, LLC, as the Project Sponsor, regarding the Conditional Use Authorization Appeal for the proposed 95 Nordhoff Street Project. Please note the files are separated due to size.

[Project Sponsor Appeal Response - Signature Audit - January 30, 2020](#)

[Project Sponsor Appeal Response - Executive Summary](#)

[Project Sponsor Appeal Response - Neighborhood Survey](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on February 11, 2020. Please note the Board is anticipated to entertain a motion to continue this appeal hearing to March 10, 2020.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200067](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



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public may inspect or copy.

95 Nordhoff, LLC
95 Nordhoff Street
San Francisco, CA 94131
415-298-1835

30 January 2020

Lisa Lew and Brent Jalipa
Clerk of the Board
Board of Supervisors
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RE: 95 Nordhoff Street
2018-01554-CUA Appeal

To Whom It May Concern:

Respectfully, I am writing to formally protest the appeal that has been scheduled with regard to the above-referenced conditional use application that was unanimously granted by the San Francisco Planning Commission.

The Notice of Appeal is patently defective. It does not (A) cite the correct ruling by the San Francisco Planning Commission; (B) cite a basis for an appeal as the conditional use applied for was for a variation in lot size and not the proposed home size or stature (which was code and zoning compliant); or (C) constitute the proper square footage of property joined by owners within three hundred feet (300') of the subject property as having joined the "appeal".

The Notice of Appeal is attached as Exhibit A; and proof that the legal owners of the properties that should be referenced to determine if the twenty percent (20%) threshold pursuant to San Francisco Planning Code § 308.1 is attached as Exhibit B. Exhibit B includes a Venn diagram of properties within 300' of the borders of 95 Nordhoff, a color coded map of the properties inclusive of 300' as required by the code and a depiction of those actual legal owners that all signed; partially signed; or did not sign at all. Following the diagrams/maps are excel summaries of the pertinent data **and** actual title documents reflecting the recorded legal owners of the affected properties.

This data demonstrates that the lawful owners of interests of only 14.2 percent (14.2%) of the necessary property square footage has joined the appeal documentation. As such,

beyond the defective notice, the appeal fails and the conditional use permit should stand as voted by the Planning Commission on December 12, 2019.

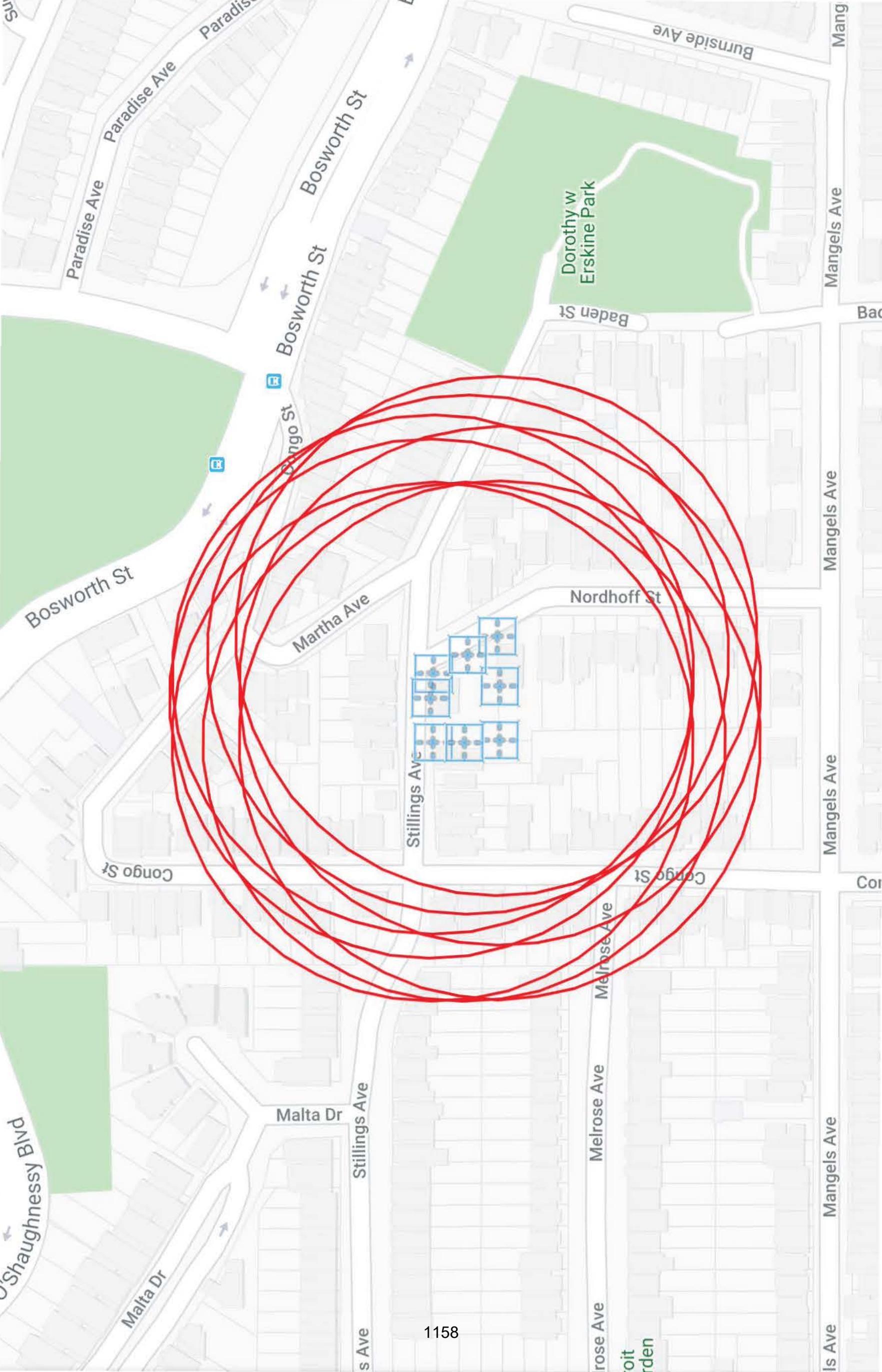
Respectfully, I must respectfully that a proper audit be conducted before certifying a meeting so that I have proper notice of the lawful appealing parties so that I can allot my seven minutes of oral presentation time before the Board of Supervisors.

Lastly, we note that have not received a briefing schedule, we do not understand what issues the appellants seek to address.

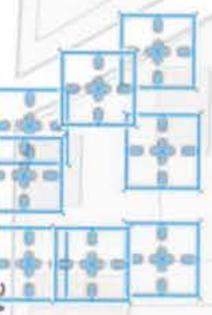
Sincerely,

A handwritten signature in black ink, appearing to read "John D. Kaufman". The signature is written in a cursive style with a large initial "J".

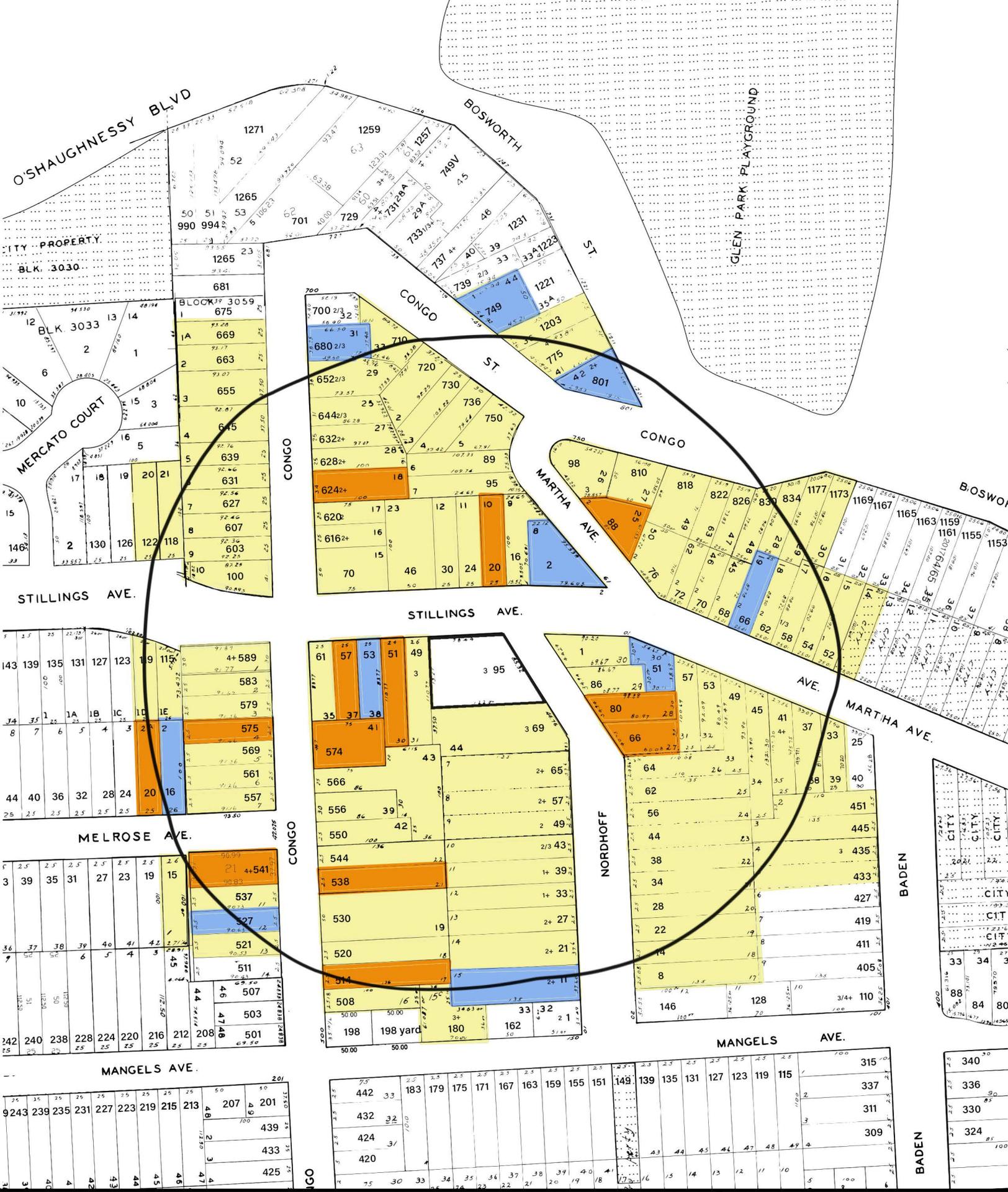
John Kaufman
Sole Member and Manager
95 Nordhoff, LLC



Dorothy w Erskine Park



1158



0% Signed
 50% Signed
 100% Signed

Exhibit	Address	Block	Lot	Deced Owner(s)	Subscribed	Sq.Ft.	% Signing	Effective
	Stillings							
1	2 Stillings	6734	8	James J. Hanratty and Jacklyn A. Hanratty	Jacklyn	3645	50	1823 *
2	16 Stillings	6734	9	Jacqueline Poggi Trust 8/26/19	No	2725	0	0
3	20 Stillings	6734	10	Louise Swig	Yes	2495	100	2495 Swig Signed this
4	24 Stillings	6734	11	Anne J. Laskey Living Trust	No	1250	0	0
	24A Stillings	6734	11	Anne J. Laskey Living Trust	No	1250	0	0
5	30 Stillings	6734	12	Not Submitted	No	2500	0	0
6	46 Stillings	6734	23	46 Stillings Properties, LLC	No	4996	0	0
7	49 Stillings	6763	31	The Judith Tick and Steven Ganz Revocable Trust 6/11/14	No	2886	0	0
8	51 Stillings	6763	30	Cristina D. Dobleman	Yes	2664	100	2664
9	53 Stillings	6763	38	Paul Cole and Alexis Sturdy	Alexis	2094	50	1047
10	57 Stillings	6763	37	Carmen Vega	Yes	2094	100	2094
11	61 Stillings	6763	35	Not Submitted - Scott Sarran	No	2094	0	0
12	70 Stillings	6734	15	Not Submitted - Nancy Trivisano	No	3750	0	0
13	100 Stillings	3059	10	Not Submitted - Stout Trust Unnamed	No	2774	0	0
14	115 Stillings	3060	1E	Not Submitted - Richard L. Newman Living Trust 12/16/2004	No	2042	0	0
15	118 Stillings	3033	21	Not Submitted - James and Alba Chase Trust 12/12/11	No	2495	0	0
16	119 Stillings	3060	1D	Not Submitted	No	2121	0	0
17	122 Stillings	3033	20	Not Submitted - Sayed Mustafa Habib	No	2500	0	0
	Martha							
18	33 Martha	6762	39	Not Submitted - Andrew Bowles and Stephanie M. Bowles	No	1900	0	0
19	37 Martha	6762	38	Not Submitted - Survivors Trust O'Neil Family Trust 9/18/90	No	2663	0	0
20	41 Martha	6762	35	Not Submitted - Irene J. Moore Revocable Trust 3/27/2006	No	2535	0	0
21	45 Martha	6762	34	Not Submitted - Trost Family Trust of 1994	No	3449	0	0
22	49 Martha	6762	33	Not Submitted	No	2487	0	0
23	50 Martha	6735	14	CCSF (2522)		0		
24	51 Martha	6762	30A	Frank Chieng-Chun & Barbara Le Beau Chun	Frank	1812	50	906
25	52 Martha	6735	15	The Geitz/Lopato Revocable Trust 9/29/06	No	2504	0	0
26	53 Martha	6762	32	Not Submitted - George H. 2018 Main Houghtistia Revocable Trust	No	2157	0	0
27	54 Martha	6735	16	Not Submitted - Mary K. Cabot t2002 Revocable Trust	No	2487	0	0
28	57 Martha	6762	31	Not Submitted Hsin Shu (50%); Justin Luo (17%); and Justin Lee 33%	No	2408	0	0
29	58 Martha	6735	17	Not Submitted - Joshua Wykes & Lovina Wykes	No	2463	0	0
30	62 Martha	6735	18	Durighello Revocable Trust 7/25/94	No	2217	0	0
31	66 Martha	6735	19	Unita Fay Mitchell & Sharon Mayweather	Unita	2199	50	1100
32	68 Martha	6735	45	Not Submitted - Charlotet; Natalie and Edward Ely	No	1799	0	0
33	70 Martha	6735	46	Not Submitted - Ralph E. Killen	No	1799	0	0
34	72 Martha	6735	62	Not Submitted - O'Neill Family Trust 9/18/90	No	1787	0	0
35	76 Martha	6735	50	Not Submitted - Cynthia Susan Goldfield	No	3417	0	0
	76A Martha	6735	50	Not Submitted	No			
36	88 Martha	6735	25	Thomas X. Christian	Yes	2622	100	2622
37	89 Martha	6734	7	Not Submitted - Michael S. Lee & Amy J. Bricker	No	2927	0	0

106	27	Nordhoff	6763	13	Not Submitted - Peter M. Chiu & Albert K. Tal	No	3371	0	0
107	28	Nordhoff	6762	20	Not Submitted - Gerry Filby	No	3371	0	0
108	33	Nordhoff	6763	12	Uprichard Tatum 2013 Trust 11/26/13	No	3375	0	0
109	34	Nordhoff	6762	21	Not Submitted - Michael Calahan & Margarite Calahan	No	3371	0	0
110	38	Nordhoff	6762	22	* - No Proof of Ownership Produced	No	3375	0	0
111	39	Nordhoff	6763	11	2019 Kelli & Paul Stock Revocable Trust 5/17/19	No	3375	0	0
112	43	Nordhoff	6763	10	Rosenbleuth Family Living Trust	No	3371	0	0
113	44	Nordhoff	6762	23	Coene Revocable Trust 2/4/19	No	3371	0	0
114	49	Nordhoff	6763	9	Not Submitted - Marcu Deane Jones & Betty Jane Jones Revocable Trust 11/29/05	No	3371	0	0
115	56	Nordhoff	6762	24	Not Submitted - Vanderheiden Family Trust 1/5/05	No	3371	0	0
116	57	Nordhoff	6763	8	Not Submitted - Nancy J. Murray Trust 2016 2/1/2016	No	3371	0	0
117	62	Nordhoff	6762	25	Not Submitted - Kimberly D. Osmer 206 Trust 1/25/2006	No	3375	0	0
118	64	Nordhoff	6762	26	Andrew & Claire Droog Living Trust 8/1/19	No	2750	0	0
119	65	Nordhoff	6763	7	Larry M. Ketelaar Revocable Trust 6/10/2009	No	5061	0	0
120	66	Nordhoff	6762	27	Timothy M. Polishook & Jennifer L. Polishook	Both	2465	100	2465
121	69	Nordhoff	6763	44	The Bashir A. Abdullah Revicable Trust 5/24/04	No	6466	0	0
122	80	Nordhoff	6762	28	Carolyn J. Fleg	Yes	2696	100	2696
123	86	Nordhoff	6762	29	Not Submitted	No	2696	0	0
					Total		348850		49580
					20%		69770		
					Difference		20190		
					Actual Percentage		0.14212		

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

[Assessor's Block Map](#) 

[Historic Sanborn Map](#) 

Parcel 6734008

Address 2 STILLINGS AV

Assessed Values

Land	\$62,112.00
Structure	\$158,031.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1951
Building Area	1,017 sq ft
Parcel Area	3,645 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY
 ORDER# Old Republic Title Company
 314242-KN
 APN 8/6734
 WHEN RECORDED MAIL TO

SAN FRANCISCO, CA RECORDER'S OFFICE
 Bruce Jamison, Recorder
 DOC- F427458
 Old Republic Title Company
 Tuesday, August 31, 1993 08:00:00am
 Rec 4.00 -- Pg 2.00
 Stp 1.00 -- Mic 1.00
 Amt 8.00 --
 TOTAL -> \$8.00
 REEL F954 IMAGE 0236

Name
 Street Address
 City & State
 JAMES J. HANRATTY & JACKLYN
 A. HANRATTY
 2 STILLINGS AVENUE
 SAN FRANCISCO, CA 94131

127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL	PTL

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ -0- DEED TO CORRECT NAME SPELLING ONLY
 (X) computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: (X) City of SAN FRANCISCO
 () Realty not sold.
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 JAMES J. HANRATTY and JACKLYN A. HANRATTY, (who acquired title as JACKLYN D.
 HANRATTY), husband and wife
 hereby GRANT(S) to JAMES J. HANRATTY and JACKLYN A. HANRATTY, husband and wife, as
 Joint Tenants
 that property in the City of SAN FRANCISCO, SAN FRANCISCO County,
 State of California, described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Mail tax statements to Grantee at address above

Date August 25, 1993

James J. Hanratty
 JAMES J. HANRATTY

Jacklyn A. Hanratty
 JACKLYN A. HANRATTY

STATE OF CALIFORNIA
 COUNTY OF San Francisco

On August 25 1993 before me, the
 undersigned, a Notary Public in and for said State, personally appeared
James J. Hanratty and
Jacklyn A. Hanratty
 personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person(s) whose name(s) is/are subscribed to the within
 instrument; and acknowledged to me that he/she/they executed the same in
 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
 the instrument the person(s), or the entity upon behalf of which the person(s)
 acted, executed the instrument.

WITNESS my hand and official seal
 Signature *Kathy Nerud*
 Name Kathy Nerud
 (typed or printed)



(This area for official notarial seal)

F427458

BEGINNING at the point of intersection of the northerly line of Stillings Avenue and southwesterly line of Martha Avenue; and running thence northwesterly along said southwesterly line of Martha Avenue 95.538 feet to a line drawn parallel with and 30 feet perpendicularly distant southerly from the northerly line of Lot 8, Block "N" hereinafter referred to; thence westerly along last named line a distance of 22.120 feet to a point distant 50 feet easterly from the westerly line of said Lot 8; thence at a right angle southerly 70.691 feet to the northerly line of Stillings Avenue; thence easterly along last named line 79.605 feet to said southwesterly line of Martha Avenue and the point of beginning.

BEING portion of Lots 8, 9 and 10, in Block "N", additions to Castro Street Addition and Glen Park Terrace, as per Map recorded March 25, 1910, in Book "G" of Maps, Pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734009

Address 16 STILLINGS AV

Assessed Values

Land	\$1,696,889.00
Structure	\$77,235.00
Fixtures	-
Personal Property	-
Last Sale	4/24/2015
Last Sale Price	\$2,250,000.00
Year Built	1951
Building Area	1,592 sq ft
Parcel Area	2,725 sq ft
Parcel Frontage	-

Construction Type -

Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	350 sq ft
Parcel Shape	Other (not square or rectangular)
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 2
16 Stillings Ave.
Block - 6734
Lot - 9
Parcel Square Footage - 2725

RECORDING REQUESTED BY
BANCROFT & McALISTER LLP

AND WHEN RECORDED MAIL TO:
BANCROFT & McALISTER LLP
Attention: Wendy M. Greenberg
80 E. Sir Francis Drake Boulevard
Suite 2G
Larkspur, CA 94939



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K831627-00
Check Number 1212
Monday, SEP 16, 2019 14:11:38
Ttl Pd \$17.00 Rpt # 0000073325
OYY/YY/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSESSOR'S PARCEL NUMBER: 40-6734-009-01

TRUST TRANSFER DEED

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0- DEED TO OR BY A TRUSTEE NOT PURSUANT TO A SALE. (R&T Code §11930)

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

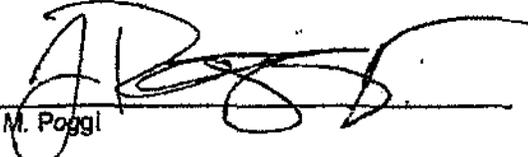
There is no Documentary Transfer Tax due.

Transfer of real property that is a residential dwelling to an owner-occupier or recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner occupier - GC 27388.1(a)(2).

Unincorporated area: City of San Francisco

GRANTOR: Jacqueline M. Poggi, a single woman, hereby GRANTS to Jacqueline M. Poggi, Trustee of the Jacqueline Poggi Trust u/a/d August 26, 2019, the real property in the County of San Francisco, State of California, located at and commonly known as 16 Stillings Avenue, San Francisco, more particularly described on EXHIBIT A attached hereto and incorporated herein.

Dated: August 26, 2019



Jacqueline M. Poggi

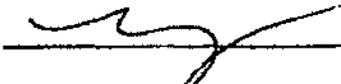
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

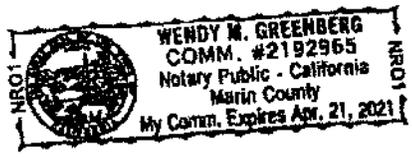
State of California
County of Marin

On August 26, 2019, before me, Wendy M. Greenberg, a Notary Public, personally appeared Jacqueline M. Poggi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



MAIL TAX STATEMENTS TO: Jacqueline M. Poggi, Trustee, 16 Stillings Avenue, San Francisco, CA 94131

EXHIBIT A

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 200 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET; SAID POINT BEING 25 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY LINE OF STILLINGS AVENUE WITH THE WESTERLY LINE OF LOT 10 IN BLOCK "N" HEREINAFTER REFERRED TO; RUNNING THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF LOTS 8, 9 AND 10, IN SAID BLOCK "N", A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 24.65 FEET TO THE SOUTHWESTERLY LINE OF MARTHA AVENUE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF MARTHA AVENUE 37.482 FEET, TO A LINE DRAWN PARALLEL WITH AND 30 FEET AT A RIGHT ANGLE SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG LAST NAMED PARALLEL LINE 50 DRAWN 22.12 FEET TO A POINT DISTANT THEREON 50 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE SOUTHERLY PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 8, 9 AND 10, A DISTANCE OF 70.691 FEET TO THE SAID NORTHERLY LINE OF STILLINGS AVENUE; THENCE WESTERLY ALONG LAST NAMED LINE 9.505 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE OF STILLINGS AVENUE 15.52 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 8, 9 AND 10 IN BLOCK "N" ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE AS PER MAP RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60 TO 62 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Exhibit A

20159K05230500002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K052305-00
Acct 6002-First American Title Co.- Redwood City
Friday, APR 24, 2015 11:18:38
Ttl Pd\$16,903.00 Nbr-0005139538
ofa/RE/1-2

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Jacqueline M. Poggi
16 Stillings Avenue
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: 40-6734-009-01

File No.: 8706-4871150 (KAGM)

Property Address: **16 Stillings Avenue, San Francisco, CA 94131**
Lot Number:
Block Number:

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$16,875.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$ 1.00

- computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area: City of **San Francisco**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dugan Moore Trustee of the Dugan Moore Revocable Trust of 1999**

hereby GRANTS to **Jacqueline M. Poggi, a single woman**

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 200 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET; SAID POINT BEING 25 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY LINE OF STILLINGS AVENUE WITH THE WESTERLY LINE OF LOT 10 IN BLOCK "N" HEREINAFTER REFERRED TO: RUNNING THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF LOTS 8, 9 AND 10, IN SAID BLOCK "N", A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 24.65 FEET TO THE SOUTHWESTERLY LINE OF MARTHA AVENUE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF MARTHA AVENUE 37.482 FEET, TO A LINE DRAWN PARALLEL WITH AND 30 FEET AT A RIGHT ANGLE SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG LAST NAMED PARALLEL LINE SO DRAWN 22.12 FEET TO A POINT DISTANT THEREON 50 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8; THENCE AT A RIGHT ANGLE SOUTHERLY PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 8, 9 AND 10, A DISTANCE OF 70.691 FEET TO THE SAID NORTHERLY LINE OF STILLINGS AVENUE; THENCE WESTERLY ALONG LAST NAMED LINE 9.505 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE OF STILLINGS AVENUE 15.52 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 8, 9 AND 10 IN BLOCK "N" ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE AS PER MAP RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60 TO 62 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

Date: 04/10/2015

A.P.N.: 40-6734-009-01

File No.: 8706-4871150 (KAGM)

Dated: April 10, 2015

Dugan Moore Trustee of the Dugan Moore Revocable Trust of 1999

[Handwritten Signature]
Dugan Moore, Trustee

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

STATE OF California)SS
COUNTY OF San Francisco)

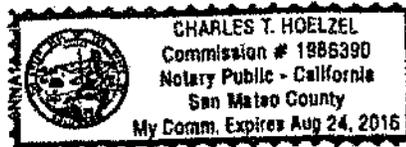
On 04/13/2015 before me, Charles T. Hoelzel, Notary Public, personally appeared Dugan Moore

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



This area for official notarial seal

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734010

Address 20 STILLINGS AV

Assessed Values

Land	\$391,581.00
Structure	\$211,262.00
Fixtures	-
Personal Property	-
Last Sale	6/20/1990
Last Sale Price	\$304,000.00
Year Built	1951
Building Area	1,288 sq ft
Parcel Area	2,495 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	2
Bathrooms	2
Basement	410 sq ft
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 3
20 Stillings Ave.
Block - 6734
Lot - 10
Parcel Square Footage - 2495

ASSESSOR'S PARCEL NUMBER: Lot 10, Block 6734

RECORDING REQUESTED BY
Mario G. Paolini, Jr.
AND WHEN RECORDED MAIL TO:

Name: **Mario G. Paolini, Jr.**
Address: **22 Ocean Avenue**
City & State: **San Francisco CA 94112**

SPACE BELOW FOR USE OF RECORDER ONLY



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-1991765-00

Check Number 2591
Friday, JUL 02, 2010 09:38:47
Ttl Pd \$14.00 Rpt # 0003938493
REEL K178 IMAGE 0200
sar/RB/1-3

MAIL TAX STATEMENT TO:

Name: **Louise Swig**
Address: **34 Castro Street**
City & State: **San Francisco CA 94114**

AFFIDAVIT - DEATH OF JOINT TENANT

Louise Swig, being of legal age and duly sworn deposes and states that:
the decedent, Herbert Miller Donaldson, mentioned in the attached certified copy of the Certificate of Death is the
same Herbert Donaldson named as one of the parties in the Grant Deed
dated June 18, 1990, executed by Thelma M. Ortiz De Montellano, a widow
to Herbert Donaldson, an unmarried man, and Louise Swig, an unmarried woman,
as joint tenants, recorded as instrument No. E565999 on 6/20/90 ^{Reel} F150 ^{Image} 430, of Official
Records of San Francisco County, California covering 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
(Presently commonly known as 20 Stillings Avenue, San Francisco, CA)
Lot 10, Block 6734

Dated: 6/21/10

SIGNATURE OF AFF AVE
Louise Swig

STATE OF CALIFORNIA
COUNTY OF San Francisco

Subscribed and sworn to (or affirmed) before me on this 21 day of June, 2010
by Louise Swig, proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

WITNESS my hand and official seal.

SIGNATURE

(SEAL)



Title Order No.:

Escrow, Loan, or Attorney file No.:

[Rev. January 1, 2008]

AFFIDAVIT - DEATH OF JOINT TENANT



Exhibit "A"

COMMENCING at a point on the northerly line of Stillings Avenue, distant thereon 175 feet easterly from the easterly line of Congo Street, said point being the intersection of said northerly line of Stillings Avenue with the westerly line of Lot 10, Block "N" hereinafter referred to; running thence easterly along the said northerly line of Stillings Avenue 25 feet; thence at a right angle northerly 100 feet to the northerly line of Lot Number 8 Block "N" and running thence westerly and along said last mentioned line 25 feet to the westerly line of said Lot Number 8, and running thence southerly and along the westerly line of lots numbers 8, 9 and 10, 100 feet to the northerly line of Stillings Avenue and the point of commencement.

BEING portion of Lots 8, 9 and 10, Block "N" additions to Castro Street addition and Glen Park Terrace, as per map recorded March 25, 1910 in Book "G" of Maps, pages 60 to 62 inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

Lot 10, Block 6734

(Presently commonly known as 20 Stillings Avenue, San Francisco, California)

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

CITY AND COUNTY OF
SAN FRANCISCO

3052008207884

CERTIFICATE OF DEATH

3200838005518

1. NAME OF DECEASED - LAST, FIRST, MIDDLE HERBERT		2. MIDDLE MILLER		3. LAST (Family) DONALDSON	
4. DATE OF BIRTH (month, day, year) 02/12/1927		5. SEX B		6. RACE M	
7. COUNTY OF BIRTH WV		8. MARRIAGE STATUS DIVORCED		9. DATE OF DEATH 12/08/2008	
10. OCCUPATION DOCTORATE		11. COLOR OF HAIR WHITE		12. HEIGHT (inches) 1840	
13. EDUCATION JUDGE		14. PLACE OF BIRTH CALIFORNIA STATE COURT		15. YEARS IN COUNTY 25	
16. USUAL RESIDENCE 34 CASTRO STREET		17. COUNTY OF USUAL RESIDENCE SAN FRANCISCO		18. STATE OF USUAL RESIDENCE CA	
19. NAME OF DECEASED'S MOTHER LOUISE SWIG, DPOA		20. ADDRESS OF DECEASED'S MOTHER 855 MANGELS AVE. SAN FRANCISCO, CA 94127			
21. NAME OF FATHER DONALD		22. MIDDLE PAUL		23. LAST (Family) DONALDSON	
24. NAME OF MOTHER IRENE		25. MIDDLE WILMET		26. LAST (Family) MILLER	
27. PLACE OF DEATH OWN RESIDENCE		28. CITY SAN FRANCISCO		29. COUNTY SAN FRANCISCO	
30. PLACE OF DEATH 34 CASTRO ST.		31. CITY SAN FRANCISCO			
32. CAUSE OF DEATH PANCREATIC CANCER		33. ICD-10 CODE 10 MOS		34. ICD-9 CODE NC2008-2853	
35. OTHER CAUSE OF DEATH DIABETES, PARKINSON'S DISEASE		36. DISTAL PANCREATECTOMY 02/12/2008			
37. SIGNATURE AND TITLE OF CLERK PHILIP J OKEEFE M.D.		38. COUNTY FO		39. DATE 12/08/2008	
40. SIGNATURE AND TITLE OF CLERK PHILIP J OKEEFE M.D.		41. COUNTY FO		42. DATE 12/08/2008	



STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO
This is to certify that the herein reproduced hereupon is a true copy of the record on file in the SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH as of the date stated.
DATE ISSUED **JUN 23 2009**
This copy is not valid unless accompanied by the original and signed by the City and County Health Officer



Michael Katz
Mitchell Katz, M.D.
Health Officer and Local Registrar



RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE INSTRUCTED, THE TAX STATEMENT TO:

SAN FRANCISCO, CA
RECORDER'S OFFICE

NAME HERBERT DONALDSON
ADDRESS 45 Lloyd Street
San Francisco, CA 94117

DOC- E565999
Chicago Title Company
Wednesday, June 20, 1990 08:00:00am
Rec 4.00 -- Pg 2.00
Mic 1.00 -- Tax 1520.00
Amt 1527.00
TOTAL -> \$1527.00 REEL F150 PAGE 430

Title Order No. 32246 -GLR Escrow No. 32246 -CMG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

24

GRANT DEED

The undersigned declares that the documentary transfer tax is \$1,520.00 and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value liens or encumbrances remaining thereon at the time of sale.

The undersigned declares that the city/county transfer tax is N/A

The land, tenements or realty is located in unincorporated area city of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THELMA M. ORTIZ DE MONTELLANO, A WIDOW

hereby GRANT(S) to an unmarried man,
HERBERT DONALDSON and LOUISE SWIG, an unmarried woman, as Joint Tenants,

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

SEE ATTACHED EXHIBIT/DESCRIPTION, EXHIBIT "A"
APN 673410

Dated June 18, 1990

Thelma M. Ortiz de Montellano
THELMA M. ORTIZ DE MONTELLANO

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO) SS.
On this the 18th day of JUNE 1990, before me the undersigned a Notary
Public in and for said county and State, personally appeared THELMA M. ORTIZ DE MONTELLANO

_____, personally known
to me or proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to the within instrument
and acknowledged that she executed the same.

Madrid Garibaldi
Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NOT PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

NAME STREET ADDRESS CITY & STATE

DESCRIPTION

CITY OF SAN FRANCISCO

COMMENCING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 175 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET, SAID POINT BEING THE INTERSECTION OF SAID NORTHERLY LINE OF STILLINGS AVENUE WITH THE WESTERLY LINE OF LOT 10, BLOCK "N" HEREINAFTER REFERRED TO; RUNNING THENCE EASTERLY ALONG THE SAID NORTHERLY LINE OF STILLINGS AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET TO THE NORTHERLY LINE OF LOT NUMBER 8 BLOCK "N" AND RUNNING THENCE WESTERLY AND ALONG SAID LAST MENTIONED LINE 25 FEET TO THE WESTERLY LINE OF SAID LOT NUMBER 8, AND RUNNING THENCE SOUTHERLY AND ALONG THE WESTERLY LINE OF LOTS NUMBERS 8, 9 AND 10, 100 FEET TO THE NORTHERLY LINE OF STILLINGS AVENUE AND THE POINT OF COMMENCEMENT.

BEING PORTION OF LOTS 8, 9 AND 10, BLOCK "N" ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE, AS PER MAP RECORDED MARCH 23, 1919 IN BOOK "G" OF MAPS, PAGES 50 TO 62 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

LOT 010, BLOCK 6734

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734011

Address 24 STILLINGS AV

Assessed Values

Land \$142,797.00

Structure © 2020 San Francisco Planning \$129,438.00

Fixtures -

Personal Property -

Last Sale -

Last Sale Price -

Year Built 1926

Building Area 1,050 sq ft

Parcel Area 2,500 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Flats & Duplex

Units 2

Stories 2

Rooms 8

Rooms -

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recorded at request of

Anne J. Laskey
24 Stillings Avenue
San Francisco, CA 94131

When recorded mail to

Anne J. Laskey
24 Stillings Avenue
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2017-K429997-00
Wednesday, APR 05, 2017 10:58:34
Ttl Pd \$21.00 Rcpt # 0005578707
okc/KC/1-2

(FOR RECORDER'S USE ONLY)

QUITCLAIM DEED

APN# Lot 11, Block 6734

TRA#:

This transfer is exempt from documentary transfer tax Exemption (R&T Code) 11930

Explanation: Transfer is to a living trust for the benefit of the grantor and not pursuant to a sale and is exempt

The documentary transfer tax is \$ 00 0 County of San Francisco
\$ 00 0 City of San Francisco and 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 an unincorporated area, The city of San Francisco

Signature of Declarant or Agent determining tax _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)

Anne J. Laskey, also known as Annie J. Laskey, an unmarried woman,

Hereby remise, release and quitclaim to

Anne J. Laskey, as trustee of the Anne Jenkins Laskey Living Trust.

The following described real property, located in the municipality of San Francisco
County of San Francisco, State of California, legally described as

Beginning at a point on the northerly line of Stillings Ave, distant thereon 150 feet easterly from the easterly
line of Congo Street, running thence easterly along said line of Stillings Avenue 25 feet; thence at a right angle
northerly 100 feet; thence at a right angle westerly 25 feet, thence at a right angle southerly 100 feet to the
point of beginning

Being Lot 11 in Block "N" of "Map of Additions to Castro Street Addition and Glen Park Terrace," as per map
thereof filed March 25, 1910, in Book "G" of Maps, at pages 60 to 63 inclusive, in the Office of the Recorder
of the City and County of San Francisco, State of California

24 STILLINGS AVE.
SAN FRANCISCO, CA

Described property, commonly known as
24 Stillings Avenue, San Francisco, CA 94131

Date 3/30/2017

Signature [Signature]
Print name ANNE J. LASKEY
Capacity TRUSTEE

Signature [Signature] M.
Print name _____
Capacity _____

Signature [Signature] M.
Print name _____
Capacity _____

Signature [Signature] M.
Print name _____
Capacity _____

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

STATE OF California)
COUNTY OF San Francisco) SS

On 03/30/2017, before me Mario Abraham Toledo Martinez, Notary Public, personally appeared Anne J. Laskey

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

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

Witness my hand and seal
Signature [Signature]
Print Name Mario Abraham Toledo Martinez
My Commission expires 04/18/2019
Notary Certification # 2107490

[SEAL]



This document prepared by Anne J Laskey, 24 Stillings Ave , San Francisco, CA 94131
415-585-8573

1
36

Doris M. Ward, Assessor-Recorder

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

DOC - 99-6504817-00
Acct 1-CHICAGO Title Company
Tuesday, JAN 26, 1999 08:00:00
REC \$6.00 | PAG \$2.00 | MIC \$1.00
STP \$1.00 | ARF \$2.00 |
Ttl Pd \$12.00 Nbr-0001095059
REEL H308 IMAGE 0298 ota/TD/1-2

ANNIE LASKEY
24 STILLINGS AVENUE
SAN FRANCISCO, CA 94131

Handwritten mark

Escrow No. 3660901
Order No. 03660901

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No.
LOT 11, BLOCK 6734

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$0.00 NAME CHANGE
 unincorporated area City of SAN FRANCISCO
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining at time of sale, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ANNIE J. LASKEY, WHO ACQUIRED TITLE AS A MARRIED WOMAN AS HER SOLE AND SEPARATE
PROPERTY

Handwritten mark

hereby GRANT(S) to
ANNIE J. LASKEY, AN UNMARRIED WOMAN

the following described real property in the City of SAN FRANCISCO
County of SAN FRANCISCO, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated
STATE OF CALIFORNIA
COUNTY OF San Francisco) SS.
On 01-20-99 before me,
MARY K. YOL
a Notary Public in and for said County and State, personally appeared
Annie J. Laskey

Annie J. Laskey
ANNIE J. LASKEY

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

WITNESS my hand and official seal.

Mary K. Yol
Signature of Notary

3/24/2000
Date My Commission Expires



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

Page 1
Escrow No. 36800901 - PP

6504817

LEGAL DESCRIPTION EXHIBIT

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STILLINGS AVENUE, DISTANT THEREON 150 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF STILLINGS AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET; THENCE AT A RIGHT ANGLE WESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING LOT 11 IN BLOCK "N" OF "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", AS PER MAP THEREOF FILED MARCH 25, 1910, IN BOOK "G" OF MAPS, AT PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

DELETED 05/08/94

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734012

Address 30 STILLINGS AV

Assessed Values

Land \$300,273.00

Structure © 2020 San Francisco Planning \$297,600.00

Fixtures -

Personal Property -

Last Sale 6/2/1988

Last Sale Price \$296,000.00

Year Built 1958

Building Area 1,520 sq ft

Parcel Area 2,500 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms -

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 5
 30 Stillings Ave.
 Block - 6734
 Lot - 12
 Parcel Square Footage - 2500

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734023

Address 46 STILLINGS AV

Assessed Values

Land	\$787,270.00
Structure	\$287,403.00
Fixtures	-
Personal Property	-
Last Sale	1/19/2017
Last Sale Price	\$1,081,000.00
Year Built	1916
Building Area	910 sq ft
Parcel Area	4,996 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 6
46 Stillings Ave.
Block - 6734
Lot - 23
Parcel Square Footage - 4996

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0227018900

APN: Block 6734 -Lot 023 *

Situs: 46 Stillings Ave *

20179K39620900003

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2017-K396209-00

Acct 5002-Old Republic Title Company

Thursday, JAN 19, 2017 08:44:23

Ttl Pd \$8,138.50 Nbr-0005537279

oar/RE/1-3

When Recorded Mail Document and Tax Statements to:

46 Stillings Properties, LLC, a California corporation

459 FULTON ST., #104
SAN FRANCISCO, CA 94102

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,107.50

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Marguerite Rubenstein, Trustee of the Rubenstein Real Property Living Trust dated December 2, 1991

hereby GRANT(S) to
46 Stillings Properties, LLC, a California corporation

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

Date: January 10, 2017

the Rubenstein Real Property Living Trust dated
December 2, 1991

By: Marguerite Rubenstein 1/12/17
Marguerite Rubenstein, Trustee

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

State of California
County of Tehama

On 01/12/2017 before me, Alejandra Regina Plascencia a Notary Public, personally appeared Marguerite Rubenstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: *Alejandra Regina Plascencia*
Name: Alejandra Regina Plascencia
(Typed or Printed)

(Seal)



ORDER NO. : 0227018900

EXHIBIT A

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

All of Lots 13 and 14, Block "N", according to the Map entitled "Additions to Castro Street Addition and Glen Park Terrace", recorded March 25, 1910, in Map Book "G", pages 60, 61 and 62, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 023; Block 6734

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763031

Address 49 STILLINGS AV

Assessed Values

Land	\$229,632.00
Structure	\$157,641.00
Fixtures	-
Personal Property	-
Last Sale	5/23/1996
Last Sale Price	\$385,500.00
Year Built	1924
Building Area	2,285 sq ft
Parcel Area	2,886 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 2

Rooms 9

Rooms 3

Bathrooms 2

Basement 374 sq ft

Parcel Shape Rectangular

Parcel Depth 11 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recording requested by:
Amy Shelf
Counselor At Law
28 Gladys Street
San Francisco, CA 94110

When recorded mail to:
Judith Tick and Steven Ganz
49 Stillings Avenue
San Francisco, CA 94131

APN: Lot 31, Block 6763



San Francisco Assessor-Recorder
Carren Chu, Assessor-Recorder
DOC- 2014-J895050-00

Check Number 1881
Monday, JUN 16, 2014 11:47:02
Ttl Pd \$21.00 Rcpt # 0004955715
oma/MA/1-2

GRANT DEED

The undersigned Grantors declare under penalty of perjury that the following is true and correct: Documentary transfer tax is \$ 0;
TRANSFER TO GRANTORS' REVOCABLE TRUST (REVENUE & TAXATION CODE §11930) NOT PURSUANT TO SALE; NO LOANS ASSUMED
[] computed on full value of property conveyed, or [] computed on full value less value of liens or encumbrances remaining at time of sale.

FOR valuable consideration, receipt of which is hereby acknowledged, Steven J. Ganz and Judith H. Tick, husband and wife, as Community Property

hereby GRANT to Judith Tick and Steven Ganz, Co-Trustees of The Judith Tick and Steven Ganz Revocable Trust dated June 11, 2014, the following described real property in the City and County of San Francisco, State of California:

See EXHIBIT A attached hereto and incorporated herein.

Commonly known as 49 Stillings Avenue, San Francisco, CA 94131

Date: June 11, 2014

Judith H. Tick

Date: June 11, 2014

Steven J. Ganz

STATE OF CALIFORNIA

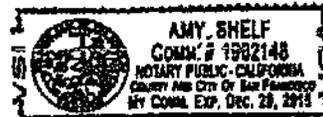
COUNTY OF SAN FRANCISCO

On June 11, 2014, before me, Amy Shelf, a Notary Public, personally appeared Judith H. Tick and Steven J. Ganz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A

Legal description of the property

LOT 28, Block "M", according to Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

RECORDED AND INDEXED BY
 Old Republic Title Company
 348426-MAR
 Lot 31, Block 6763
 HIGH RECORDING MAIN TO

NAME
 Street Address
 City State Zip
 Steven J. Ganz & Judith H.
 Rick
 49 Building Avenue
 San Francisco, CA 94131

San Francisco Co Recorder's Office
 Gregory Joseph Diaz, County Recorder
 DOC - 96-5979010-00
 Acc't 4-OLD REPUBLIC Title Company
 Thursday, MAY 23, 1996 14:40:25
 REC \$4.00/PAGE \$2.00/MIC \$1.00
 RTP \$1.00/TX \$2,621.40
 T11 Pd \$2,631.40 Nbr-0000553421
 REEL G639 IMAGE 0526 041/JL/2

Corporation Grant Deed

The undersigned grantor(s) declare(s)
 Documentary transfer tax is \$2,621.40 /
 (X) computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area (X) City of San Francisco
 () Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 OGI Mortgage Corporation, a Texas Corporation

herely GRANT(S) to Steven J. Ganz and Judith H. Rick, husband and wife, as
 Community Property

that property is the City of San Francisco, SAN FRANCISCO County, State of California,
 described as
 Property is described on Exhibit A attached hereto and made a part hereof.

Mail Tax Statements to Grantee at address above

Date May 18, 1996

In Witness Whereof, said corporation has caused its corporate
 name and seal to be affixed hereto and this instrument to be
 executed by its duly authorized officers.

OGI Mortgage Corporation

[Signature]
 LES W. CARTER

STATE OF CALIFORNIA Texas

COUNTY OF Travis

On May 16, 1996 before me, the
 undersigned, a Notary Public in and for said State, personally appeared
LES W. CARTER

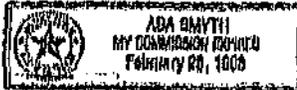
personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person(s) whose name(s) hereinafter is/are subscribed to the within
 instrument and acknowledged to me that he/she/they executed the same in
 his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

WITNESS my hand and official seal

Signed by [Signature]

Name LES W. CARTER

(typed or printed)



(This area for official notarial seal)

MAIL TAX STATEMENTS AN INTERESTED PARTY

Exhibit A

Order No. 24826-2001

PD70010

Legal description of the property

Tract 88, Block "B", according to Map entitled, "Map of Addition to Canton Street, Artilian and Glen Park Sections", filed March 28, 1910, in Book "14" of Maps of Towns as shown on its face, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763030

Address 51 STILLINGS AV

Assessed Values

Land	\$171,576.00
Structure	\$122,505.00
Fixtures	-
Personal Property	-
Last Sale	10/7/1987
Last Sale Price	\$159,000.00
Year Built	1951
Building Area	747 sq ft
Parcel Area	2,664 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	2
Rooms	1
Bathrooms	2
Basement	-
Parcel Shape	Rectangular
Parcel Depth	11 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 8
51 Stillings Ave.
Block - 6763
Lot - 30
Parcel Square Footage - 2664

RECORDING REQUESTED BY:
FINANCIAL TITLE COMPANY

AND WHEN RECORDED MAIL TO:
CRISTINA D. DOBLEMAN
51 Stillings Ave.
San Francisco, CA 94131

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H289408-00
Acct 5-Financial Title
Wednesday, NOV 13, 2002 08:00:00
Ttl Pd \$32.00 Nbr-0001995025
REEL I263 IMAGE 0328
081/66/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

A.P.N.: 40-6763-030

Order No.:

Escrow No.: 14021229 RLD

51 Stillings Ave.

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS 50.00

- computed on full value of property conveyed, or,
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area; City of San Francisco, and

Do FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CRISTINA D. DOBLEMAN, a married woman, as her sole and separate property, who aquired title as CRISTINA D. DOBLEMAN, a married woman hereby remise, release and forever quitclaim to
CRISTINA D. DOBLEMAN, a married woman, as her sole and separate property

the following 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

Cristina D. Dobleman
CRISTINA D. DOBLEMAN

Document Date: November 1, 2002

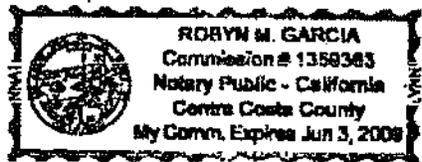
STATE OF CALIFORNIA)
COUNTY OF *Contra Costa*)

On *November 5, 2002* before me, *Rolyn Garcia, Notary Public*
personally appeared *Cristina Dobleman*

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

Signature *Rolyn Garcia*

This area for official notarial seal.



MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Name _____ Street Address _____ City & State _____
595 Vision Form QUITCLAIM 10/12/00 ja

H289408

Page No. 2

Order No. 45010227-583-PLS

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

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

Lot 27, Block "M", according to Map entitled, "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", filed March 25, 1910, in Book "G" of Maps at Pages 60 to 63, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: LOT:030 BLK:6763

ARB: None

RECORDING REQUESTED BY
Founders Title Co.

ORDER # 246-721-5

Lot 30; Block 6763
WHEN RECORDED MAIL TO

Name Cristina D. Dobleman
Street Address 51 Scillings Ave
City & State San Francisco, CA 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC# E842100
Founders Title Company
Monday, December 31, 1990 08:00:00am
Rec 3.00 -- Ps 1.00
Nic 1.00 -- Amt 5.00
TOTAL -> \$5.00
REEL F282 IMAGE 0161

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL FIN.	The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>0.00</u> <input type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area: () City of _____ <input type="checkbox"/> Realty not sold.
	FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CRISTINA D. DOBLEMAN, a married woman, who acquired title as CRISTINA D. HALEY, an unmarried woman, aka CRISTINA DIAZ HALEY
	hereby GRANT(S) to CRISTINA D. DOBLEMAN, a married woman, as her sole and separate property
	that property in San Francisco County, State of California, described as:

LOT 27, Block "M", according to Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

Mail tax statements to same as above

Date December 20, 1990

STATE OF CALIFORNIA }
COUNTY OF San Francisco } SS.

Cristina D. Dobleman
Cristina D. Dobleman

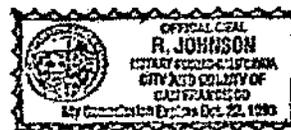
On December 20, 1990 before me, the undersigned,
a Notary Public in and for said State, personally appeared

Cristina D. Dobleman

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name she
subscribed to the within instrument and acknowledged that
she executed the same. Witness my hand and official seal.

Signature

[Signature]
Notary - Typed or Printed



we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763038

Address 53 STILLINGS AV

Assessed Values

Land \$785,292.00
Structure © 2020 Sanborn Planning \$523,528.00
Fixtures -
Personal Property -
Last Sale 11/29/2016
Last Sale Price \$1,258,000.00
Year Built 1926
Building Area 1,180 sq ft
Parcel Area 2,094.25 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 5
Rooms -
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 83.77 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 9
53 Stillings Ave.
Block - 6763
Lot - 38
Parcel Square Footage - 2094

RECORDING REQUESTED BY:
Stewart Title of California, Inc. WEST PORTAL

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

Paul Cole and Alexis Sturdy
53 Stillings Avenue
San Francisco, CA 94131

ORDER NO. 7509-01180-243924 KR
ESCROW NO. 01180-243924
APN: 6763-038

Property Addr: 53 Stillings Avenue, San Francisco, CA
94131

20169K36435200003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K364352-00
Acct 5003-Stewart Title Company
Tuesday, NOV 29, 2016 12:26:10
Ttl Pd \$9,466.00 Nbr-0005501422
ojl/RE/1-3

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$9435.00 CITY TAX \$0.00

Monument Preservation Fee is: \$0.00

x computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances
remaining at time of sale.

Unincorporated area: City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paul A. Schlotfeldt, Successor Trustee in Trust, Under The Walter H. Hibbert Living Trust dated August 10, 1994

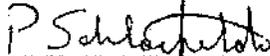
hereby GRANT(S) to PAUL COLE, AN UNMARRIED MAN AND ALEXIS STURDY, AN UNMARRIED WOMAN,
AS JOINT TENANTS

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

SEE EXHIBIT "A" ATTACHED HERETO

Date: November 18, 2016

PAULA. SCHLOTFELDT, SUCCESSOR TRUSTEE IN
TRUST, UNDER THE WALTER H. HIBBERT LIVING
TRUST DATED AUGUST 10, 1994



Paul A. Schlotfeldt, Successor Trustee

MAIL TAX STATEMENT AS DIRECTED ABOVE

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

State of California
County of San Francisco

On November 18, 2011 before me Katerina Rosignuolo Notary Public personally appeared Paul A. Scholtfeldt who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Katerina Rosignuolo

(seal)



EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Southerly line of Stillings Avenue, distant thereon 50 feet Easterly from the Easterly line of Congo Street; running thence Easterly along said line of Stillings Avenue 25 feet; thence at a right angle Southerly 83.77 feet; thence at a right angle Westerly 25 feet; thence at a right angle Northerly 83.77 feet to the point of beginning.

Being a portion of Lot 26, Block "M" Additions to Castro Street Addition.

APN: Lot 038, Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763037

Address 57 STILLINGS AV

Assessed Values

Land	\$372,818.00
Structure	\$248,541.00
Fixtures	-
Personal Property	-
Last Sale	1/4/2001
Last Sale Price	\$460,000.00
Year Built	1926
Building Area	1,110 sq ft
Parcel Area	2,094.25 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 83.77 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Carmen Vega
57 Stillings Avenue
San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J263961-00

Acct 3-FIRST AMERICAN Title Company
Friday, SEP 02, 2011 13:00:00
Ttl Pd \$17.00 Rcpt # 0004236376
REEL K474 IMAGE 0509
081/AB/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 037, BLOCK: 6763

File No.: 3808-3705757 (NS)

57 stillings

INTERSPOUSAL TRANSFER GRANT DEED

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

SURVEY MONUMENT FEE \$00.00

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;

This conveyance is solely between spouses and is EXEMPT from the Imposition of Documentary Transfer Tax because it is an Inter vivos gift pursuant to Section 11930 of the Revenue and Taxation Code and therefore consideration does not exceed \$100 pursuant to 11911 of the Revenue and Taxation Code.

Signature of Declarant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Walter R. Frederick, former spouse of the grantee

hereby GRANTS to Carmen Vega, a single person

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

See Exhibit A attached hereto for legal description.

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her sole and separate property.

Dated: 08/26/2011

Walter R. Frederick

Mail Tax Statements To: SAME AS ABOVE

A.P.N.: LOT: 037, BLOCK: Interspousal Transfer Grant Deed - continued
6763

File No.: 3808-3705757 (NS)

STATE OF Calif)
COUNTY OF Santa Cruz)

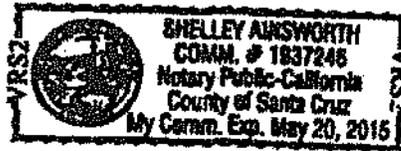
On 8.31.11, before me, Shelley Answorth, Notary
Public, personally appeared WALTER R. FREDERICK &

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

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

WITNESS my hand and official seal.

Signature
Shelley Answorth



My Commission Expires: _____

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____

A.P.N.: LOT: 037, BLOCK: Interspousal Transfer Grant Deed - continued
6763

File No.: 3808-3705757 (NS)

EXHIBIT A

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF STILLINGS STREET, DISTANT THEREON 25 FEET EASTERLY FROM THE EASTERLY LINE OF CONGO STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF STILLINGS STREET 25 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 83.77 FEET, THENCE AT A RIGHT ANGLE WESTERLY 25 FEET, AND THENCE AT A RIGHT ANGLE NORTHERLY 83.77 FEET TO THE POINT OF BEGINNING.

Order No.
Escrow No. U309815
Loan No.

First American Title
WHEN RECORDED MAIL TO:

WALTER R. FREDERICK and CARMEN VEGA
1322 20th Avenue
San Francisco, Ca 94122



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-G886926-00

Acct 3-FIRST AMERICAN Title Company
Thursday, JAN 04, 2001 12:54:59
Tel Pd 95,141.00 Hbr-0001530348

REEL H797 IMAGE 0563
081/00/1-3

df

DOCUMENTARY TRANSFER TAX \$ 3,128.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

X Computed on the consideration or value of property conveyed;
OR
____ Computed on the consideration or value less liens or
encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

6763/037

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LEE EDWARD OSNAS and JOANNE B. OSNAS, husband and wife, who acquired title as LEE EDWARD OSNAS, a married man

hereby GRANT(S) to

WALTER R. FREDERICK and CARMEN VEGA, husband and wife as Joint Tenants

the real property in the City of
County of

San Francisco
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated December 29, 2000

STATE OF CALIFORNIA)
COUNTY OF Nevada) ss.

On Jan 3, 2001 before me,

personally appeared LEE EDWARD OSNAS and JOANNE B. OSNAS

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

Signature Frances Sheridan

Lee Edward Osnas
LEE EDWARD OSNAS
Joanne B. Osnas
JOANNE B. OSNAS



MAIL TAX STATEMENTS TO:

SAME AS ABOVE



First American Title Insurance Company

A subsidiary of The First American Financial Corporation.

G886926

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

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

BEGINNING at a point on the Southerly line of Stillings Street, distant thereon 25 feet Easterly from the Easterly line of Congo Street, running thence Easterly along said line of Stillings Street 25 feet, thence at a right angle Southerly 83.77 feet, thence at a right angle Westerly 25 feet, and thence at a right angle Northerly 83.77 feet to the point of beginning.

EXHIBIT "A"

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763035

Address 61 STILLINGS AV

Assessed Values

Land \$248,653.00

Structure © 2020 San Francisco Planning \$158,645.00

Fixtures -

Personal Property -

Last Sale 9/30/1992

Last Sale Price \$255,000.00

Year Built 1926

Building Area 1,110 sq ft

Parcel Area 2,094.25 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 83.77 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name: SCOTT SARRAN
61 STILLINGS AVENUE
Street Address: SAN FRANCISCO, CA 94131
City & State: 35-6763 112820/A
Zip
Title Order No. 1178701 H Escrow No.



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H157448-00

Post 3-FIRST AMERICAN Title Company
Tuesday, APR 30, 2002 13:00:00
Ttl Pd \$12.00 Nbr-0001845889
REEL 1127 IMAGE 0843
0J1/JL/1-2

61 Stillings St. Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This form furnished by United Title Company

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () unincorporated area: (X) city of SAN FRANCISCO, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SCOTT A. SARRAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 75% INTEREST; AND TINA SARRAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 25% INTEREST, AS TENANTS IN COMMON hereby GRANT(S) to

SCOTT A. SARRAN, A MARRIED MAN

The following described real property in the County of SAN FRANCISCO, State of California:

SEE EXHIBIT A

Dated April 22, 2002

STATE OF CALIFORNIA }
COUNTY OF San Francisco } SS.

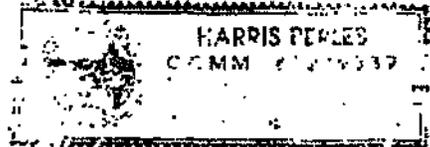
Signature of Scott A. Sarran
Signature of Tina Sarran
TINA SARRAN

On 4/22/02 before me, the undersigned, a Notary Public in and for said State, personally appeared SCOTT A. SARRAN and TINA POPKHADZE

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

WITNESS my hand and official seal.

Signature: Harris Perles



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Table with 3 columns: Name, Street Address, City and State

M157448

**ORDER NO: 1128201
REFERENCE NO: SARRAN
TITLE OFFICER: BRUCE CAMPBELL**

DESCRIPTION

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

COMMENCING AT A POINT ON THE INTERSECTION OF THE EASTERLY LINE OF CONGO STREET AND THE SOUTHERLY LINE OF STILLINGS STREET, RUNNING THENCE SOUTHERLY ALONG SAID LINE OF CONGO STREET 83.77 FEET, THENCE AT A RIGHT ANGLE EASTERLY 25 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 83.77 FEET, THENCE AT A RIGHT ANGLE WESTERLY 25 FEET TO THE POINT OF COMMENCEMENT.

LOT 035 BLOCK 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734015

Address 70 STILLINGS AV

Assessed Values

Land	\$349,964.00
Structure	\$286,826.00
Fixtures	-
Personal Property	-
Last Sale	3/20/1996
Last Sale Price	\$390,000.00
Year Built	1913
Building Area	1,200 sq ft
Parcel Area	3,750 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	75 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Order No.
Escrow No. C256823
Loan No.

WHEN RECORDED MAIL TO:

Nancy Travisano
70 Stillings Avenue
San Francisco, CA 94131

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 96-F944529-00
Acct 3-FIRST AMERICAN Title Company
Wednesday, MAR 20, 1996 08:00:00
REC \$5.00:PAG \$2.00:MIC \$1.00
STP \$1.00:TX242,652.00:
Ttl Pd \$2,662.00 Nbr-0000514977
REEL 6593 IMAGE 0010 ota/TD/2

DOCUMENTARY TRANSFER TAX \$ 2,652.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on the consideration of value of property conveyed; OR
 Computed on the consideration of value less liens or
encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Print Name

Lot 15, Block 6734

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

A. Robert Moog and Ursula A. Bendixen, husband and wife

hereby GRANT(S) to

Nancy Travisano, an unmarried woman

the real property in the City of
County of

San Francisco
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated March 14, 1996

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss.

On March 14, 1996 before me,

personally appeared D. Killian
A. Robert Moog and Ursula A. Bendixen

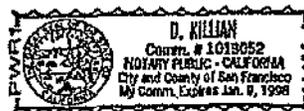
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the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

Signature *[Signature]*

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

[Signature]
A. Robert Moog
[Signature]
Ursula A. Bendixen



(This area for official notarial use)

1002-SM (1/94)

F944529

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

BEGINNING at the point of the intersection of the easterly line of Congo Street and the northerly line of Stilling Avenue, running thence northerly along the said line of Congo Street 50 feet; thence at a right angle easterly 75 feet; thence at a right angle southerly 50 feet; thence at a right angle westerly 75 feet to the point of beginning.

BEING a portion of Lots 15, 16 and 17 of Block "N" as said lots and block are shown on the Map entitled "Map of Additions to Castro Street Addition and Glenn Park Terrace," filed March 25, 1910, and recorded in Book "G" of Maps, page pages 60-62, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

EXHIBIT "A"

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059010

Address 100 STILLINGS AV

Assessed Values

Land	\$21,303.00
Structure	\$49,771.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1955
Building Area	1,067 sq ft
Parcel Area	2,774 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 13
100 Stillings Ave.
Block - 3059
Lot - 10
Parcel Square Footage - 2774

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E867426

Recording Requested by:

Wednesday, February 27, 1991 10:38:53am
Rec 5.00 — Ps 3.00
Mic 1.00 — Amt 9.00
TOTAL -> \$9.00
REEL F321 IMAGE 0260

And When Recorded Mail To:

Mrs. Emmy Stout
100 Stillings Ave.
San Francisco, CA 94131

GRANT DEED

The undersigned grantors declare:

Documentary transfer tax of -0-
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale.
() Unincorporated area: (xx) City and County of San
Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged,

EMMY STOUT

hereby grants to:

EMMY STOUT, TRUSTEE U/A DATED FEBRUARY 21, 1991

all of the grantor's right, title and interest in that certain
real property in the City and County of San Francisco, State of
California and more particularly described on Exhibit A attached
hereto and incorporated herein.

SUBJECT TO:

1. all current general and special county taxes which are a lien
not yet payable.
2. the lien of supplemental taxes, if any, assessed pursuant to
the provisions of Chapter 3.5 (commencing with Section 75) of the
Revenue and Taxation Code of the State of California.
3. covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record.

Dated: 21st FEBRUARY 1991


Emmy Stout

APN 31-3059-10

EXHIBIT A

ES67426

THOSE portions of Lots 30 and 31 in Block "C", as said lots and block are delineated and so designated upon that certain map entitled, "Map of Additions to Castro Street Addition and Glen Park Terraces", filed March 25, 1910 and recorded in Map Book "G", pages 60 to 63 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California, more particularly described as follows:

COMMENCING at the point of intersection formed by the westerly boundary line of Congo Street with the northerly boundary line of said Lot 30; running thence southerly along said line of Congo Street 41 feet to the northerly boundary line of Stillings Avenue, as recently realigned; running thence northwesterly along a curve to the right tangent to a line drawn at right angles to the said line of Congo Street, a radius of 182.398 feet through a central angle of $28^{\circ} 33' 09''$, an arc distance of 90.985 feet to a point on the westerly boundary line of said Lot 30; thence northerly along the latter line 18.82 feet, more or less, to the northerly boundary line of said Lot 30; thence easterly along the latter line 87.25 feet to the point of commencement.

we would recommend for this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 3060001E
Historic Sanborn Map 2

Address 115 STILLINGS AV

Assessed Values

Land \$238,266.00

Structure \$163,803.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale 1/31/1996

Last Sale Price \$270,000.00

Year Built 1942

Building Area 1,034 sq ft

Parcel Area 2,042 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 2

Basement 200 sq ft

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder

Close

RECORDING REQUESTED BY

Attorney

AND WHEN RECORDED MAIL TO

F. William Dorband, Attorney at Law
3182 Old Tunnel Road, Suite C
Lafayette, CA 94549

MAIL TAX STATEMENTS TO

Richard L. Newman
115 Stillings Avenue
San Francisco, CA 94131

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2005-H912487-00

Check Number 257
Wednesday, MAR 02, 2005 13:50:13
Ttl Pd \$12.00 Nbr-0002694900
REEL 1837 IMAGE 0366
ota/TD/1-2

Trust Transfer Deed

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

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

"GIFT TO A REVOCABLE TRUST. NO CONSIDERATION GIVEN FOR THIS TRANSFER."

Documentary Tax is \$ NONE

- There is no Documentary transfer tax due.
- Transfer to a revocable trust;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

GRANTOR(S): **RICHARD L. NEWMAN**

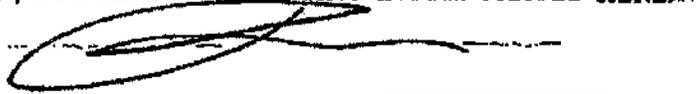
hereby GRANT(S) to **RICHARD L. NEWMAN**, Trustee of the **RICHARD L. NEWMAN LIVING TRUST DATED DECEMBER 16, 2004**

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

PARCEL ID NUMBER: LOT 001E, BLOCK 3060 - ADDRESS: 115 STILLINGS AVE., SAN FRANCISCO, CA 94131

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Dated 12-16-04



RICHARD L. NEWMAN

STATE OF CALIFORNIA)

COUNTY OF CONTRA COSTA)

On 12-16-04 before me, the undersigned Notary, personally appeared **RICHARD L. NEWMAN**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY



912487

EXHIBIT "A"

All of Lot No. 42 in Block No. 134, as said lot and block are delineated and so designated upon that certain map entitled "Map of Subdivision of Block Nos. 133, 132 and 134, Sunnyside Addition No. 1", filed November 16, 1896 and recorded in Book "E" and "F" of Maps at page 24, in the office of the Recorder of the City and County of San Francisco, State of California.

Excepting therefrom that portion as conveyed to the City and County of San Francisco, by Deed dated April 28, 1941 and recorded August 12, 1941 in Book 3771, page 484, Official Records, in the office of the Recorder of the City and County of San Francisco, State of California.

PARCEL ID NUMBER: LOT 001E, BLOCK 3060

ADDRESS: 115 STILLINGS AVE., SAN FRANCISCO, CA 94131

59

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company
Escrow No. 1005528-MBC
Title Order No. 01005528

When Recorded Mail Document
and Tax Statement To:
Richard L. Newman
116 Sillings Avenue
San Francisco, CA 94131

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 96-F922631-00
Acct 11-FIDELITY NATIONAL Title Company
Wednesday, JAN 31, 1996 08:00:00
REC \$6.00;PAG \$2.00;MIC \$1.00
STP \$1.00;TX2*1,835.00;
TTL Pd \$1,845.00 Nbr-0000488840
REEL 6559 IMAGE 0176 oed/ER/2

205

A PN: Lot 1-E, Block 3080

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 1,836.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Constance Lee Buckley, An Unmarried Woman

hereby GRANT(S) to Richard L. Newman, an unmarried man

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

DATED: January 25, 1996

Constance Lee Buckley
Constance Lee Buckley

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON JANUARY 26, 1996 before me,
MARION B. CROWLEY personally appeared
CONSTANCE LEE BUCKLEY

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



Witness my hand and official seal.

Signature *Marion B. Crowley*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Map No. 1005620-MBC
Title Order No. 07006528

EXHIBIT ONE

F922631

All of Lot No. 42, in Block No. 134, as said Lot and Block are delineated and so designated upon that certain Map entitled, "Map of Subdivision of Blocks No. 133, 132, and 134, Sunnyside Addition No. 1" filed November 18, 1898 and recorded in Book "E" and "F" of Maps, at page 24, in the Office of the Recorder of the City and County of San Francisco, State of California.

Excepting therefrom that portion as conveyed to the City and County of San Francisco, by Deed dated April 28, 1941 and recorded August 12, 1941, in Book 3771, Page 484, Official Records, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessors Parcel No: LOT 1-E, BLOCK 3060

we would recommend for this property at SF Plant Finder [🔗](#)

Assessor's Report

Official Maps

Assessor's Block Map [🗺️](#)

Parcel 3033021
Address 118 STILLINGS AV



Assessed Values		Construction Type	Wood or steel frame
Land	\$26,074.00	Use Type	Dwelling
	<small>© 2020 San Francisco Planning</small>	Units	1
Structure	\$38,287.00	Stories	1
Fixtures	-	Rooms	5
Personal Property	-	Rooms	-
Last Sale	-	Bathrooms	1
Last Sale Price	-	Basement	-
Year Built	1950	Parcel Shape	-
Building Area	1,000 sq ft	Parcel Depth	-
Parcel Area	2,495 sq ft		
Parcel Frontage	-		

Please send questions about this report to the Office of the Assessor-Recorder [🔗](#).

Close

EXHIBIT 15
118 Stillings Ave.
Block - 3033
Lot - 21
Parcel Square Footage - 2495

Recording requested by:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J383176-00
Check Number 5886
Thursday, MAR 29, 2012 10:48:22
Ttl Pd \$20.00 Rcpt # 0004371912
REEL K614 IMAGE 0309
adm/DM/1-2

and when recorded mail to:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131

Mail Tax Statement To:
same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION DEED

The Block Number listed on Document 2011- J323035-00 recorded on December 22, 2011, on Reel K548 Image 0326 is incorrect and is hereby corrected as follows:

GRANT DEED

The undersigned grantors declare:
Documentary transfer tax is NONE. Interspousal conveyance without consideration, husband and wife converting title from joint tenancy to community property.

APN: Block 3033 Lot 021
Property address: 118 Stillings Avenue, San Francisco, California

For no consideration, JAMES M. CHASE and ALBA E. CHASE, husband and wife, as joints tenants, hereby GRANT to JAMES M. CHASE and ALBA E. CHASE, as community property, the following described real property situated in the City and County of San Francisco, State of California:

PORTION of Block 135, according to "Map of Sunnyside Addition No. 1", filed March 11, 1892 in Book "E" and "F" of Maps, page 165, in the office of the Recorder of the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point of the northerly line of Stillings Avenue, distant thereon 182.094 feet easterly from the easterly extremity of that certain course south 89 degrees 28'48"west 314,670 feet, which

forms the southerly boundary line of Block 3029-C, according to "Map of Miraloma Park Showing Opening of Streets and Alleys", filed May 14, 1931, in Book "M" of Maps at pages 43 to 46 inclusive in the office of said Recorder; running thence easterly along said line of Stillings Avenue as shown upon said map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet, more or less, to the easterly line of said Block 135; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet, more or less, to a line drawn northerly at right angles to said northerly line of Stillings Avenue from the point of beginning; thence at a right angle southerly 100 feet to the point of beginning.

Subject to: covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

This is an interspousal conveyance, husband and wife converting title from joint tenancy to community property, does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code section 63.

Dated: March 30, 2012

James M. Chase
JAMES M. CHASE
Alba E. Chase
ALBA E. CHASE

State of California)
County of San Francisco)

On March 30, 2012, before me, George Eimil, a notary public, personally appeared JAMES E. CHASE and ALBA E. CHASE, 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 the 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 George Eimil (Seal)



Recording requested by:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131

and when recorded mail to:
James and Alba Chase
118 Stillings Avenue
San Francisco, CA 94131

Mail Tax Statement To:
same as above



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J383177-00
Check Number 5888
Thursday, MAR 29, 2012 10:48:38
Ttl Pd \$23.00 Rcpt # 0004371913
REEL K614 IMAGE 0310
oda/DM/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION DEED

The Block Number listed on Document 2011- J323036-00 recorded on December 22, 2011, on Reel K548 Image 0328 is incorrect and is hereby corrected as follows:

GRANT DEED

The undersigned grantors declare:
Documentary transfer tax is NONE. Conveyance transferring grantors' interests to their revocable living trust and not pursuant to sale.

APN: Block 3033 Lot 021
Property address: 118 Stillings Avenue, San Francisco, California

For no consideration, JAMES M. CHASE and ALBA E. CHASE, husband and wife, as community property, hereby GRANT to JAMES M. CHASE and ALBA E. CHASE, as Trustees for the JAMES and ALBA CHASE TRUST, created by a Declaration of Trust dated December 12, 2011, the following described real property situated in the City and County of San Francisco, State of California:

PORTION of Block 135, according to "Map of Sunnyside Addition No. 1", filed March 11, 1892 in Book "E" and "F" of Maps, page 165, in the office of the Recorder of the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point of the northerly line of Stillings Avenue, distant thereon 182.094 feet easterly from the easterly extremity of

that certain course south 89 degrees 28'48"west 314,670 feet, which forms the southerly boundary line of Block 3029-C, according to "Map of Miraloma Park Showing Opening of Streets and Alleys", filed May 14, 1931, in Book "M" of Maps at pages 43 to 46 inclusive in the office of said Recorder; running thence easterly along said line of Stillings Avenue as shown upon said map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet, more or less, to the easterly line of said Block 135; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet, more or less, to a line drawn northerly at right angles to said northerly line of Stillings Avenue from the point of beginning; thence at a right angle southerly 100 feet to the point of beginning.

Subject to: covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

This conveyance is to a revocable trust created by the grantors and does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code section 62.

Date: March 30, 2012



JAMES M. CHASE


ALBA E. CHASE

State of California)
County of San Francisco)

On March 30, 2012, before me, George Eimil, a notary public, personally appeared JAMES E. CHASE and ALBA E. CHASE, 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 the 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 George Emil (Seal)



we would recommend for this

property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel

3060001D

Historic Sanborn Map 2

Address

119 STILLINGS AV

Assessed Values

Land	\$546,774.00
Structure	\$238,330.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	7/1/2014
Last Sale Price	\$725,000.00
Year Built	1942
Building Area	834 sq ft
Parcel Area	2,121 sq ft
Parcel Frontage	-

Construction Type

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	2
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder

Close

EXHIBIT 16
 119 Stillings Ave.
 Block - 3060
 Lot - 1D
 Parcel Square Footage - 2121

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Parcel 3033020
Address 122 STILLINGS AV

Assessed Values

Land \$492,705.00
© 2020 San Francisco Planning
Structure \$328,469.00
Fixtures -
Personal Property -
Last Sale 1/5/2011
Last Sale Price \$715,000.00
Year Built 1951
Building Area 1,000 sq ft
Parcel Area 2,500 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 5
Rooms 2
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

27

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 10-35413385-LR
Locate No.: CACTI7738-7738-2354-0035413385
Title No.: 10-35413385-RM

**When Recorded Mail Document
and Tax Statement To:**
SAYED MUSTAFA HABIB
888 FOSTER CITY BLVD, #C1
FOSTER CITY, CA 94404



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC-2011-J112088-00

Acct 1-CHICAGO Title Company
Wednesday, JAN 05, 2011 08:00:00
Ttl Pd \$14.00 Rcpt # 0084065521
REEL K305 IMAGE 0096
ats/JL/1-2

APN: Lot 20, Block 3033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

122 Stillings Ave.

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ _____ City Tax is \$ _____
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of San Francisco,

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Nilofer Farani, Spouse of herein Grantee**

hereby remises, releases and quitclaims to **Sayed Mustafa Habib**, a married man as his sole and separate property 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: December 28, 2010

State of California }
County of SAN FRANCISCO }

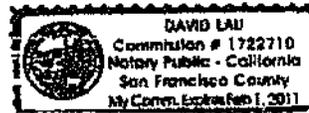
Nilofer Farani

On 12/30/10 before me,
DAVID LAU, Notary Public
(here insert name and title of the officer), personally appeared
NILOFER FARANI

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

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

WITNESS my hand and official seal.



Signature _____ (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-13F (Rev 12/07)
(quitclaim)(06-09)

QUITCLAIM DEED

Escrow No.: 10-35413385-LR
Locats No.: CACTI7738-7738-2354-0035413385
Title No.: 10-35413385-RM

EXHIBIT "A"

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:

Portion of Block 135, according to "Map of Sunnyside Addition No. 1", filed March 11, 1892 in Book "E" and "F" of Maps, page 165, in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

Beginning at a point on the northerly line of Stillings Avenue, distant thereon 157.094 feet easterly from the easterly extremity of that certain course South 89° 28' 48" West 314.670 feet which forms the southerly boundary line of Block 3029-C, according to "Map of part of Miraloma Park showing opening of streets and alleys", filed May 14, 1931, in Book "M" of Maps at pages 43 to 46 inclusive, in the Office of said Recorder, running thence easterly along said line of Stillings Avenue, as shown upon said Map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet; thence at a right angle northerly 100 feet; thence at right angle westerly 25 feet; thence at a right angle southerly 100 feet to the point of beginning.

APN: Lot 20, Block 3033

Exhibit A

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

Portion of Block 135, according to "MAP OF SUNNYSIDE ADDITION NO. 1," filed March 11, 1892, in Book "E" and "F" of Maps, Page 165, in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Stillings Avenue, distant thereon 157.094 feet easterly from the easterly extremity of that certain course South 89° 28' 48" West 314.670 feet which forms the southerly boundary line of Block 3029-C, according to "Map of part of Miraloma Park showing opening of streets and alleys," filed May 14, 1931, in Book "M" of Maps at Pages 43 to 46 inclusive, in the office of said Recorder; running thence easterly along said line of Stillings Avenue, as shown upon said Map of Sunnyside Addition No. 1, above referred to, a distance of 25 feet; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet; thence at a right angle southerly 100 feet to the point of beginning.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762039
Historic Sanborn Map 

Address 33 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$912,478.00	Use Type	Dwelling
Structure	\$391,060.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	11/24/2010	Rooms	3
Last Sale Price	\$1,135,000.00	Bathrooms	3
Year Built	1994	Basement	-
Building Area	1,878 sq ft		
Parcel Area	1,900 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder

DOC-2010-J086789-00

Check Number 7888

Wednesday, NOV 24, 2010 11:06:08

Ttl Pd \$8,536.50 Rpt # 0004037261

REEL K277 IMAGE 0381

ofa/FT/1-3

RECORDING REQUESTED BY
Cornerstone Title Company

AND WHEN RECORDED MAIL DOCUMENT
TO:

Andrew Bowles and Steffanie M Bowles
33 Martha Avenue
San Francisco, CA 94131

33 MARtha AVENUE

Space Above This Line for Recorder's Use Only

m

A.P.N.: 6762-039

File No.: SF-0501 (MWD)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$.00; CITY TRANSFER TAX \$8,512.50; SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **San Francisco**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Andrew C. Beers, Trustee of The Andrew C. Beers Living Trust dated Jan. 31, 2008 and any amendments thereto**

hereby GRANTS to **Andrew Bowles and Steffanie M Bowles, husband and wife as community property**

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

See Exhibit "A" attached hereto and made part hereof for complete legal description

Mail Tax Statements To: SAME AS ABOVE

Exhibit A

Real property in the City of SAN FRANCISCO, County of San Francisco, State of CA, described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MARTHA AVENUE, DISTANT THEREON 33.07 FEET NORTHWESTERLY FROM THE WESTERLY LINE OF BADEN STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF MARTHA AVENUE 27.56 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF BADEN STREET 81.79 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25.00 FEET; THENCE AT RIGHT ANGLE NORTHERLY 70.20 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF ASSESSOR'S BLOCK NUMBER 6762.

APN:6762-039

Date: November 16, 2010

A.P.N.: 6752-039

File No.: SF-0501 (MWD)

Dated: November 16, 2010

The Andrew C. Beers Living Trust dated Jan. 31, 2008 and any amendments thereto

Andrew C. Beers TRUSTEE
By: Andrew C. Beers, Trustee

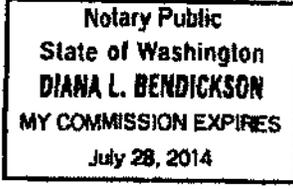
STATE OF Washington)
COUNTY OF King)

On 11/17/2010 before me, Diana L. Bendickson, Notary Public, personally appeared Andrew C. Beers

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

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Washington} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature
Diana L. Bendickson

My Commission Expires July 28, 2014

This area for official notarial seal

Notary Name: Diana L. Bendickson
Notary Registration Number: _____

Notary Phone: 206-604-5794
County of Principal Place of Business: King

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762038
Historic Sanborn Map 

Address 37 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$33,742.00	Use Type	Dwelling
Structure	\$145,557.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	-	Rooms	1
Last Sale Price	-	Bathrooms	3
Year Built	1912	Basement	-
Building Area	1,787 sq ft		
Parcel Area	2,663 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762035
Historic Sanborn Map 

Address 41 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,711,458.00	Use Type	Dwelling
Structure	\$733,482.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	6/30/2017	Rooms	3
Last Sale Price	\$2,350,000.00	Bathrooms	3
Year Built	1998	Basement	-
Building Area	2,814 sq ft		
Parcel Area	2,535 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 20
41 Martha Ave
Block - 6762
Lot - 35
Parcel Square Footage -2535

20179K47196400002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K471964-00
Acct 6002-First American Title Co.- Redwood City
Friday, JUN 30, 2017 13:22:36
Ttl Pd\$17,653.00 Nbr-0005629515
ofa/RE/1-2

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

The Irene J Moore Revocable Trust
41 Martha Avenue
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: 40-6762-035-01

File No.: 3807-5397123 (MA)

Situs Address: 41 Martha Avenue, San Francisco, CA 94131

Property Address: **41 Martha Avenue, San Francisco, CA 94131**

Lot Number: **35**

Block Number: **6762**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$17,625.00; CITY TRANSFER TAX \$0;
SURVEY MONUMENT FEE \$10

- [] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of **San Francisco**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **William Craig Noblett, a single person**

hereby GRANTS to **Irene J Moore, Trustee of The Irene J Moore Revocable Trust Dated March 27, 2006**

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

ALL OF LOT NO. 4 IN BLOCK "L", AS PER MAP ENTITLED, "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, IN LIBER "G" OF MAPS, AT PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

Date: 06/26/2017

A.P.N.: 40-6762-035-01

File No.: 3807-5397123 (MA)

Dated: June 26, 2017

William Craig Noblett
William Craig Noblett

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

STATE OF CALIFORNIA)SS

COUNTY OF FRESNO)

On JUNE 28, 2017 before me, CATHY A. LANDRE, Notary Public, personally appeared

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

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

WITNESS my hand and official seal.

Signature

Cathy A Landre

This area for official notarial seal.



RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No.: 12-950298-PS
Locate No.: CAFNT0938-0938-0006-0000950298
Title No.: 12-950298-KD

**When Recorded Mail Document
and Tax Statement To:**
William Craig Noblett
41 Martha Avenue

San Francisco CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC-2012-J346887-00

Rec'd 11-FIDELITY NATIONAL Title Company
Tuesday, JAN 31, 2012 08:08:08

Ttl Pd \$20.00 Rept # 0004330956
REEL K573 IMAGE 0119
og1/GG/1-2

APN: Lot 035, Block 6762

SPACE ABOVE THIS LINE FOR RECORDER'S USE

41 Martha Ave.

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ City Transfer Tax is \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, William Craig Noblett, an unmarried man

hereby **GRANT(S)** to William Craig Noblett, a single person

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: January 23, 2012

State of California }
County of San Francisco }

William Craig Noblett
William Craig Noblett

On 1-23-2012 before me,
Raul Paredes-Sermeno, Notary Public
(here insert name and title of the officer), personally appeared
William Craig Noblett,

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

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

WITNESS my hand and official seal.

Signature Raul Paredes-Sermeno (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 12/07)
(grantor) (10-03) (Rev. 07-11)

GRANT DEED

Escrow No.: 12-950298-PS
Locate No.: CAFNT0938-0938-0006-0000950298
Title No.: 12-950298-KD

EXHIBIT "A"

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:

ALL OF LOT NO. 4, IN BLOCK "L", AS PER MAP ENTITLED, "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 24, 1910, IN LIBER "G" OF MAPS, AT PAGES 60 TO 63, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA.

APN: Lot 035, Block 6762

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762034
Historic Sanborn Map 

Address 45 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$228,387.00	Use Type	Dwelling
Structure	\$49,076.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	2
Year Built	1913	Basement	-
Building Area	1,014 sq ft		
Parcel Area	3,449 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 21
45 Martha Ave
Block - 6762
Lot - 34
Parcel Square Footage -3449

Order No.
Escrow No.
Recording Requested By:

LAW OFFICES OF MICHAEL E. GRAHAM

When Recorded Mail To:

Howard J. and June D. Trost
Post Office Box 785
Homewood, California 96141

San Francisco, Co Recorder's Office
Bruce Jamison, County Recorder

DOC - 94-F625548-00
Check Number 1199
Thursday, JUN 16, 1994 13:36:39
REC \$6.00/PAG \$2.00/NIC \$1.00
STP \$1.00
Total- \$10.00 Nbr-0000185899
REEL 6154 IMAGE 0480 ota

MAIL TAX STATEMENTS TO:

Howard J. and June D. Trost
Post Office Box 785
Homewood, California 96141

THE UNDERSIGNED GRANTOR HEREBY DECLARES
THAT THE DOCUMENTARY TRANSFER TAX IS \$ 0.00

- ___ Computed on the consideration or value of property conveyed; OR
- ___ Computed on the consideration or value less liens or encumbrances remaining at time of sale.
- ___ Is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Taxation Code §11927(e), an transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.
- XXX Is exempt since no change in ownership.

Howard J. Trost
Howard J. Trost

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JUNE D. TROST and HOWARD J. TROST, wife and husband as Community Property,

hereby GRANT(S) to

HOWARD J. TROST and JUNE D. TROST, TRUSTEES of the TROST FAMILY TRUST OF 1994,
U.D.T. dated April 6, 1994,

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

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

Dated 4-6-94

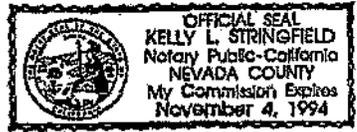
State of California)
County of Nevada)

June D. Trost
JUNE D. TROST

Howard J. Trost
HOWARD J. TROST

On 4-5-94, before me, Kelly L. Stringfield, personally appeared June D. Trost and Howard J. Trost, personally known to me (or provided 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.

WITNESS my hand and official seal.
Kelly L. Stringfield



(This area for official notarial seal)

F625548

LEGAL DESCRIPTION

All of Lots 4 and 5 and the westerly 25 feet of Lot 6 in Block "L" as per map entitled, "Additions to Castro Street Addition and Glen Park Terrace," filed March 25, 1910 in Liber "G" of Maps at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

Commonly known as: 45 Martha Avenue and 38 Martha Avenue
San Francisco, California 94131

APN: 6762-034 and 6762-035

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762033
Historic Sanborn Map 
Address 49 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$450,392.00	Use Type	Dwelling
Structure	\$292,753.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	6/22/2012	Rooms	1
Last Sale Price	\$660,000.00	Bathrooms	1
Year Built	1914	Basement	-
Building Area	814 sq ft		
Parcel Area	2,487 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

Vacant: No

that we would recommend for this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6735014
Historic Sanborn Map [↗](#)

Address 50V MARTHA AV

Assessed Values

Land -

Structure -

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale -

Last Sale Price -

Year Built -

Building Area -

Parcel Area 2,522 sq ft

Parcel Frontage -

Construction Type -

Use Type Vacant Lot Residential

Units -

Stories -

Rooms -

Rooms -

Bathrooms -

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762030A
Historic Sanborn Map 

Address 51 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$37,254.00	Use Type	Dwelling
Structure	\$62,112.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1908	Basement	-
Building Area	647 sq ft		
Parcel Area	1,812 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 24
51 Martha Ave
Block - 6762
Lot - 30A
Parcel Square Footage -1812

20179K40669000003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K406690-00
Acct 5013-TSI Title Company of California
Thursday, FEB 09, 2017 11:35:17
Ttl Pd \$24.00 Nbr-0005550615
oar/RE/1-3

Recording Requested By:
Frank Chieng-Chun Young
51 Martha Avenue
San Francisco, CA 94131
After Recording Mail To:
Frank Chieng-Chun Young, et al
51 Martha Avenue
San Francisco, CA 94131

★ APN: 6762-030A

QUITCLAIM DEED

TITLE OF DOCUMENT

62781854-3906212

①

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 EXEMPT (S): This conveyance transfers an interest into or out of a Living Trust, R & T 11930.

- () Computed on full value of property conveyed, or
- () Computed on full value less liens and encumbrances remaining thereon at time of sale.
- () Unincorporated area (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Frank Chieng-Chun Young and Barbara Le Beau Young, Trustees of The 2005 Young Family Trust dated October 18, 2005**, GRANTOR, hereby remises, releases and forever quitclaims to **Frank Chieng-Chun Young and Barbara Le Beau Young, husband and wife, as joint tenants with right of survivorship**, GRANTEE, that certain real property situated in the County of **San Francisco**, State of **California**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

slvs MORE commonly known as: **51 Martha Avenue**
San Francisco, California 94131

Prior Recorded Doc. Ref.: **Deed: Recorded: June 05, 2012; Doc. No. 2012-J425919-00**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

MAIL TAX STATEMENTS

Frank Chieng-Chun Young, et al, 51 Martha Avenue, San Francisco, CA 94131

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF SAN FRANCISCO IN THE COUNTY OF SAN FRANCISCO IN THE STATE OF CA

BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MARTHA AVENUE AND THE EASTERLY LINE OF LOT NO. 30, BLOCK "L", ADDITION TO GLEN PARK TERRACE, AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO;

RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT NO. 30 AND LOT NO. 29 OF SAID SUBDIVISION 38 FEET TO THE SOUTHERLY LINE OF SAID LOT NO. 29;

THENCE AT A RIGHT ANGLE WESTERLY THIRTY AND ELEVEN HUNDREDTHS FEET (30.11);

THENCE AT A RIGHT ANGLE NORTHERLY 30 FEET;

THENCE AT A RIGHT ANGLE WESTERLY 17 FEET,

THENCE AT RIGHT ANGLE NORTHERLY 30 FEET, MORE OR LESS, TO SAID SOUTHWESTERLY LINE OF MARTHA AVENUE, AND;

THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF MARTHA AVENUE 52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NUMBERS 29 AND 30, BLOCK "L", ADDITION TO GLEN PARK TERRACE AS PER MAP ENTITLED, "ADDITION TO CASTRO ST. ADDITION TO GLEN PARK TERRACE". FILED MARCH 25, 1910 IN MAP BOOK "G", AT PAGES 60, 61 AND 62 IN TH OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6735015
Historic Sanborn Map [↗](#)

Address 52 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$78,045.00	Use Type	Dwelling
Structure	\$258,713.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	6
Last Sale	-	Rooms	4
Last Sale Price	-	Bathrooms	2
Year Built	1908	Basement	-
Building Area	1,738 sq ft		
Parcel Area	2,504 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the [Office of the Assessor-Recorder](#) [↗](#).

Close

HOGE, FENTON, JONES & APPEL, INC.
Janice W. Fox, Esq.
60 South Market St., Suite 1400
San Jose, CA 95113

WHEN RECORDED MAIL TO:
SAME AS ABOVE

MAIL TAX STATEMENTS TO:

Charles Getz and Leslie Lopato, TTE
52 Martha Avenue
San Francisco, CA 94131


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-1316022-00
Check Number 1147724
Tuesday, JAN 09, 2007 12:38:52
Ttl Pd \$18.00 Nbr-0003150997
REEL J303 IMAGE 0441
ofa/FT/1-3

GRANT DEED

3
EL

The undersigned grantor declares:

- Documentary transfer tax is \$0 (no consideration, transfer to revocable trust) R&T 11911
- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (x) City of San Francisco, and


Janice W. Fox, Attorney

FOR NO CONSIDERATION,

CHARLES GETZ and LESLIE LOPATO, husband and wife, as Community Property

hereby GRANTS to

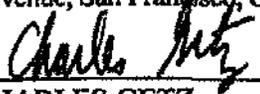
CHARLES GETZ and LESLIE MERNA LOPATO, or their successors, TRUSTEES of THE GETZ/LOPATO REVOCABLE TRUST dated September 29, 2006.

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

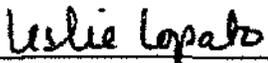
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREO

APN: Block 6735 Lot 15 Commonly known as 52 Martha Avenue, San Francisco, CA 94131

Dated: September 29, 2006


CHARLES GETZ

Dated: September 29, 2006


LESLIE LOPATO

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ALL-PURPOSE ACKNOWLEDGMENT

State of California)
)ss.
County of Santa Clara)

On September 29, 2006, before me, Janice Fox, a Notary Public,
personally appeared CHARLES GETZ and LESLIE LOPATO

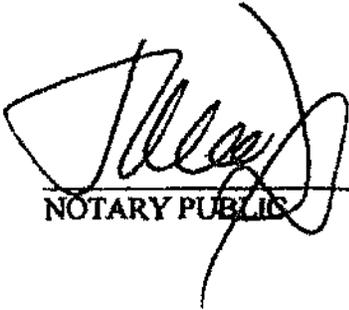
personally known to me

or

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.

Witness my hand and official seal.



NOTARY PUBLIC

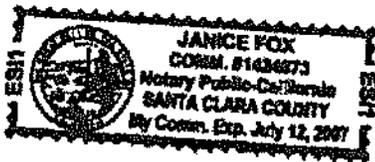


EXHIBIT "A"

Lot 40, in Block "J", as said Lot and block are laid down and delineated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace," filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762032
Historic Sanborn Map 

Address 53 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$846,165.00	Use Type	Dwelling
Structure	\$362,641.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	4/15/2014	Rooms	3
Last Sale Price	\$1,100,000.00	Bathrooms	1
Year Built	1963	Basement	-
Building Area	1,325 sq ft		
Parcel Area	2,157 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

Recording Requested by:
PATRICIA DE FONTE, ESQ.
4104 24th Street, Suite 212
San Francisco, CA 94114


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2018-K625824-00
Check Number 1035
Wednesday, JUN 13, 2018 12:36:12
Ttl Pd \$23.00 Rpt # 0005819054
0J1/JL/1-4

When Recorded Mail to:

De Fonte Law
4104 24th Street, Suite 212
San Francisco, CA 94114

Assessor Parcel Number (APN): Block 6762 Lot 032

Street Address: 53 Martha Avenue, S.F., CA 94131

TRUST TRANSFER DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

RECORDING REQUESTED BY
Patricia De Fonte

AND WHEN RECORDED MAIL TO
Patricia De Fonte
De Fonte Law PC
4104 24th Street, Suite 212
San Francisco, California 94114

Space above line for Recorder's Use

APN: Block 6762 Lot 032
53 Martha Avenue
San Francisco, California 94131

NO TAX DUE

TRUST TRANSFER DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. A transfer into a revocable trust. Rev. & Tax Code Section 11930.

 Unincorporated area X City of San Francisco

This is a transfer into a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

FOR NO CONSIDERATION, GRANTORS Robert Batista and Heather Hough, husband and wife, as community property with right of survivorship, hereby GRANT TO Heather Joan Hough and Robert James Batista, Trustees of the 2018 Houghtista Revocable Trust, that real property in the City of San Francisco, County of San Francisco, State of California, described in Exhibit "A" attached hereto and incorporated herein.

Dated: May 31, 2018


Heather Hough


Robert Batista

ACKNOWLEDGMENT

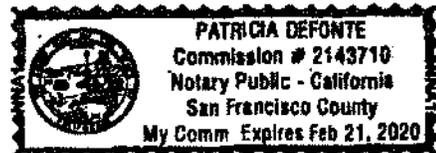
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

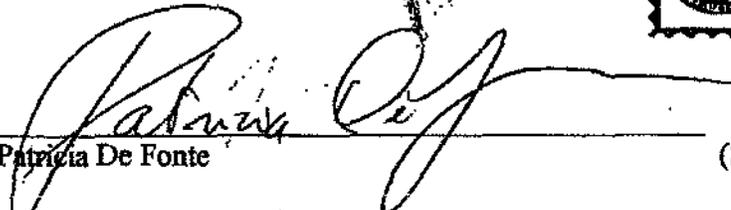
State of California)
)
County of San Francisco)

On May 31, 2018, before me, Patricia De Fonte, notary public, personally appeared Heather ~~Joan~~ Hough and Robert ~~James~~ Batista, 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.





Patricia De Fonte (Seal)
My commission expires on: February 21, 2020

Mail tax statements to: Heather Joan Hough and Robert James Batista, 53 Martha Avenue, San Francisco, California 94131

EXHIBIT A

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

Lot 25, in Block "L", as shown on that certain Map entitled "Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, at Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 32; Block 6762.

20149J86398600002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J863986-00
Acct 5002-Old Republic Title Company
Tuesday, APR 15, 2014 10:14:24
Tit Pd \$21.00 Nbr-0004919283
ear/RE/1-2

RECORDING REQUESTED BY:

Old Republic Title Company

Order #: 0219016151-MP
APN #: Blcok 6762 -Lot 032

WHEN RECORDED MAIL TO

George H. Main
c/o Edward Doyon Main
2031 Branard St.
Houston, TX 77098

55 Martha Avenue

SPACE ABOVE THIS LINE FOR RECORDERS USE

Quitclaim Deed

Monument Preservation Fee is \$0.00

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of San Francisco \$0.00
- () Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Phuc Thi Main, wife of grantee herein

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
George H. Main, a married man as his sole and separate property

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

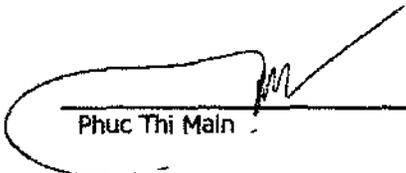
This Deed is given to establish of record that the undersigned Grantor, spouse of the Grantee herein, acquired no interest to said property by reason of the Deed to said Grantee recording concurrently herewith and the interest acquired by said Grantee is his/her sole and separate property.

Mail Tax Statements to Grantee at address above

Date March 11, 2014
State of California

County of San Francisco

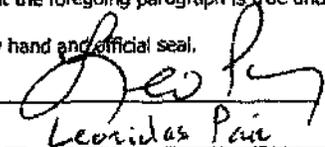
On March 13, 2014 before me,
Leonidas Paiz a Notary Public,
personally appeared Phuc Thi Main, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Phuc Thi Main

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

WITNESS my hand and official seal.

Signature: 
Name: Leonidas Paiz
(typed or printed)
(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 0219016151-MP

EXHIBIT A

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

Lot 25, in Block "L", as shown on that certain Map entitled, "Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, at Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 32; Block 6762

20149J86398700002

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J863987-00
Acct 5002-Old Republic Title Company
Tuesday, APR 15, 2014 10:14:24
Ttl Pd \$8,278.00 Nbr-0004919284
oar/RE/1-2

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219016151-MP

APN: Block 6762 -Lot 032

When Recorded Mail Document and Tax Statements to:

Robert Batista & Heather Hough
53 Martha Ave.
San Francisco, CA 94131

2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,250.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

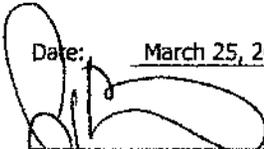
() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
George H. Main, a married man, as his sole and separate property

hereby GRANT(S) to

Robert Batista and Heather Hough, husband and wife, as community property with right of survivorship

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

Date: March 25, 2014

George H. Main

State of California

County of San Francisco

On March 26, 2014 before me, Michelle Patterson, a
Notary Public, personally appeared George H. Main, who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 
Name _____
(typed or printed)



(Area reserved for official notarial seal)

EXHIBIT A

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

Lot 25, in Block "L", as shown on that certain Map entitled, "Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, at Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 32; Block 6762

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735016
Historic Sanborn Map 

Address 54 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$69,652.00	Use Type	Dwelling
Structure	\$189,100.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1957	Basement	-
Building Area	1,155 sq ft		
Parcel Area	2,487 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY
Old Republic Title Company
ORDER # 0221002664-SP
APN Lot 016; Block 6735

WHEN RECORDED MAIL TO

M
Name Mary K. Cabot
Street Address 54 Martha Avenue
City State San Francisco, CA 94131
Zip



San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2005-H970550-00
Acct 4-OLD REPUBLIC Title Company
Tuesday, JUN 14, 2005 08:00:00
Tit Pd \$12.00 Mbr-8002761999
REEL I910 IMAGE 0170
okc/KC/1-2

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00

- () computed on full value of property conveyed, or
- () computed on full value less of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of San Francisco
- (X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Mary K. Cabot, an unmarried woman

hereby GRANT(S) to
Mary K. Cabot, Trustee of The Mary K. Cabot 2002 Revocable Living Trust

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

54 Martha Ave

Mail Tax Statements to Grantee at address above

Date 5/31/05

Mary K. Cabot

STATE OF CALIFORNIA

COUNTY OF San Francisco

On May 31, 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared

Mary K. Cabot

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

WITNESS my hand and official seal.

Signature
Name Ray Messer
(typed or printed)



FTGLS-140 8/94

(This area for official notarial seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE

ORDER NO. : 0221002664-SP

EXHIBIT A

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

Lot 41, in Block "J", Additions to Castro Street Addition and Glen Park Terrace, as per Map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in The Office of The Recorder of The City and County of San Francisco, State of California.

(Being APN: Lot 016; Block 6735)

RECORDING REQUESTED BY		 San Francisco Assessor-Recorder Habel Teng, Assessor-Recorder DOC- 2003-H334303-00 Check Number 5720 Monday, JAN 13, 2003 10:41:33 T&I Pd \$12.00 Nbr-0002846000 REEL I302 IMAGE 0299 car/AB/1-2	
JAMES R. BENOTT Attorney at Law 3554 Round Barn Boulevard, Suite 106 Santa Rosa, CA 95403			
AND WHEN RECORDED MAIL TO			
Name	Mary K. Cabot		
Street	54 Martha Avenue		
Address			
City	San Francisco		
State	CA		
Zip	94131		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
 Documentary transfer tax is \$ 0

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARY K. CABOT, AN UNMARRIED WOMAN

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

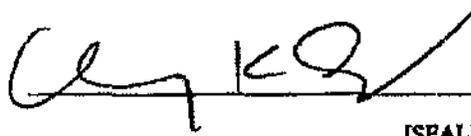
MARY K. CABOT, TRUSTEE OF THE MARY K. CABOT 2002 REVOCABLE LIVING TRUST

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

SEE ATTACHED EXHIBIT 'A'

ASSESSOR'S PARCEL NO.: 6735-016

Dated: 12/19/2002

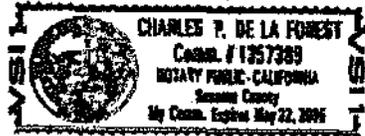


 [SEAL]

Dated _____

State of California
 County of SONOMA
 On DECEMBER 19, 2002
 before me, CHARLES P. DE LA FOREST
 personally appeared; MARY K. CABOT

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



WITNESS my hand and official seal.
 Signature: Charles P. de la Forest

Mary K. Cabot, 54 Martha Avenue, San Francisco, CA 94131

MAIL TAX STATEMENTS TO: _____
 NAME ADDRESS CITY STATE ZIP

M834303

EXHIBIT 'A'

Real property in the City of San Francisco, County of San Francisco, State of California:

Lot 41, in Block "J" Addition to Castro Street Addition and Glen Park Terrace, as per map filed March 25, 1910 in Book "G" of Maps, Pages 80 to 93, in the office of the Recorder of the City and County of San Francisco, State of California.

EXHIBIT 'A'

10

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 82431-JB
Title Order No. 428524

When Recorded Mail Document
and Tax Statement To:
Mary K. Cabot
54 Marthe Avenue
San Francisco, Ca. 94131

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

DOC - 99-G510915-00
Acct 11-FIDELITY NATIONAL Title Company
Tuesday, FEB 09, 1999 08:00:00
REC \$5.00|PAG \$1.00|MIC \$1.00
STP \$0.00|ARF \$2.00|
Ttl Pd \$9.00 Nbr-0001102086
REEL H318 IMAGE 0010 ogi/GG/1-1

APN: Lot 15, Block 6735

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$

City Transfer Tax is \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mary K. Cabot, a single woman, who acquired title as Mary K. Cabot, an unmarried woman

hereby GRANT(S) to Mary K. Cabot, a single woman

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

Lot 41, in Block "J" Addition to Castro Street Addition and Glen Park Terrace, as per map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in the office of the Recorder of the City and County of San Francisco, State of California.

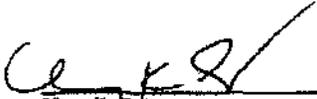
DATED: February 8, 1999

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON February 8, 1999 before me,
D. Chernykh personally appeared

MARY K. CABOT

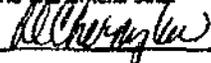
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Mary K. Cabot



Witness my hand and official seal

Signature 

REAL TAX STATEMENTS AS DIRECTED ABOVE

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762031
Historic Sanborn Map 

Address 57 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,306,620.00	Use Type	Dwelling
Structure	\$559,980.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	7/27/2017	Rooms	3
Last Sale Price	\$1,830,000.00	Bathrooms	3
Year Built	1962	Basement	-
Building Area	1,605 sq ft		
Parcel Area	2,408 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY:
Stewart Title of California, Inc.
N. PORTAL
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

David Johnson
57 Martha Avenue
San Francisco, CA 94131

ORDER NO. 7509-01180-275526

ESCROW NO. 01180-275526

★ APN: 6762-031

★ *SITE:*
Property Addr: 57 Martha Avenue, San Francisco, CA
94131

20179K48804800002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K488048-00
Acct 5003-Stewart Title Company
Thursday, JUL 27, 2017 08:24:47
Ttl Pd\$13,753.00 Nbr-0005647900
OYY/RE/1-2

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$13,725.00 CITY TAX \$0

Monument Preservation Fee is: \$

X computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances
remaining at time of sale.

Unincorporated area: City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

An Hsin Shu, a married man as his sole and separate property as to an undivided 50% interest, Justin Luo, a married man as his sole and separate property as to an undivided 17% interest, and Justin Lee, a single man as to an undivided 33% interest

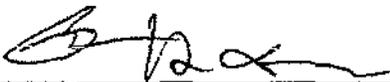
hereby GRANT(S) to David Johnson, a single man

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

Lot 26 in Block "L" as shown on that certain Map entitled, "Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, at Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot 031, Block 6762

Date: July 20, 2017



An Hsin Shu

Justin Luo by Joanne Luo, his attorney in fact
Justin Luo by Joanne Luo, his attorney in fact



Justin Lee

MAIL TAX STATEMENT AS DIRECTED ABOVE

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

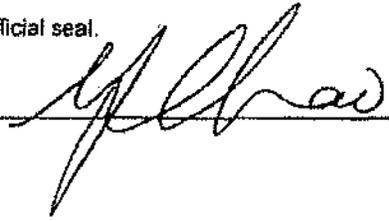
State of California
County of San Francisco

On 7/25/2017 before me Y. CHAO Notary Public personally appeared
AN HSI N SHU and JOANNE LUO and JUSTIN LEE

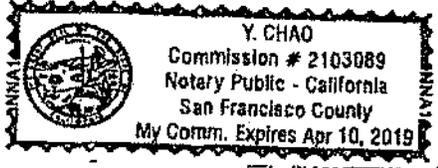
who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)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

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

WITNESS my hand and official seal.

Signature 

(seal)



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735017
Historic Sanborn Map 

Address 58 MARTHA AV

Assessed Values

Land \$1,299,979.00

Structure \$557,134.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale 10/1/2015

Last Sale Price \$1,750,000.00

Year Built 1957

Building Area 1,155 sq ft

Parcel Area 2,462.98 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms 2

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth 98.48 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

20159K13983600004
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K139836-00
Acct 6003-Fidelity National Title - San Francisco
Thursday, OCT 01, 2015 13:35:57
Ttl Pd\$13,159.00 Nbr-0005240654
oar/RE/1-4

RECORDING REQUESTED BY:
Fidelity National Title Company

Escrow Order No.: FFSM-0061500679

When Recorded Mail Document To:
Joshua Wykes and Lovinia Wykes
58 Martha Avenue
San Francisco, CA 94131

Property Address: 58 Martha Avenue,
San Francisco, CA 94131
APN/Parcel ID(s): Lot 017, Block 6735

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$13,125.00 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, Rajeev B. Prabhakar and Elizabeth S. Prabhakar, husband and wife

hereby GRANT(S) to Joshua Wykes and Lovinia Wykes, husband and wife as community property with right of survivorship

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

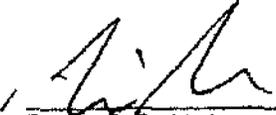
MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

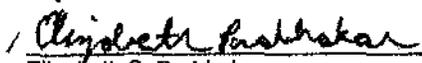
APN/Parcel ID(s): Lot 017, Block 6735

Dated: September 29, 2015

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



Rajeev B. Prabhakar



Elizabeth S. Prabhakar

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 017, Block 6735

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

State of New Jersey
County of ESSEX

On SEPTEMBER 29, 2015 before me, DOROTHY LESKO, Notary Public,
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Dorothy Lesko
Signature



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 017, Block 6735

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:

LOT 42, BLOCK "J", ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE, AS PER MAP FILED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60 TO 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735018
Historic Sanborn Map 

Address 62 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$17,576.00	Use Type	Dwelling
Structure	\$52,584.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1957	Basement	-
Building Area	1,480 sq ft		
Parcel Area	2,217 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the [Office of the Assessor-Recorder](#).

Close

RECORDING REQUESTED BY
LAW FIRM OF
GREENWOOD & GREENWOOD
AND WHEN RECORDED MAIL TO:

Name: Ms. Maria Durighello
Address: 62 Martha Avenue
City & State: San Francisco
California 94131-2835

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 95-F810501-00

Check Number 1402
READ BY
Wednesday, JUN 28, 1995 12:58:56
REC \$5.00/PAG \$1.00/MIC \$1.00
STP \$0.00
Ttl Pd \$7.00 Nbr-0000379885
REEL 6412 IMAGE U334 ofa/TD/1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

(Excluded from Reappraisal Under Prop. 13, i.e., Calif. Const. Art 13A51 et seq)

The undersigned grantor(s) declare(s): A.P. NO. Lot 18,
Documentary Transfer Tax is \$ NONE. Block 6735

This conveyance is to a REVOCABLE TRUST,
(Settlor and Trustee) which is not pursuant to a sale and is exempt.

MARIA DURIGHELLO,

HEREBY GRANTS TO: MARIA DURIGHELLO, as Trustee of the DURIGHELLO REVOCABLE
TRUST dated July 25, 1994.

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

Lot 43 in Block "J" according to Map entitled "Additions to Castro Street
Addition and Glen Park Terrace" filed March 25, 1910 in Book "G" of Maps, at
pages 60 to 63 inclusive, in the office of the Recorder of the City and County
of San Francisco, State of California.

NOTE TO ASSESSOR: This is a transfer to a REVOCABLE TRUST only. Under Rev.
and Tax Code Section 62, it does not constitute a "change of ownership". Thus,
no re-evaluation is to be made as a result of this deed.

Dated: July 25, 1994

Maria Durighello

MARIA DURIGHELLO

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss.

On July 25, 1994 before me, LISA E. GREENWOOD, personally appeared MARIA
DURIGHELLO, personally known to me to be the person whose name is subscribed to
the within instrument and acknowledged to me that she executed the same in her
authorized capacity, and that by her signature on the instrument the person, or
the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Lisa E. Greenwood

LISA E. GREENWOOD, Notary



RECORDING REQUESTED BY
LAW FIRM OF
GREENWOOD & GREENWOOD
AND WHEN RECORDED MAIL TO:

Name: Ms. Maria Durigheillo
Address: 62 Martha Avenue
City & San Francisco
State: California 94131-2835

San Francisco, Co Recorder's Office
Bruce Jamison, County Recorder

DOC - 94-F665830-00
Check Number 2266
Thursday, SEP 01, 1994 14:24:55
REC \$6.00: PAG \$2.00: MIC \$1.00
STP \$1.00
Ttl Pd \$10.00 Nbr-0000229771
REEL 6208 IMAGE 0528 dar

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA	}	A.P. NO. Lot 18
COUNTY OF SAN FRANCISCO	} ss.	Block 6735

I, MARIA DURIGHELLO, of legal age, being first duly sworn, deposes and says:

That ROMOLO DURIGHELLO, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ROMOLO DURIGHELLO named as one of the parties in that certain Joint Tenancy Deed dated February 4, 1964, executed by MORRIS R. LONG and ANNE PETERSON LONG, his wife to ROMOLO DURIGHELLO and MARIA DURIGHELLO, his wife, as Joint Tenants, recorded as Instrument No. M68516, on February 5, 1964 in Book A713, Page 518 of Official Records of San Francisco County, California, covering the following described property situated in the City and County of San Francisco, State of California.

Lot 43 in Block "J" according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace" filed March 25, 1910 in Book "G" of Maps, at pages 60 to 63 inclusive, in the office of the Recorder of the city and County of San Francisco, State of California.

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

DATED: July 25, 1994

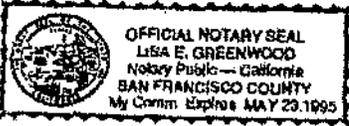
Maria Durigheillo
MARIA DURIGHELLO

STATE OF CALIFORNIA	}	
COUNTY OF SAN FRANCISCO	} ss.	

On July 25, 1994 before me, LISA E. GREENWOOD, personally appeared MARIA DURIGHELLO, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Lisa E. Greenwood
LISA E. GREENWOOD, Notary



OFFICIAL NOTARY SEAL
LISA E. GREENWOOD
Notary Public - California
SAN FRANCISCO COUNTY
My Comm. Expires MAY 29, 1995

F655830
CERTIFICATE OF DEATH 0107 85 38 000294

STATE FILE NUMBER		STATE OF CALIFORNIA			LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER		
1A. NAME OF DECEDENT—FIRST		1B. MIDDLE	1C. LAST		2A. DATE OF DEATH—MONTH, DAY, YEAR 2B. HOUR		
ROMOLO		A.	DURIGHELLO		January 16, 1985 1725		
2. SEX	3. RACE/ETHNICITY	4. SPANISH/Hispanic OR NO	5. DATE OF BIRTH		7. AGE	8. UNDER 1 YEAR MONTHS	9. UNDER 24 HOURS HOURS
MALE	WHITE / Italian	NO	Nov. 23, 1904		80 YEARS		
DECEDENT PERSONAL DATA	8. BIRTHPLACE OF DECEDENT (STATE OR FOREIGN COUNTRY)		9. NAME AND BIRTHPLACE OF FATHER		10. BIRTH NAME AND BIRTHPLACE OF MOTHER		
	Italy		Giovanni Durighello Italy		Vittoria Simioni Italy		
11. COUNTRY OF THIS COUNTRY	12. SOCIAL SECURITY NUMBER		13. MARITAL STATUS		14. NAME OF SURVIVING SPOUSE, IF WIFE, OTHER		
U.S.A.	-4310		Married		MATH Scandiuzzi		
15. PRIMARY OCCUPATION	16. NUMBER OF YEARS THIS OCCUPATION	17. EMPLOYER BY SELF-EMPLOYED, SO STATE		18. KIND OF INDUSTRY OR BUSINESS			
Jitney Driver	13	Self-Employed		Transportation			
USUAL RESIDENCE	19A. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)		19B.	19C. CITY OR TOWN			
	#62 Martha Ave.,		307	San Francisco			
19D. COUNTY	19E. STATE		20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP				
San Francisco	California		Maria Durighello (wife)				
PLACE OF DEATH	21A. PLACE OF DEATH		21B. COUNTY		21C. CITY OR TOWN		
	Congo Street @ Martha Avenue, San Francisco		San Francisco		San Francisco, CA. 94131		
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)	21D. CITY OR TOWN		21E. STATE				
	San Francisco		San Francisco				
03 CAUSE OF DEATH 4254 06	22. DEATH WAS CAUSED BY IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C)						24. WAS DEATH REPORTED TO CORONER?
	(A) Acute Cardiac Failure (B) Hypertrophic Cardiomyopathy (C)						Yes
	23. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTORS TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 22A						25. WASopsy PERFORMED?
							Unknown
	27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 23? TYPE OF OPERATION						26. WAS AUTOPSY PERFORMED?
							Yes
PHYSICIAN'S CERTIFICATION	28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. (ATTENDED DECEDENT SINCE I LAST SAW DECEDENT ALIVE (ENTER NO., DA, YR))		28B. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE		28C. DATE SIGNED	28D. PHYSICIAN'S LICENSE NUMBER	
	29. SPECIFY SECOND, THIRD, ETC.		30. PLACE OF INJURY		31. INJURY AT WORK	32A. DATE OF INJURY—MONTH, DAY, YEAR	32B. HOUR
CORONER'S USE ONLY	33. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)		34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)				
	35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUIRY INVESTIGATION		35B. CORONER—SIGNATURE AND DEGREE OR TITLE		35C. DATE SIGNED	35D. CORONER'S LICENSE NUMBER AND EXPIRES	
					1/16/85		
36. DISPOSITION	37. DATE—MONTH, DAY, YEAR	38. NAME AND ADDRESS OF CEMETERY OR CREMATOR					
INTERMENT	Jan. 21, 1985	Italian Cemetery, Colma, CA.					
39A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)	39B. LICENSE NO.	39C. SIGNATURE		39D. DATE ACCEPTED BY LOCAL REGISTRAR			
VALENTE MARINI PERATA & CO.	#100	David Wenzel, MD MPH		JAN 18 1985			
STATE REGISTRAR	A.	B.	C.	D.	E.	F.	

THIS IS TO CERTIFY THAT, IF BEARING THE SEAL OF THE SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH, THIS IS A TRUE COPY OF THE DOCUMENT FILED IN THIS OFFICE.

NO. 85 -

DATED: Feb. 21, 1985

DAVID WENZEL, MD
 DIRECTOR OF PUBLIC HEALTH
 AND LOCAL REGISTRAR

SAN FRANCISCO, CALIFORNIA

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735019
Historic Sanborn Map 

Address 66 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$17,576.00	Use Type	Dwelling
Structure	\$56,726.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	7
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1957	Basement	-
Building Area	1,546 sq ft		
Parcel Area	2,199 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY
 ORDER #
 APN
 WHEN RECORDED MAIL TO
 Unita Fay Mitchell
 66 Martha Ave
 SF Calif 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
 Bruce Janison, Recorder
 DOC- F123604
 Wednesday, May 20, 1992 10:55:32am
 Rec 3.00 --- Pg 1.00
 Stp --- Mic 1.00
 Amt 5.00 ---
 TOTAL -> \$5.00
 REEL F631 IMAGE 0514

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Joint Tenancy **Grant Deed**

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ 62
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: City of _____
 Realty not sold.
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

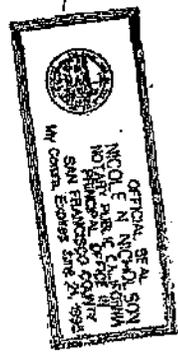
UNITA FAY MITCHELL, a widow
 hereby GRANT(S) to
 UNITA FAY MITCHELL AND SHARON MAYWEATHER, her daughter, a married woman
 that property in San Francisco County, State of California, described
 as:
 Lot 44 in Block "J" Additions to astro Addition and Glen Park Terrace
 as per map filed March 25, 1910 in book "G" of Maps ages 60 to 63
 in the office of the Recorder of the City and County of San Francisco
 State of California

6735-19

Mail tax statements to above
 _____ *Unita Fay Mitchell*
 Unita Fay Mitchell

STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO
 ON 5-20-92 before me, Nicola N. Nicholson, Notary, personally
 appeared Unita Fay Mitchell
 proved to me on the basis of satisfactory evidence to be the person (s) whose name(s)
 is/are subscribed to the within instrument
 and acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies) _____ and that by his/her/their
 signature(s) on the instrument the person(s), or the entity upon behalf of which
 the person(s) acted, executed this document.
 Witness my hand and official seal.

Nicola N. Nicholson
 Nicola N. Nicholson, Notary Public



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735045
Historic Sanborn Map 

Address 68 MARTHA AV

Assessed Values

Land	\$323,364.00
Structure	\$213,664.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	4/11/1991
Last Sale Price	\$320,000.00
Year Built	1957
Building Area	1,155 sq ft
Parcel Area	1,799 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0457010412-RL
APN: Lot 045; Block 6735

When Recorded Mail Document and Tax Statements to:

Charlotte Ely, Natalia W. Ely & Edward S. Ely
4417 Fawn Hill Ct. ✓
Antioch, CA 94531

20149J85545400002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J855454-00
Acct 5002-Old Republic Title Company
Tuesday, MAR 25, 2014 11:46:29
Ttl Pd \$21.00 Nbr-0004909198
ojl/RE/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

- Documentary Transfer Tax Is R&T 11930 gift
- (X) computed on full value of property conveyed, or
- () computed on full value less of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Edward S. Ely and Natalia W. Ely, husband and wife

hereby GRANT(S) to

Edward S. Ely and Natalia W. Ely, husband and wife, as joint tenants, as to an undivided 96% interest and Charlotte C. Ely, a married woman as her sole and separate property, as to an undivided 4% interest, all as tenants in common, that property in City of San Francisco, San Francisco County, State of California, described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Date: March 21, 2014

Edward S. Ely
Edward S. Ely

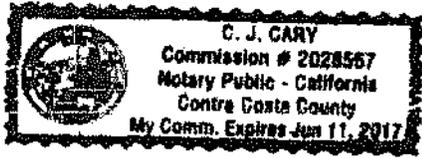
Natalia W. Ely
Natalia W. Ely

State of California
County of Contra Costa

On March 21, 2014 before me, C. J. Cary, Notary Public, a Notary Public, personally appeared Edward S. Ely and Natalia W. Ely who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature C. J. Cary
Name C. J. Cary
(typed or printed)



(Area reserved for official notarial seal)

EXHIBIT A

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

Commencing at the point of intersection of the Northeasterly line of Martha Avenue and the Southeasterly line of Lot 8, as shown on Map hereinafter referred to; thence Northeasterly along said Southeasterly line 72 feet; thence Northwesterly 25 feet, more or less, to a point on the Northwesterly line of said Lot 8, distant thereon 72 feet Northeasterly from the Northeasterly line of Martha Avenue; running thence Southwesterly along said lot line 72 feet to the Northeasterly line of Martha Avenue; running thence Southeasterly along said last mentioned line 25.01 feet to the point of commencement.

Being a portion of Lot 8, Block "J" Addition to Castro Street Addition, Glen Park Terrace, as per Map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 45; Block 6735

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735046
Historic Sanborn Map 

Address 70 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$497,385.00	Use Type	Dwelling
Structure	\$715,072.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	11/19/1999	Rooms	1
Last Sale Price	\$461,000.00	Bathrooms	3
Year Built	1957	Basement	-
Building Area	2,462 sq ft	Parcel Shape	-
Parcel Area	1,799 sq ft	Parcel Depth	-
Parcel Frontage	-		

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

Ralph Evans Killen
70 Martha Avenue
San Francisco, California 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J826389-00

Check Number 8272
Tuesday, JAN 21, 2014 09:26:42
Tel Pd \$21.00 Rept # 0004874783
REEL L067 IMAGE 0173
okc/KC/1-2

APN: Lot 46, Block 6735
Commonly known as:
70 Martha Ave., San Francisco

2/2

QUITCLAIM DEED

THE UNDERSIGNED QUITCLAIMOR DECLARES:

Documentary transfer tax \$0 CO. Exempt pursuant to Rev. & Tax. Code § 11930.
\$0 CY.

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS REMAINING AT TIME OF SALE

CITY OF SAN FRANCISCO UNINCORPORATED _____

NOTE: CONVEYANCE TRANSFERRING QUITCLAIMOR'S INTEREST INTO A REVOCABLE LIVING TRUST. This conveyance transfers the Quitclaimor's interest into the Quitclaimor's revocable living trust which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11930.

NOTE: QUITCLAIMOR RALPH E. KILLEN IS THE SAME PERSON AS TRUSTEE RALPH EVANS KILLEN. This conveyance is to a revocable trust and, pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a change in ownership and does not subject the property to reassessment.

FOR NO VALUABLE CONSIDERATION, RALPH E. KILLEN, hereby QUITCLAIMS to RALPH EVANS KILLEN and GARY LLOYD FOX, Trustees, KILLEN AND FOX TRUST dated 12/30/2013, all his right, title and interest in 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: Dec 30, 2013

Ralph E Killen
RALPH E. KILLEN

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California
County of San Francisco

On Dec. 30, 2013, before me, Christine Hoburg, Notary Public, personally appeared RALPH E. KILLEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Christine Hoburg* (Seal)

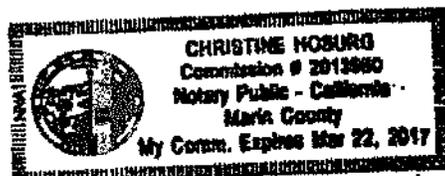


EXHIBIT A

COMMENCING at the point of intersection of the Northeasterly line of Martha Avenue and the Southeasterly line of Lot 7, as shown on the map hereinafter referred to; thence Northeasterly along said Lot 7, 72 feet; thence Northwesterly 25 feet, more or less, to a point on the Northwesterly line of said Lot 7, distant thereon 72 feet Northeasterly from the Northeasterly line of Martha Avenue; running thence Southwesterly along said lotline 72 feet to the Northeasterly line of Martha Avenue; running thence Southeasterly along said last mentioned line 25.01 feet to the point of commencement.

BEING a portion of Lot 7, Block "J", Additions to Castro Street Addition & Glen Park Terrace, as per map filed March 25, 1910 in Book "G" of Maps, pages 60 to 63, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 46, Block 6735

Recording Requested By and When
Recorded Mail to:

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder

Paris F. McBrown
1431 Greenwood Way
San Bruno, California 94066

DOC - 97-G158630-00
Check Number 3074
Friday, MAY 09, 1997 14:04:02
REC \$7.00|PAG \$3.00|MIC \$1.00
STP \$2.00|
Ttl Pd \$13.00 Nbr-0000788431
REEL G879 IMAGE 0497 ccr/CP/1-3

Mail Tax Statements To:

Paris F. McBrown
1431 Greenwood Way
San Bruno, California 94066

3 R2

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$ 0.00
 unincorporated area City of San
Francisco

Conveyances transferring grantor's interest into a
Revocable Living Trust and not pursuant to sale.

computed on full value of interest or property
conveyed, or
 computed on full value less value of liens or
encumbrances remaining at time of sale, and

Paris F. McBrown

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, PARIS F. MCBROWN, a single man as his sole and separate property

hereby GRANT(S) to PARIS F. MCBROWN, as Trustee of the 1997 McBrown Family
Trust UTD April 23, 1997

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

See Exhibit "A" attached

Dated: 5/9/97

Paris F. McBrown
Paris F. McBrown

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

G288630

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

COMMENCING at the point of intersection of the northeasterly line of Martha Avenue and the southeasterly line of Lot 7, as shown on the Map hereinafter referred to; thence northeasterly along said southeasterly line of said Lot 7, 72 feet; thence northwesterly 25 feet, more or less, to a point on the northwesterly line of said Lot 7, distant thereon 72 feet northeasterly from the northeasterly line of Martha Avenue; running thence southwesterly along said Lot line 72 feet to the northeasterly line of Martha Avenue; running thence southeasterly along said last mentioned line 25.01 feet to the point of commencement.

BEING a portion of Lot 7, Block "J", Additions to Castro Street Addition and Glen Park Terrace, as per Map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No.: Lot 46, Block 6735.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ACKNOWLEDGEMENT

C158630

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN MATEO)

On April 30, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared Paris P. McBrown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE

that we would recommend for this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735062
Historic Sanborn Map 

Address 72 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$89,244.00	Use Type	Dwelling
Structure	\$89,244.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	8
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1924	Basement	-
Building Area	1,575 sq ft		
Parcel Area	1,787 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 34
72 Martha Ave
Block - 6735
Lot - 62
Parcel Square Footage -1787



RECORDING REQUESTED BY
First American Title Company

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-J066441-00

AND WHEN RECORDED MAIL DOCUMENT TO:
Maureen C. O'Neill
P.O. Box 16609
San Francisco, CA 94116

Acct 3-FIRST AMERICAN Title Company
Tuesday, OCT 18, 2010 08:00:00
Tel Pd \$17.00 Rcpt # 0004013822
REEL K252 IMAGE 0103
ogi/GG/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: LOT 062 BLOCK 6735

File No.: 3802-3570493 (CB)

Property Address: **72 Martha Ave, San Francisco, CA 94131**
Lot Number: **062**
Block Number: **6735**

GRANT DEED

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

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of San Francisco, and
- Exempt from transfer tax; Reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Maureen C. O'Neill, surviving trustee of The O'Neill Family Trust, a Revocable Living Trust

hereby GRANT(s) to **Maureen C. O'Neill, Trustee for the Survivors Trust under the O'Neill Family Trust**
dated **September 18, 1990, as amended**

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

LOT NO. 6, IN BLOCK "J" OF "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", AS PER MAP THEREOF RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60, 61 AND 62, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

SAVING EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED IN THE DEED FROM HELEN E. SULLIVAN, ET AL, TO LAWRENCE, ET AL, RECORDED NOVEMBER 16, 1979, IN BOOK V897, PAGE 877 OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Date: 10/02/2010

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 6, BLOCK "J", DISTANT THEREON NORTH 23° 8' 04" EAST, 71.01 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHEASTERLY LINE OF MARTHA AVENUE, AS SAID LOT AND AVENUE ARE SHOWN ON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", RECORDED MARCH 25, 1910, IN MAP BOOK "G", PAGES 61, 62 AND 63, SAN FRANCISCO COUNTY RECORDS; THENCE SOUTH 67° 09' 03" EAST, 25.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 6 NORTH 23° 08' 04" EAST A DISTANCE OF 73.83 FEET TO THE SOUTHWESTERLY LINE OF CONGO STREET; THENCE NORTH 73° 35' 56" WEST AND ALONG SAID LINE OF CONGO STREET, A DISTANCE OF 25.19 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND ALONG SAID NORTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 6, IN BLOCK "J", ACCORDING TO MAP HEREINABOVE REFERRED TO.

Date: 10/02/2010

A.P.N.: LOT 062 BLOCK 6735

File No.: 3802-3570493 (CB)

Dated: 10/02/2010

Maureen C. O'Neill, Trustee
Maureen C. O'Neill, Trustee

STATE OF California)SS
COUNTY OF San Francisco)

On October 4, 2010, before me, Consuelo Lao, Notary Public, personally appeared Maureen C. O'Neill

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

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

WITNESS my hand and official seal.

Signature Consuelo Lao
Maureen C. O'Neill



My Commission Expires: 5-16-2013

This area for official notarial seal

Notary Name: Consuelo Lao
Notary Registration Number: _____

Notary Phone: (415) 566-4662
County of Principal Place of Business: San Francisco

XV.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Maureen C. O'Neill
P.O. Box 16609
San Francisco, CA 94116

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2010-J066440-00
Acct 3-FIRST AMERICAN Title Company
Tuesday, OCT 19, 2010 08:00:00
Ttl Pd \$17.00 Rcpt # 0004013821
REEL K252 IMAGE 0102
081/66/1-4

Space Above This Line for Recorder's Use Only

Property: 72 Marcha Avenue, San Francisco, CA 94131

A.P.N.: LOT 062 BLOCK 6735

File No.: 3802-3570493 (CB)

Affidavit - Death of Trustee

State of California)
)ss.
County of SAN FRANCISCO)

Maureen C. O'Neill ("Declarant") is of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of California:

1. James A. O'Neill ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on August 11, 1991 at San Francisco, CA (city and state of death).
2. Decedent is the same person named as the trustee named in that certain Declaration of Trust dated **The O'Neill Family Trust, A Revocable Living Trust** executed by **James A. O'Neill and Maureen C. O'Neill** as trustor(s) (the "Trust").
3. Decedent as a trustee is the same person who was named as a grantee in that certain **Grant Deed** dated **October 16, 1990** which was recorded on **December 11, 1990** as Instrument No. **E833142** in Book **F269**, Page **0496**, of Official Records of **San Francisco** County, California as legally described as follows:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

4. Declarant is the successor trustee under the Trust. The Trust was in effect at the date of the death of the Decedent and has not been revoked. Declarant has consented to act as trustee under the Trust.

Dated: October 2, 2010

DECLARANT:

Maureen C. O'Neill, Trustee
Maureen C. O'Neill, Surviving Trustee

A.P.N.: LOT 062 BLOCK
6735

Affidavit - Death of Trustee - continued

File No.: 3802-
3570493 (CB)
Date: October 02, 2010

State of California

County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 4th day of October, 2010, by
Maureen C. O'Neil, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

Signature  (Seal)

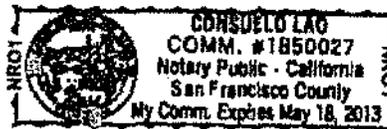


EXHIBIT A

LEGAL DESCRIPTION

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

LOT NO. 6, IN BLOCK "J" OF "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", AS PER MAP THEREOF RECORDED MARCH 25, 1910, IN BOOK "G" OF MAPS, PAGES 60, 61 AND 62, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

SAVING EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED IN THE DEED FROM HELEN E. SULLIVAN, ET AL, TO LAWRENCE, ET AL, RECORDED NOVEMBER 16, 1979, IN BOOK V897, PAGE 877 OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 6, BLOCK "J", DISTANT THEREON NORTH 23° 8' 04" EAST, 71.01 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHEASTERLY LINE OF MARTHA AVENUE, AS SAID LOT AND AVENUE ARE SHOWN ON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", RECORDED MARCH 25, 1910, IN MAP BOOK "G", PAGES 61, 62 AND 63, SAN FRANCISCO COUNTY RECORDS; THENCE SOUTH 67° 09' 03" EAST, 25.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 6 NORTH 23° 08' 04" EAST A DISTANCE OF 73.83 FEET TO THE SOUTHWESTERLY LINE OF CONGO STREET; THENCE NORTH 73° 35' 56" WEST AND ALONG SAID LINE OF CONGO STREET, A DISTANCE OF 25.19 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTH 23° 28' 04" WEST AND ALONG SAID NORTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 6, IN BLOCK "J", ACCORDING TO MAP HEREINABOVE REFERRED TO.

ASSESSOR'S LOT 062; BLOCK 6735

that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6735050
Historic Sanborn Map [↗](#)

Address 76 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$597,230.00	Use Type	Flats & Duplex
Structure	\$391,507.00	Units	2
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	10
Last Sale	5/28/1999	Rooms	-
Last Sale Price	\$408,000.00	Bathrooms	2
Year Built	1900	Basement	-
Building Area	1,580 sq ft		
Parcel Area	3,417 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY
Cynthia S. Goldfield
76 Martha Avenue
San Francisco, CA 94131

20169K38818500003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K388185-00
Acct 6002-First American Title Co.- Redwood City
Friday, DEC 23, 2016 13:41:07
Tit Pd \$24.00 Nbr-0005527354
okc/RE/1-3

AND WHEN RECORDED MAIL TO:

Name: Cynthia S. Goldfield
Address: 76 Martha Avenue
City & State: San Francisco, CA
Zip 94131

ASSESSORS PARCEL NO. Lot 050; Block 6735
76 Martha Avenue

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

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

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

Documentary transfer tax is \$0

Computed on full value of property conveyed, or Computed on full value less value of liens and encumbrances remaining at time of sale, or is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.

Other exemptions: (state reason and give Code § or Ordinance number)

Unincorporated area: City of San Francisco and

This is an interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:

A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,

A transfer which takes effect upon the death of a spouse,

A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

Other:

GRANTOR(S): Stephen L. Askew and Cynthia Susan Goldfield, as husband and wife as Com Pr hereby GRANT(S) to Cynthia Susan Goldfield, as her sole and separate property the following described real property in the City of San Francisco, County of San Francisco, State of California See "Exhibit A," attached hereto and incorporated by reference to this document.

Dated 3/9/2016

Stephen L. Askew

Cynthia S. Goldfield

ACKNOWLEDGMENT

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

State of California)

County of San Francisco)

On 3/9/2016 before me,

Unmani Sarasvati

personally appeared

(HERE INSERT NAME AND TITLE OF THE OFFICER)

Stephen L. Askew and Cynthia S. Goldfield

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

signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,

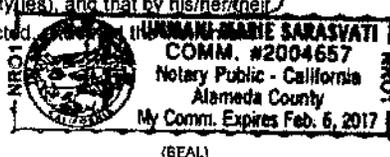
I certify under PENALTY OF PERJURY under the laws of the State of California

that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Unmani Sarasvati



MAIL TAX STATEMENTS TO: See above

NAME

ADDRESS

CITY, STATE, ZIP

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Unmani Marie Sarasvati

Commission Number: 2004657

Date Commission Expires: 2/6/2017

Place of Execution of this Declaration: SF, CA

Date: 12/23/2016



(Signature and firm, if any)

ORDER NO. : 0224014182-CB

EXHIBIT A

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

Parcel 50, as said Parcel is shown on the map of Parcel Map Book 2, Page 25, filed November 7, 1975, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 050, Block 6735

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735025
Historic Sanborn Map 

Address 88 MARTHA AV

Assessed Values

Land \$263,718.00

Structure \$136,778.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Last Sale 1/6/1994

Last Sale Price \$255,000.00

Year Built 1954

Building Area 1,237 sq ft

Parcel Area 2,622 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms -

Bathrooms 2

Basement 200 sq ft

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY

ORDER #

406756-MC

APN

LOT 25; BLOCK 6735
WHEN RECORDED MAIL TO

Name

Thomas X. Christian
88 Martha Ave.

Street Address

San Francisco, CA

City

State

Zip



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-0996598-00

Post 4-OLD REPUBLIC Title Company
Tuesday, AUG 14, 2001 08:08:00
Tel Pd \$12.00 Mbr-0001804314

REEL H951 IMAGE 0019
sed/ER/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ -0- Interspousal Transfer

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Margaret A. Hewitt, wife of the Grantee herein

herby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
Thomas X. Christian, a married man, as his separate property

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

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

IT IS THE INTENT OF THE UNDERSIGNED TO DIVEST HERSELF OF ANY INTEREST
IN AND TO THE WITHIN PROPERTY, EITHER COMMUNITY OR OTHERWISE, AND TO VEST
TITLE IN THE GRANTEE AS HIS SEPARATE PROPERTY.
Mail Tax Statements to Grantee at above address

Date July 30, 2001

Margaret A. Hewitt

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 8/8/01 before me, the undersigned, a Notary Public in and for said State, personally appeared

MARGARET A. HEWITT

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

WITNESS my hand and official seal.

Signature

M. COOPER

Name

(typed or printed)



(This area for official notarial seal)

FD-205 (10-1994)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

6926598

Order No. : 406756-CMC

EXHIBIT "A"

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

Those portions of Lots Nos. 2 and 3 in Block No. "J" as said lots and block are delineated and so designated upon that certain Map Entitled "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", filed March 25, 1910 in Book "G" of Maps, at Pages 60 To 63 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California, described as a whole as follows:

BEGINNING at a point on the northeasterly line of Martha Avenue at the intersection thereof of the easterly line of said Lot No. 3 above referred to running thence North $23^{\circ} 28' 04''$ east along said easterly line 61.153 feet; thence North $73^{\circ} 35' 56''$ west 50 feet to a point; thence North $89^{\circ} 08' 06''$ west 28.857 feet to the northeasterly line of Martha Avenue; thence South $36^{\circ} 35' 56''$ east along the last named line 88 feet to the point of beginning.

Assessor'S Lot 25; Block 6735

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734007
Historic Sanborn Map 

Address 89 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$878,040.00	Use Type	Dwelling
Structure	\$376,300.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	9
Last Sale	9/20/2011	Rooms	3
Last Sale Price	\$1,114,000.00	Bathrooms	2
Year Built	1968	Basement	-
Building Area	2,687 sq ft		
Parcel Area	2,927 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 37
89 Martha Ave
Block - 6734
Lot - 7
Parcel Square Footage -2927

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219011629-TP
APN: Lot 007, Block 6734

When Recorded Mail Document and Tax Statements to:

Michael S. Lee & Amy J. Bricker
89 Martha Avenue
San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder

DOC- 2011-J272776-00

Recd 4-OLD REPUBLIC Title Company

Tuesday, SEP 20, 2011 08:50:00

Ttl Pd \$8,379.00 Rcpt # 0004246645

REEL K485 IMAGE 0229
car/AB/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

89 Martha Avenue

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,355.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jeffrey Mark Tanenbaum and Catherine Gloria Tripp, Trustees, Tanenbaum-Tripp Trust dated September 12, 2002

hereby GRANT(S) to

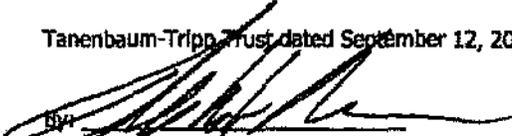
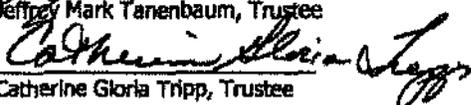
Michael S. Lee and Amy J. Bricker, husband and wife, as Joint Tenants

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

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: September 09, 2011

Tanenbaum-Tripp Trust dated September 12, 2002

By: 
Jeffrey Mark Tanenbaum, Trustee
By: 
Catherine Gloria Tripp, Trustee

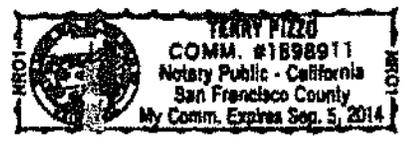
EP

State of California
County of San Francisco

On 9/12/11 before me, Terry Pizzo,
Notary Public, personally appeared Jeffrey Mark Taubbaum & Catherine Glacia Tipp,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature [Handwritten Signature]
Name Terry Pizzo
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0219011629-TP

EXHIBIT A

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

Lot 7 in Block Lettered "N" as said Lot and Block is delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps at Pages 60 to 63, Inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN Block 6734, Lot 007

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734006
Historic Sanborn Map 

Address 95 MARTHA AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$562,145.00	Use Type	Dwelling
Structure	\$309,174.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	8
Last Sale	10/1/1998	Rooms	-
Last Sale Price	\$620,000.00	Bathrooms	2
Year Built	1969	Basement	-
Building Area	2,761 sq ft		
Parcel Area	2,709 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 38
95 Martha Ave
Block - 6734
Lot - 6
Parcel Square Footage -2709

**RECORDING REQUESTED BY
/AND WHEN RECORDED MAIL TO:**

B, Kyle Childress, Esq.
Johnston|Childress, LLP
220 Montgomery Street, 15th Floor
San Francisco, CA 94104



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J552643-00

Recd 11-FIDELITY NATIONAL Title Company
Friday, NOV 30, 2012 13:00:00

Ttl Pd \$23.00 Rcpt # 0004562735
REEL K783 IMAGE 0544

okc/DM/1-3

APN: Lot 006 Block 6734
(95 Martha Avenue, San Francisco, CA 94131)

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTION INFORMATION

The attached Grant Deed (Individual) transferring real property from Scott C. Kogan, a married man as his sole and separate property, to Scott C. Kogan, as Trustee of the Scott C. Kogan Revocable Trust dated November 7, 2008, which was dated May 25, 2011, and was recorded on June 2, 2011, as Document No. 2011-J192913-00, contained an incorrect reference to the Lot and Block number of the real property being conveyed. The correct lot and block number of the real property transferred are as follows:

Lot 006, Block 6734

MAIL TAX STATEMENTS TO:

Scott C. Kogan, Trustee
95 Martha Avenue
San Francisco, CA 94131

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

M. Jean Johnston, Esq.
Johnston/Childress, L.P.
220 Montgomery Street, 15th Floor
San Francisco, CA 94104

[Redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J192913-00
Check Number 2001
Thursday, JUN 02, 2011 13:17:37
Tel Pd \$14.00 Rept # 0004157835
REEL K408 IMAGE 0638
cta/TD/1-2

APN: Lot 006 Block ~~8734~~ ⁶⁷⁸⁴
(95 Martha Avenue, San Francisco, CA 94131)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED (INDIVIDUAL)

The undersigned grantor declares:
Documentary transfer tax is \$-0-

Transfer by Grantor to Revocable Living
Trust of which Grantor is the sole Trustee
and Beneficiary. R&T Code §11930.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

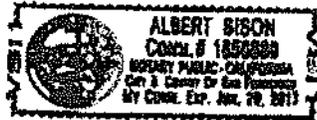
Scott C. Kogan, a married man as his sole and separate property,

hereby GRANTS to Scott C. Kogan, as Trustee of the Scott C. Kogan Revocable Trust dated
November 7, 2008

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

Lot 6 in Block Lettered "N" as said Lot and Block is delineated and so designated upon that
certain Map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK
TERRACE", filed March 25, 1910 and recorded in Book "G" of Maps, Pages 60 to 63 inclusive,
in the Office of the Recorder of the City and County of San Francisco, State of California.

Dated: ~~January~~ ^{May 25} ^{AS}, 2011



[Signature]
Scott C. Kogan

MAIL TAX STATEMENTS TO:
Scott C. Kogan, Trustee
95 Martha Avenue
San Francisco, CA 94131

Escrow No.: 12-545526-GC
Locate No.: CAFNT0938-0938-0003-0000545526
Title No.: 12-545526-JJ

EXHIBIT "A"

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:

LOT 6 IN BLOCK LETTERED "N" AS SAID LOT AND BLOCK IS DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS, PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 006, Block 6734

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No.: 12-545526-GC
Locate No.: CAFNT0938-0938-0003-0000545526
Title No.: 12-545526-JJ

When Recorded Mail Document
and Tax Statement To:
Scott C. Kogan
95 Martha Avenue
San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J552644-00

Rec'd 11-FIDELITY NATIONAL Title Company
Friday, NOV 30, 2012 13:00:00
Ttl Pd \$20.00 Rept # 0004562736
REEL K783 IMAGE 0545
OK/DM/1-2

APN: Lot 005, Block 6734
95 Martha Ave

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER DEED

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

The undersigned grantor(s) declare(s)-0-

Documentary transfer tax is \$-0- City Tax is \$
[] Unincorporated area: [x] City of San Francisco

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

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest. Said deed being done at the request of the lender

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shannon Selby, spouse of the grantee herein hereby GRANT(S) to Scott C. Kogan, as Trustee of the Scott C. Kogan Revocable Trust dated November 7, 2008

the 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

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

DATED: November 21, 2012

State of California
County of SAN FRANCISCO

On November 26, 2012 before me,
MILAGROS CHAN, Notary Public

(here insert name and title of the officer), personally appeared
Shannon Selby

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)



MAIL TAX STATEMENT AS DIRECTED ABOVE

UD-13C (Rev 12/07)
(Intersp)X06-09)

INTERSPOUSAL TRANSFER DEED

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735026
Historic Sanborn Map 

Address 98 MARTHA AV

Assessed Values

Land	\$22,528.00
Structure	\$61,073.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1968
Building Area	1,576 sq ft
Parcel Area	3,410 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the [Office of the Assessor-Recorder](#).

Close

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762005
Historic Sanborn Map 

Address 433 BADEN ST

Assessed Values

Land \$969,650.00
Structure \$646,434.00
Fixtures © 2020 San Francisco Planning
Personal Property -

Last Sale 3/31/2015
Last Sale Price \$2,000,000.00
Year Built 1910
Building Area 1,988 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 3
Rooms 7
Rooms -
Bathrooms 2
Basement -
Parcel Shape Rectangular
Parcel Depth 35 ft

Please send questions about this report to the [Office of the Assessor-Recorder](#).

Close

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224034998-NS
APN: 6762-006, 6762-005

When Recorded Mail Document and Tax Statements to:

Peter F. Rojas & Jill Fehrenbacher
433 Baden Street
San Francisco, CA 94131

20159K04038700003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K040387-00
Acct 5002-Old Republic Title Company
Tuesday, MAR 31, 2015 13:18:04
Ttl Pd\$15,031.00 Nbr-0005125660
ofa/RE/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$15,000.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William L. Johnson III and Jane Lidz, Trustees of The Lidz-Johnson Revocable Trust

hereby GRANT(S) to

Peter F. Rojas and Jill Fehrenbacher, husband and wife, as community property with right of survivorship

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

*** See "Exhibit A" attached hereto and made a part hereof. *** PROPERTY: 433 Baden Street, San Francisco, California

Date: March 23, 2015

The Lidz-Johnson Revocable Trust

By:


William L. Johnson III, Trustee

By:


Jane Lidz, Trustee

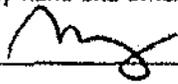
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On 23rd day of March, 2015 before me, N.J. Shanta a Notary Public, personally appeared William L. Johnson III and Jane Lidz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: 

Name: N.J. Shanta
(Typed or Printed)

(Seal)

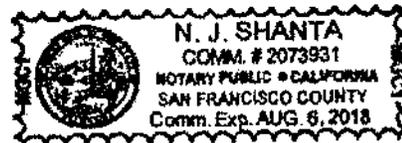


EXHIBIT A

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

PARCEL ONE:

Lots 9 and 10, in Block "L" as per Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", being a portion of the lands owned by Crocker Estate Company, filed March 25, 1910, in the Office of the Recorder of the City and County of San Francisco, State of California, in Map Book G of Official Records at Page 62.

Assessor's Lots 005 and 006; Block 6762

PARCEL TWO:

An exclusive easement for the preservation of the views from Lot Nos. 9 and 10 over and across Lot Nos. 11 and 12, in Block "L" according to the Map entitled "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps at Pages 60 to 63, inclusive. Said easement shall be such that no structure nor plantings shall extend above a level that is four feet above the existing stone wall on the common boundary of Lot Nos. 10 and 11 at a point five feet Westerly of the West face of the gate pillar at the intersection of the Easterly boundary and the Southerly boundary of Lot No. 10 that such structural elements or plants cause material interference with the views from the windows of the building presently sited on Lot No. 9.

Said easement being the same as that which was created by Grant Deeds from Tony Sheehan and Christine S. Sheehan to Rolland R. Scott, Jr. and James S. Pierce, recorded December 30, 1985, in Book D-992, Page 697 and Book D992, Page 699.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762004
Historic Sanborn Map 

Address 435 BADEN ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$6,595.00	Use Type	Dwelling
Structure	\$268,729.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	6
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1900	Basement	-
Building Area	2,553 sq ft		
Parcel Area	3,371 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

David G. Waugh
435 Baden Street
San Francisco, CA 94131

NAME
STREET ADDRESS
CITY, STATE
ZIP

THE Order No. _____ Escrow No. _____

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F522311

Monday, January 03, 1994 02:35:44PM
Reg 3.00 Pg 1.00
Stp _____ Mic 1.00
Amf 5.00
TOTAL → \$5.00
REEL 6039 IMAGE 0481

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Carl Wolf Law Offices of Carl Wolf
Signature of Declarant or Agent Determining Tax Print Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), DAVID G. WAUGH
an unmarried man

grant to THE LIDDY TRUST OF DECEMBER 20, 1993
all that real property situated in the City of San Francisco
(or in an unincorporated area of) San Francisco County,

described as follows (insert legal description):

LOT No. 8, in Block "L" as per Map entitled, "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", being a portion of the lands owned by the Crocker Estate Company, filed March 25, 1910, in the office of the Recorder of the City and County of San Francisco, State of California, in Map Book G of Official Records at page 62.

Assessor's parcel No. Block 6762, Lot 4

Executed on December 20 1993, at San Francisco, California

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO } ss. David G. Waugh

On 12/20/93 before me, CARL WOLF
Notary Public
personally appeared DAVID G. WAUGH

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

WITNESS my hand and official seal.

Carl Wolf
Signature



RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

INDIVIDUAL(S)

CORPORATE

OFFICER(S) _____

PARTNER(S) _____

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER _____

SIGNER IS REPRESENTING _____

MAIL TAX STATEMENTS TO

NAME ADDRESS ZIP

WOLCOTE FORM 278 - Mar 1992 (Free class 3)
GRANT DEED

Bring your own this form, read it all in all blocks, and mail whatever changes are appropriate and necessary to your particular situation. Contact a lawyer if you need the form to follow a particular business practice. WOLCOTE follows the traditional or attorney approved or required, with respect to the merchantability of goods of the form for an intended use of approval.

© 1992 WOLCOTE FORMS, INC.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762003
Historic Sanborn Map 

Address 445 BADEN ST

Assessed Values

Land \$1,240,037.00
 Structure \$826,686.00
 Fixtures © 2020 San Francisco Planning
 Personal Property -
 Last Sale 6/30/2000
 Last Sale Price \$1,500,000.00
 Year Built 1980
 Building Area 3,500 sq ft
 Parcel Area 3,375 sq ft
 Parcel Frontage -

Construction Type Wood or steel frame
 Use Type Dwelling
 Units 1
 Stories 2
 Rooms 8
 Rooms 4
 Bathrooms 4
 Basement 500 sq ft
 Parcel Shape Rectangular
 Parcel Depth 35 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 42
445 Baden St.
Block - 6762
Lot - 3
Parcel Square Footage -3375



23

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 1010094 JLM
Title Order No. 01010094

When Recorded Mail Document
and Tax Statement To:
Mr. and Mrs. Paul G. O'Leary
445 Baden
San Francisco, CA

San Francisco Assessor-Recorder
Doris H. Ward, Assessor-Recorder
DOC- 2000-G794396-00

Root 11-FIDELITY NATIONAL Title Company
Friday, JUN 30, 2000 09:00:00
T&I Pgs 11, 255.00 Mr-0091428332

REEL H670 IMAGE 0108
ocr/FT/1-4

4 03

APN: Lot 3, Block 6762

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$11,250.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Gary Birnbaum, An Unmarried Man

hereby GRANT(S) to PAUL O'LEARY AND ELIZABETH C. O'LEARY, TRUSTEES UNDER THE O'LEARY TRUST DATED FEBRUARY 15, 2000

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

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

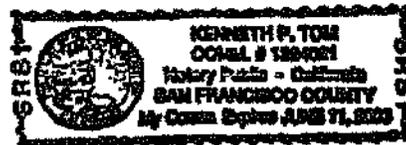
DATED: June 26, 2000

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON JUNE 26, 2000 before me,
KENNETH P. TOM personally appeared

Gary Birnbaum

GARY BIRNBAUM

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



Witness my hand and official seal.

Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 1010094-JLM
Title Order No. 01010094

G794396

EXHIBIT ONE

Lot No. 7, in Block "L" according to map entitled, "Addition to Castro Street Addition and Glen Park Terrace", which was filed for record on March 25, 1910, in Book "G" of Maps, at pages 60 to 63, inclusive, in the office of the County Recorder of the City and County of San Francisco, State of California.

Assessors Parcel No: Lot 3, Block 6762



Fidelity National Title Company

595 Castro Street # San Francisco, CA 94114
(415) 852-3640 • FAX (415) 952-2640

6794396

DATE: June 28, 2000
ESCROW NO: 1010094-JLM

CERTIFICATION OF TRUST PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5

I (We), trustee(s) of the confirm the following facts:

1. The O'LEARY TRUST
(Name of Trust)
is currently in existence and was created on February 15, 2000
(Date of Trust)
2. The settlor(s) of the trust are as follows:
Paul O'LEARY
ELIZABETH C. O'LEARY
3. The currently acting trustee(s) of the trust is (are):
Paul O'LEARY
ELIZABETH C. O'LEARY
4. The power of the trustee(s) includes:
(a) The powers to sell, convey and exchange Yes No (check one)
(b) The power to borrow money and encumber the trust property with a deed of trust or mortgage Yes No (check one)
5. The trust is revocable; irrevocable (check one) and the following party(ies) if any, is (are) identified as having the power of to revoke the trust:
6. The trust does; does not have multiple trustees (check one). If the trust has multiple trustees, the signatures of all the trustees or of any of the trustees is required to exercise the powers of the trust.

G794396

7. The trust identification number is as follows:

[Redacted]
(Social Security number/Employee identification number)

8. Title to trust assets shall be taken in the following fashion: Paul O'Leary and Elizabeth C. O'Leary, TRUSTEES OF THE O'LEARY TRUST

The undersigned trustee(s) hereby declare(s) that the trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is being signed by all of the currently acting trustees and is being executed in conformity with the provisions of California Probate Code Section 18100.5, Chapter 530, Statutes of 1983.

Dated: 6-28-00

[Signature]
TRUSTEE
Elizabeth O'Leary
TRUSTEE

TRUSTEE

TRUSTEE

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON June 28, 2000 before me,
Jorge L. Martinez personally appeared
Paul O'Leary Elizabeth C. O'Leary

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

Witness my hand and official seal
Signature [Signature]



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6762002
Historic Sanborn Map 

Address 451 BADEN ST

Assessed Values

Land	\$171,576.00
Structure	\$120,955.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	3/1/1988
Last Sale Price	\$170,500.00
Year Built	1909
Building Area	950 sq ft
Parcel Area	2,750 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 3

Rooms 1

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 10 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6763015C
Historic Sanborn Map 

Address 180 MANGELS AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$597,576.00	Use Type	Dwelling
Structure	\$1,027,122.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	7/10/2007	Rooms	2
Last Sale Price	\$725,000.00	Bathrooms	3
Year Built	1914	Basement	-
Building Area	2,676 sq ft		
Parcel Area	3,445 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY

KEEGIN HARRISON SCHOPPERT
SMITH & KARNER LLP

WHEN RECORDED MAIL TO:
Joshua Greenough & Margaret Hasselman
180 Mangels Avenue
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J838503-00
Check Number 7888
Tuesday, FEB 18, 2014 14:48:27
Tel Pd \$21.00 Rcpt # 0004689304
REEL L086 IMAGE 0375
000/NA/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0 (Property Not Sold)
() computed on full value of property conveyed, or
() computed on full value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of San Francisco
(X) Realty not sold.

Transfer to Revocable Trust
(R&T \$11930)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOUSHUA GREENOUGH and MARGARET HASSELMAN, husband and wife, as community property with right of survivorship

hereby GRANT to

JOSHUA M. GREENOUGH and MARGARET E. HASSELMAN, Trustees of the Greenough Hasselman Trust dated ~~September~~ November 18, 2013

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

See Exhibit A attached (Commonly known as 180 Mangels Avenue, San Francisco, California)
A.P.N. Lot 015C; Block 6763

Mail tax statements to: Joshua Greenough & Margaret Hasselman, 180 Mangels Ave., San Francisco, CA 94131

Date: Nov. 23 2013

STATE OF CALIFORNIA
COUNTY OF MARIN

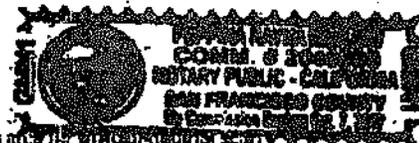
On November 23rd 2013, before me, Peppie Raymond, Notary Public, personally appeared Joshua M. Greenough and Margaret E. Hasselman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Margaret E. Hasselman
Joshua M. Greenough

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 Peppie Raymond



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Legal Description

The real property and improvements commonly known as 180 Mangels Avenue, San Francisco, California and more particularly described as follows:

Parcel I:

Beginning at a point on the Northerly line of Mangels Avenue, distant thereon 100 feet Easterly from the Easterly line of Congo Street; running thence Easterly along the said line of Mangels Avenue 70 feet; thence at a right angle Northerly 36 feet, more or less, to the Northerly line of Block "F", Sunnyside, as per Map of said Tract, filed in the Office of the Recorder of the City and County of San Francisco on April 6, 1891; thence Westerly along the last named line 70 feet to the intersection of a line drawn at right angles Northerly from the Northerly line of Mangels Avenue through the point of beginning; thence Southerly along the said line so drawn 35 feet 11 1/4 inches to the point of beginning.

Being a portion of Lot No. 2, in Block "F", Sunnyside.

Parcel II:

That portion of Lot 13, in Block "M", as said Lot and Block are delineated and so designated upon that certain Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and Recorded in Book "G" of Maps, at Pages 60 to 63, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

Beginning at a point on the Northerly line of Lot 13, in Block "M", as per "Map of Additions to Castro Street Addition and Glen Park Terrace", herein referred to, distant thereon 100 feet Easterly from the Easterly line of Congo Street; thence at a right angle Southerly 25 feet, more or less, to the Southerly line of said Lot; running thence Easterly along the said Southerly line of Lot 13, 36 feet, more or less, to the Easterly line of said Lot; thence Northerly along the said Easterly line 25.14 feet to the Northerly line of Lot 13; thence Westerly along the said Northerly line 36 feet to the point of beginning.

A.P.N. Lot 015C; Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763016

Address 508 CONGO ST

Assessed Values

Land	\$18,615.00
Structure	\$18,953.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1907
Building Area	600 sq ft
Parcel Area	2,504 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	1
Rooms	3
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 45
508 Congo St.
Block - 6763
Lot - 16
Parcel Square Footage -2504

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763017

Address 514 CONGO ST

Assessed Values

Land \$427,588.00
Structure © 2020 San Francisco Planning \$315,258.00
Fixtures -
Personal Property -
Last Sale 8/2/2011
Last Sale Price \$542,500.00
Year Built 1919
Building Area 845 sq ft
Parcel Area 3,400 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 7
Rooms 2
Bathrooms 2
Basement 113 sq ft
Parcel Shape Rectangular
Parcel Depth 36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close



San Francisco Assessor-Recorder
 Phil Ting, Assessor-Recorder
DOC- 2011-J232093-00

Acct 11-FIDELITY NATIONAL Title Company
 Tuesday, AUG 02, 2011 08:00:00
 Ttl Pd \$3,710.00 Rcpt # 0004202099
REEL K451 IMAGE 0068
 ata/MA/1-2

3A

RECORDING REQUESTED BY:
 Fidelity National Title Company
 Escrow No.: 11-555667-CG
 Locata No.: CARNT0938-0938-0019-0000555667
 Title No.: 11-555667-31

**When Recorded Mail Document
 and Tax Statement To:**
 Stuart Pilorz and Susan Ostermann
 514 Congo St.
 San Francisco, CA 94131

APN: Lot 017 Block 6763
 514 Congo St.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
 Documentary transfer tax is \$3,689.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mary P. Travers, a single woman, and also as Trustee of the Mary P. Travers Revocable Living Trust agreement dated April 1, 2009

hereby GRANT(S) to Stuart Pilorz, an unmarried man and Susan Ostermann, an unmarried woman, as joint tenants with right of survivorship

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: July 21, 2011

State of California }
 County of Washington }
Kerry

Mary P. Travers

On July 27 2011 before me,
Christiane S Pieper, Notary Public
 (here insert name and title of the officer) personally appeared
Mary P Travers

Mary P. Travers Revocable Living Trust agreement dated April 1, 2009

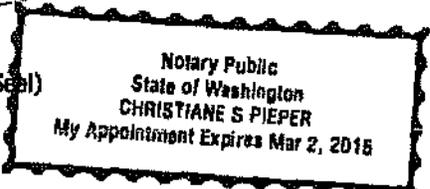
By:
 Mary P. Travers, Trustee

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

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

PD-213 (Rev 12/07)
 (grant)(06-09)

GRANT DEED

Recrow No.: 11-555667-CG
Locate No.: CAFNT0938-0938-0019-0000555667
Title No.: 11-555667-33

EXHIBIT "A"

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:

LOT 14, in Block "M", as shown on that certain map entitled "Map of Additions to Castro St. Addition and Glen Park terrace", filed March 25, 1910, in Book "G" of Maps, at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot 017 Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763018

Address 520 CONGO ST

Assessed Values

Land	\$18,247.00
Structure	\$51,895.00 Planning
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1929
Building Area	1,494 sq ft
Parcel Area	3,400 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	2
Basement	216 sq ft
Parcel Shape	Rectangular
Parcel Depth	36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY

ATTORNEYS

AND WHEN RECORDED MAIL TO

Name
Count
Address
City & State

PETERSON & PITCHFORD
AN ASSOCIATION OF ATTORNEYS
789 MONTEGUE BOULEVARD
SAN FRANCISCO, CA 94127-2288

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E896216

Wednesday, April 24, 1991 01:31:33PM
Rec 9.00 -- Ps 1.00
Mic 1.00 -- Amt 5.00
TOTAL -> 85.00
REEL F361 IMAGE 0459

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

Gary & Flora Wong
520 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

TTD 878 HM

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181818

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

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ -0-

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

There is no Documentary transfer tax due, (state reason and give Code § or Ordinance number)

Unincorporated area, City of _____ and _____

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

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: _____

GRANTOR(S): GARY N. WONG and FLORA M. WONG, his wife
hereby GRANT(S) to GARY N. WONG and FLORA M. WONG, in trust, as
Co-Trustees of the GARY N. WONG and FLORA M. WONG TRUST 1991,

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

Lot 15, in Block "M", Additions to Castro Street
Addition and Glen Park Terrace, as per Map thereof
filed March 25, 1910, in Book "G" of Maps, pages
60, 61, and 62, in the office of the County Recorder
of the City and County of San Francisco, State of
California.

APN: 40/6763/18

Dated April 19, 1991

Gary N. Wong
GARY N. WONG

Flora M. Wong
FLORA M. WONG
Grantor - Transferor(s)

State of California
County of San Francisco
On this the 19th day of April, 1991
before me, ROBERT H. PETERSON
the undersigned Notary Public, personally appeared
GARY N. WONG and FLORA M. WONG

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal

Notary's Signature



(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764013

Address 521 CONGO ST

Assessed Values

Land	\$301,145.00
Structure	\$143,032.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	4/25/1995
Last Sale Price	\$295,000.00
Year Built	1924
Building Area	852 sq ft
Parcel Area	2,260 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 48
521 Congo St.
Block - 6764
Lot - 13
Parcel Square Footage -2260

19
Order No.
Escrow No. C247688
Loan No.

WHEN RECORDED MAIL TO:

Thomas W. Trent
and Laurel I. Schaefer-Trent
521 Congo Street
San Francisco, Ca.

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 95-F785260-00
Acct 3-FIRST AMERICAN Title Company
Tuesday, APR 25, 1995 08:00:00
REC \$6.00: PAGES \$2.00: MIC \$1.00
STP \$1.00: TX2 \$2,006.00:
Til Pd \$2,016.00 Nbr-0000348147
REEL G367 IMAGE 0019 ata/TD/2

DOCUMENTARY TRANSFER TAX \$ 2,008.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

Lot 13, Block 6764

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alfred G. DeVico and Charlene A. Aron, Trustees, Aron-DeVico 1991 Trust dated July 16, 1991

hereby GRANT(S) to

Thomas W. Trent and Laurel I. Schaefer-Trent, husband and wife, as Joint Tenants

the real property in the City of
County of

San Francisco
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated April 12, 1995

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

On April 26, 1995 before me,

personally appeared Alfred G. DeVico and Charlene A. Aron

Alfred G. DeVico
Alfred G. DeVico, Trustee, ARON-DEVICO 1991 TRUST

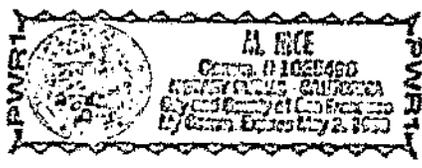
Charlene A. Aron
Charlene A. Aron, Trustee, ARON-DEVICO 1991 TRUST

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

Signature 111 Hues

MAIL TAX STATEMENTS TO: AS REC.

SAME AS ABOVE



(This area for official notarial seal)

Order No. C-247688-DK

F785260

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

LOT NO. 13, in Block Letter "P", as said Lot and Block are delineated and so designated upon that certain Map entitled: "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco.

EXHIBIT "A"

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764012

Address 527 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$631,388.00	Use Type	Dwelling
Structure	\$424,018.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	4
Last Sale	5/25/2006	Rooms	-
Last Sale Price	\$859,000.00	Bathrooms	1
Year Built	1924	Basement	-
Building Area	848 sq ft		
Parcel Area	2,265 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 49
527 Congo St.
Block - 6764
Lot - 12
Parcel Square Footage - 2265

20149J86708400003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J867084-00
Acct 6003-Fidelity National Title - San Francisco
Tuesday, APR 22, 2014 12:45:04
Ttl Pd \$24.00 Nbr-0004922952
oJI/RE/1-3

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FSBC-2041400173
Title No.: FSFM-TO14000127-JG

When Recorded Mail Document To:
Roland Luistro and Herbert Ramirez
527 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 6764-012
527 Congo St.

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925."
 - The documentary transfer tax is \$ 0 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, Roland Luistro, an unmarried man and Herbert Ramirez, an unmarried man, as joint tenants,

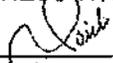
hereby GRANT(S) to Roland Luistro and Herbert Ramirez, registered domestic partners as community property with right of survivorship,

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: April 16, 2014

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



Roland Luistro



Herbert Ramirez

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

State of California

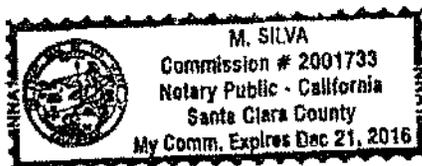
County of San Francisco

On April 16, 2014 before me, M. Silva, Notary Public, personally appeared Roland Luistro and Herbert Ramirez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

M. Silva
Signature



(Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 012, Block 6764

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:

LOT NO. 12, IN BLOCK "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN LIBER "G" OF MAPS, AT PAGES 60 AND 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 012, Block 6764

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763019

Address 530 CONGO ST

Assessed Values

Land	\$442,928.00
Structure	\$352,782.00
Fixtures	-
Personal Property	-
Last Sale	4/17/1991
Last Sale Price	\$505,000.00
Year Built	1926
Building Area	3,335 sq ft
Parcel Area	6,800 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	11
Rooms	4
Bathrooms	3
Basement	-
Parcel Shape	Rectangular
Parcel Depth	36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

29 Order No.
Escrow No. U-194223 ML
Loan No.

WHEN RECORDED MAIL TO:
JEANNIE COLBERT
P.O. BOX 31354
SAN FRANCISCO, CA 94131

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E890350
First American Title Company
Wednesday, April 17, 1991 08:00:00am
Rec 5.00 -- Ps 3.00
Mic 1.00 -- Ttx 2525.00
Amt 2534.00 --
TOTAL -> \$2534.00
REEL F356 IMAGE 0029

MAIL TAX STATEMENTS TO:
JEANNIE COLBERT
530 Congo Street
San Francisco, CA 94131
AP #: LOT 19, BLOCK 6763

SPACE ABOVE THIS LINE FOR RECORDING
DOCUMENTARY TRANSFER TAX - 2,525.00
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration of value less liens or encumbrances
remaining at time of sale.
First American Title Insurance Company
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT FRIEDMAN and SUZAN BALLSUN FRIEDMAN, HUSBAND AND WIFE

hereby GRANT(S) to JEANNIE COLBERT, A SINGLE WOMAN

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

Legal Description attached hereto and made part hereof, marked as Exhibit-A.

Dated April 12, 1991

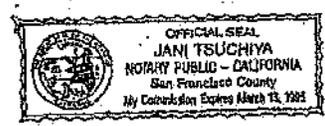
STATE OF CALIFORNIA
COUNTY OF San Francisco
On April 12, 1991

before me, the undersigned, a Notary Public in and for said State, personally appeared Suzan Ballsun Friedman

personally known to me for proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.
Signature *Jani Tsuchiya*

Robert Friedman
ROBERT FRIEDMAN
Suzan Ballsun Friedman
SUZAN BALLSUN FRIEDMAN



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

3001 (8/82) (Individuals) First American Title Company

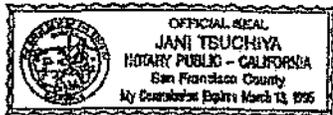
STATE OF CALIFORNIA
COUNTY OF San Francisco

E890350

On April 15, 1991 before me, the undersigned, a Notary Public in and for
said State, personally appeared Robert Friedman

personally known to me (or proved to me on the basis of satis-
factory evidence) to be the person(s) whose name(s) is/are sub-
scribed to the within instrument and acknowledged to me that
he/she/they executed the same.

WITNESS my hand and official seal.



Signature Jani Tsuchiya

(This area for official notarial seal)

E890350

Order No. U-194223-ML

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

LOTS 16 AND 17 in Block "M" as per Map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," recorded Feb. 21, 1910, in the office of the Recorder of the City and County of San Francisco, State of California, in Book "G" of Maps, page 62.

EXHIBIT "A"

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763021

Address 538 CONGO ST

Assessed Values

Land	\$481,777.00
Structure	\$736,182.00 <small>© 2020 San Bernardino Planning</small>
Fixtures	-
Personal Property	-
Last Sale	11/7/2003
Last Sale Price	\$630,000.00
Year Built	1917
Building Area	1,370 sq ft
Parcel Area	3,400 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	6
Rooms	2
Bathrooms	2
Basement	-
Parcel Shape	Rectangular
Parcel Depth	36 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 12-35022067-CC
Locate No.: CACTI7738-7738-2350-0035022067
Title No.: 12-35022067-MG



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J430022-00

Acct 1-CHICAGO Title Company
Wednesday, JUN 13, 2012 08:00:00
Ttl Pd \$20.00 Rcpt # 0004424863
REEL K667 IMAGE 0104
okc/AK/1-2

**When Recorded Mail Document
and Tax Statement To:**

Paul R. Cort
538 Congo Street
San Francisco, CA 94131

APN: Lot 021, Block 6763
538 Congo Street

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of **San Francisco,**

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, M. Elizabeth Murdock and Paul Cort, as Trustees, or their successors in Trust, under the Murdock Cort Family Trust dated October 22, 2007, and any amendments thereto

hereby **GRANT(S)** to Paul R. Cort and Mary Elizabeth Murdock, husband and wife as joint tenants
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: June 5, 2012

State of California
County of SAN FRANCISCO

On 6/5/12 before me,
DAVID LAU Notary Public
(here insert name and title of the officer), personally appeared
M. ELIZABETH MURDOCK
PAUL CORT

The Murdock Cort Family Trust dated October 22, 2007

M. Elizabeth Murdock

By: M. Elizabeth Murdock, Trustee

Paul Cort

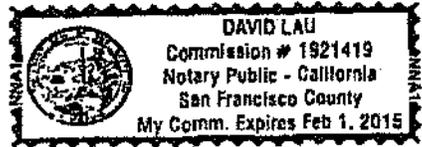
By: Paul Cort, Trustee

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

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

FD-213 (Rev 12/07)
(grantor) (10-03) (Rev. 07-11)

GRANT DEED

Escrow No.: 12-35022067-CC
Locate No.: CACTI7738-7738-2350-0035022067
Title No.: 12-35022067-MG

EXHIBIT "A"

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:

LOT 18, IN BLOCK "M", AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET AND ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, AND RECORDED IN BOOK "G" OF MAPS AT PAGES 60, 61, 62 AND 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 021, Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764021

Address 541 CONGO ST

Assessed Values

Land	\$817,514.00
Structure	\$460,282.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1909
Building Area	2,081 sq ft
Parcel Area	3,446 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	-
Stories	1
Rooms	6
Rooms	2
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Requested By:
LIEN RELEASE
JPMORGAN CHASE BANK, N.A

20189K61626500001
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2018-K616265-00
Acct 1009-JPMorgan Chase Bank, NA
Thursday, MAY 17, 2018 15:30:27
Tit Pd \$184.00 Nbr-0005807320
oes/RE/2-1

Record and Return To:
JPMorgan Chase Bank N.A.
c/o UST-Global
Recording Department
PO Box 1178
Coraopolis, PA 15211

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

The undersigned Beneficiary hereby appoints J.P. MORGAN CHASE CUSTODY SERVICES, INC as Successor Trustee under the Deed of Trust executed by JASON A KEEL AND NEERU GUPTA , as Trustor, on 12/08/2012 in which JPMORGAN CHASE BANK, N.A. is named Beneficiary and LINDA J. FOSS as Trustee, and recorded on 12/14/2012 in Book K793 at Page 0397 and/or as Instrument No. 2012-J563218-00 in the Office of the County Recorder of San Francisco County, California.

Property Address:541 CONGO ST SAN FRANCISCO CA 94131
APN: 6764 021

J.P. MORGAN CHASE CUSTODY SERVICES, INC hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

In witness whereof the undersigned JPMORGAN CHASE BANK, N.A. , as Beneficiary and J.P. MORGAN CHASE CUSTODY SERVICES, INC as Successor Trustee, has caused this instrument to be executed this 05/17/2018 , each in its respective interest.

JPMORGAN CHASE BANK, N.A.

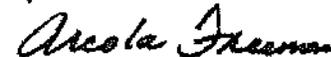
By:



Darlene Foreman
Vice President

J.P. MORGAN CHASE CUSTODY SERVICES, INC

By:



Arcola Freeman
Assistant Secretary

STATE OF LA
COUNTY / PARISH OF Ouachita

On 05/17/2018 , before me appeared Darlene Foreman and Arcola Freeman , to me personally known, who did say that he/she/they is (are) the Vice President of JPMORGAN CHASE BANK, N.A. and Assistant Secretary of J.P. MORGAN CHASE CUSTODY SERVICES, INC and that the instrument was signed on behalf of their respective corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Vicki C. Knighten- 54231 , Notary Public
Lifetime Commission



Loan No: 1740014957
MIN, if applicable:
MERS Phone, if applicable: 1-888-679-6377
MERS Address, if applicable: P.O. Box 2026, Flint, MI 48501-2026

Recording Requested By:
ORANGE COAST TITLE

1406271

(Handwritten initials)



San Francisco Assessor-Recorder
D. Hoa Nguyen, Acting Assessor-Recorder
DOC- 2012-J563217-00

Check Number: 1038
Friday, DEC 14, 2012 11:32:44
Tx Pd \$38.00 Rcpt # 0004574470
REEL K793 IMAGE 0396
ofa/AB/1-4

RECORDING REQUESTED BY:
Jason A. Keel and Neeru Gupta

When recorded, return to:
Jason A. Keel and Neeru Gupta
541 CONGO ST
SAN FRANCISCO, CA 94131

Order No.: 12CM10402
A.P.N.: 40-6764-009-01

SA Congo Street SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSER DEED

Individual Grant Deed (Excluded from Reappraisal Under Proposition 13)

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

Documentary Transfer Tax is \$ _____ (THERE IS NO CONSIDERATION FOR THIS TRANSFER)

This is an INTERSPOUSAL TRANSFER under Sec. 63 of the Revenue and Taxation Code. Grantee(s) has (have) checked the applicable exclusion:

- From joint tenancy to community property
- From joint tenancy to tenancy in common
- From one spouse to both spouses (see below)
- From one spouse to the other spouse (see below)
- To relinquish any community interest and to vest said property in the name of the grantee as his/her sole and separate property
- Other _____

GRANTOR(S): Jason A. Keel, a married man who obtained title as an unmarried man

Hereby GRANT(S) to: Jason A. Keel and Neeru Gupta, Husband and Wife.

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

Parcel A:
Lot No. 10 in Block "P" as per map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace, filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910, in Book "C" of maps at pages 60 to 63 inclusive.

Parcel B:
Beginning at the Southeastern corner of Lot 9, in Block "P", as shown on the map entitled, "Map of additions to Castro Street Addition and Glen Park Terrace", recorded March 25, 1910, in Map Book "6" at page 60 to 63, in the Office of the

Recorder of the City and County of San Francisco, State of California; and thence running Westerly along the Southerly line of said Lot 9 a distance of 90.93 feet to the Westerly line of said Lot 9; thence Northerly along said Westerly line of said Lot 9 a distance of 13 feet, more or less, to the Southerly line of Melrose Avenue. according to "Map of Sunnyside Addition No. 1", recorded March 11, 1892, in Map Book "E" and "F", at Pages 1651 in the Office of the Recorder of the City and County of San Francisco; thence running Easterly along the Easterly prolongation of said Southerly line of Melrose Avenue 91 feet, more or less, to the Westerly line of Congo Street, according to the map first mentioned above.; thence Southerly along said Westerly line of Congo Street 13 feet, more or less, to the point of beginning. Being a portion of Lot 9, Block P. Additions to Castro Street Addition and Glen Park Terrace.

Property Address: 541 CONGO ST SAN FRANCISCO, CA 94131

Dated 12/8/12

BY: Jason A. Keel

State of California
County of San Francisco

On Dec 8, 2012 before me, Ma Sandar Tun, Notary Public, Personally appeared Jason A. Keel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



FOR NOTARY STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
Jason A. Keel and Neeru Gupta
541 CONGO ST
SAN FRANCISCO, CA 94131

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

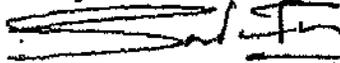
On Dec 8, 2012 before me, Ma Sandar Tun, Notary Public
(Here insert name and title of the officer)

personally appeared Jason A Keel

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

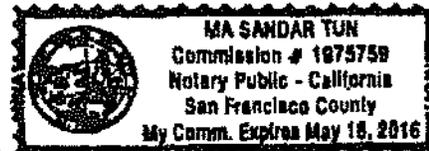
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they - ~~is~~ ~~are~~) or checking the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudged, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◊ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◊ Indicate title or type of attached document, number of pages and date.
 - ◊ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

Exhibit "A"

Parcel A:

Lot No. 10 in Block "P" as per map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace, filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910, in Book "C" of maps at pages 60 to 63 inclusive.

Parcel B:

Beginning at the Southeasterly corner of Lot 9, in Block "P", as shown on the map entitled, "Map of additions to Castro Street Addition and Glen Park Terrace", recorded March 25, 1910, in Map Book "C" at page 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California; and thence running Westerly along the Southerly line of said Lot 9 a distance of 90.93 feet to the Westerly line of said Lot 9; thence Northerly along said Westerly line of said Lot 9 a distance of 13 feet, more or less, to the Southerly line of Melrose Avenue, according to "Map of Sunnyside Addition No. 1", recorded March 11, 1892, in Map Book "E" and "F", at Pages 165) in the Office of the Recorder of the City and County of San Francisco; thence running Easterly along the Easterly prolongation of said Southerly line of Melrose Avenue 91 feet, more or less, to the Westerly line of Congo Street, according to the map first mentioned above.; thence Southerly along said Westerly line of Congo Street 13 feet, more or less, to the point of beginning.

Being a portion of Lot 9, Block P, Additions to Castro Street Addition and Glen Park Terrace.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763022

Address 544 CONGO ST

Assessed Values

Land	\$257,372.00
Structure	\$163,236.00
Fixtures	-
Personal Property	-
Last Sale	4/29/1988
Last Sale Price	\$245,200.00
Year Built	1923
Building Area	1,060 sq ft
Parcel Area	2,500 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	256 sq ft
Parcel Shape	Rectangular
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY
GREGORY P RIDENOUR & DEBORAH L MAY

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO

GREGORY RIDENOUR & DEBORAH MAY
544 Congo Street, San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K061693-00
Check Number 4252
Monday, MAY 18, 2015 11:27:44
T&I Pd \$24.00 Rcpt # 0005150796
oma/MA/1-3

APN: No LOT 022 BLOCK 6763

GRANT DEED TO A REVOCABLE TRUST

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930"

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' Revocable Trust for ZERO consideration

GREGORY P RIDENOUR AND DEBORAH L MAY, husband and wife, as Joint Tenants,

HEREBY GRANT TO,
Gregory Ridenour & Deborah May Trustee of the Trust
GREGORY RIDENOUR & DEBORAH MAY TRUST, U/A dated APRIL 13, 2015, the GRANTEE,

All of THAT PROPERTY situated in the County of SAN FRANCISCO, State of California, bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference)

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property, including, but not limited to, the power to convey

Executed on APRIL 13, 2015, in SAN FRANCISCO County, California

Gregory P Ridenour
GREGORY P. RIDENOUR

Deborah L May
DEBORAH L. MAY

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On APRIL 13, 2015, before me, _____, a Notary Public, personally appeared GREGORY P RIDENOUR and DEBORAH L MAY 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 capacity, and that by their signatures on the instrument the persons, or the entities 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

[SEAL]

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 11689

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

State of California)
County of San Mateo)

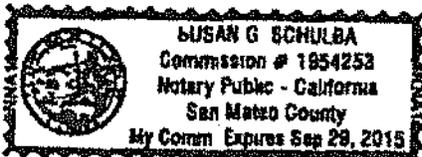
On May 14, 2015 before me, Susan G Schulba, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gregory P Ridenour & Deborah L May
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document SPECIAL DEED TO A REVOCABLE TRUST Document Date 4-13-15
Number of Pages 1 Signer(s) Other Than Named Above none

Capacity(ies) Claimed by Signer(s)

Signer's Name [Crossed out] Signer's Name [Crossed out]
[] Corporate Officer - Title(s) [] Corporate Officer - Title(s)
[] Partner - [] Limited [] General [] Partner - [] Limited [] General
[] Individual [] Attorney in Fact [] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator [] Trustee [] Guardian or Conservator
[] Other [] Other
Signer is Representing [] Signer is Representing []

EXHIBIT A

All that certain land situated in the State of California, County of SAN FRANCISCO, City of SAN FRANCISCO, described as follows

LOT 19, BLOCK M, AS SHOWN ON THAT CERTAIN MAP ENTITLED CASTRO STREET ADDITION AND GLEN PARK TERRACE, FILED MARCH 25, 1910, IN MAP BOOK G, PAGE(S) 60 TO 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

APN No LOT 022 block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763042

Address 550 CONGO ST

Assessed Values

Land	\$383,780.00
Structure	\$293,555.00
Fixtures	-
Personal Property	-
Last Sale	11/27/2001
Last Sale Price	\$483,000.00
Year Built	1923
Building Area	1,010 sq ft
Parcel Area	2,500 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 54
550 Congo St.
Block - 6763
Lot - 42
Parcel Square Footage - 2500

14

Recording Requested By:
Jennifer M. Lucero
550 Congo Street
San Francisco, California 94131

After Recording Mail To:
Jennifer M. Lucero
550 Congo Street
San Francisco, California 94131

APN: 6763 042



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J698240-00

Check Number 8049
Friday, JUN 28, 2013 12:06:33
Ttl Pd \$24.00 Rcpt # 0004727388
REEL K928 IMAGE 0769
okc/KC/1-3

QUITCLAIM DEED
TITLE OF DOCUMENT

57880725-2085597

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 EXEMPT (6): This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R&T, 11911.

- () Computed on full value of property conveyed, or
- () Computed on full value less liens and encumbrances remaining thereon at time of sale.
- () Unincorporated area () City of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jennifer M. Lucero, a married woman, who acquired title without marital status**, GRANTOR, hereby remises, releases and forever quitclaims to **Jennifer M. Lucero, a married woman as her sole and separate property**, GRANTEE, that certain real property situated in the County of **San Francisco**, State of **California**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

S: 705

MORE commonly known as: **550 Congo Street**
San Francisco, California 94131

Prior Recorded Doc. Ref.: **Deed: Recorded: May 8, 2010; Doc. No. 2010-1963614-00**

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

MAIL TAX STATEMENTS

Jennifer M. Lucero, 550 Congo Street, San Francisco, California 94131,

WITNESS my/our hand(s), this 18 day of June, 2013.

Jennifer M. Lucero
Jennifer M. Lucero

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ⁸⁸

On June 18, 2013, before me, MARITA KUBERSKY, Notary Public,
(Insert Name of Notary Public and Title)
personally appeared Jennifer M. Lucero, who proved to me on the basis of satisfactory evidence to be the
person~~s~~ whose name~~s~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity~~ies~~, and that by ~~his~~/~~her~~/~~their~~
signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted,
executed the instrument.

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

NOTARY STAMP/SEAL

WITNESS my hand and official seal.



Marita Kubersky
Notary Public
MARITA KUBERSKY
Printed Name of Notary Public
My Commission Expires: 10/26/2014

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent
fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.
Sign

Title of Document Type: Quit Claim Deed
Number of Pages: 2 Date of Document: 6/18/2013
er(s) Other Than Named Above: None

EXHIBIT - Legal Description

Order Number: 57886725

Property Tax ID: 6763 042

Land in the city/township/village of San Francisco and the County of San Francisco, State of CA, more particularly described as:

LOT 042 BLOCK 6763

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SAN FRANCISCO, SAN FRANCISCO COUNTY, STATE OF CALIFORNIA, BEING KNOWN AND DESIGNATED AS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CONGO STREET DISTANT THEREON 185.77 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF STILLINGS STREET; RUNNING THENCE SOUTHERLY AND ALONG SAID LINE OF CONGO STREET 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT NO 20 IN BLOCK "M" ACCORDING TO MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE" FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA MARCH 23, 1910 AND RECORDED IN MAP BOOK "G" AT PAGES 60 AND 63, INCLUSIVE.

Commonly described as: 350 Congo Street, San Francisco CA 94137

we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763039

Address 556 CONGO ST

Assessed Values

Land	\$45,457.00
Structure	\$113,005.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1912
Building Area	1,425 sq ft
Parcel Area	2,578 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close



San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2016-K199894-00

Check Number 1173
 Wednesday, FEB 10, 2016 13:00:00
 Ttl Pd \$27.00 Rcpt # 0005311088
 dm2/DM/1-4

RECORDING REQUESTED BY
 DELAGNES, LINDER & DUEY, LLP

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

Name MARIO N DAHDAH
 Street DELAGNES, LINDER & DUEY, LLP
 Address 300 MONTGOMERY STREET #1050
 City & State SAN FRANCISCO, CA 94104
 Zip

Title Order No _____ Escrow No _____

T 355 Legal (2-04)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Transfer to Revocable Living Trust FBO Grantor - Not Pursuant to a Sale

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&T 11930

unincorporated area City of San Francisco

Parcel No 6763-039

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES VOGT, an unmarried man

hereby GRANT(S) to JAMES J. VOGT, Trustee of the JAMES J. VOGT LIVING TRUST DATED JANUARY 18, 2016

the following described real property in the city of San Francisco
 county of San Francisco, state of California
 See EXHIBIT "A" attached hereto and incorporated herein by this reference
 Site Address, 556 Congo Street, San Francisco, CA 94131-2806
 APN: 6763-039

Dated January 18, 2016

JAMES VOGT

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

STATE OF CALIFORNIA)
 COUNTY OF _____) s.s.

On _____ before me,

personally appeared _____

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

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal

Signature _____

(The area for notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

JAMES J. VOGT

Name

556 CONGO STREET

Street Address

SAN FRANCISCO, CA 94131-2806

City & State

CERTIFICATE OF ACKNOWLEDGMENT

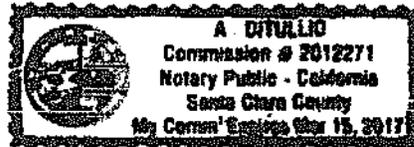
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On January 18, 2016, before me, A. DiTullio, a Notary Public, personally appeared James Vogt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Notary Public

Seal

EXHIBIT "A"

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

BEGINNING at a point on the easterly line of Congo Street, distant thereon 155.77 feet southerly from the southerly line of Stillings Street; running thence southerly and along said line of Congo Street 30 feet; thence at a right angle easterly 86 feet; thence at a right angle northerly 30 feet; thence at a right angle westerly 86 feet to the point of beginning.

BEING portions of Lots 21 and 22 in Block "M" according to Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace," filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book "G" at Pages 60 to 63, inclusive.

Site Address: 556 Congo Street, San Francisco, CA 94131-2806
APN: LOT 039, BLK 6763

we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764007

Address 557 CONGO ST

Assessed Values

Land	\$68,290.00
Structure	\$120,000.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1923
Building Area	822 sq ft
Parcel Area	2,278 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764006

Address 561 CONGO ST

Assessed Values

Land	\$76,455.00
Structure	\$162,833.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1990
Building Area	1,165 sq ft
Parcel Area	2,281.5 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 2

Basement -

Parcel Shape Rectangular

Parcel Depth 91.26 ft

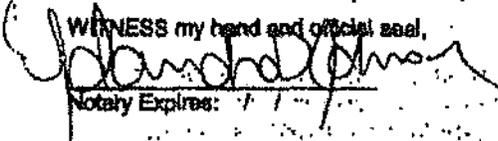
Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

STATE OF Florida
COUNTY OF Duval

On May 16th, 2005, before me, the undersigned, a Notary Public in and for Duval in the State of Florida, personally appeared C JEFFERSON, Assistant Vice-President, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

WITNESS my hand and official seal,



Yolandra D. Johnson
Commission # DD401803
Expires March 1, 2009 (This area for notarial seal)

Prepared By: Paula E. Harley, WASHINGTON MUTUAL BANK, PA, PO BOX 45178, JACKSONVILLE, FL 32232-8179
1-800-925-8937

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763043

Address 566 CONGO ST

Assessed Values

Land	\$682,211.00
Structure	\$517,230.00
Fixtures	-
Personal Property	-
Last Sale	4/12/2013
Last Sale Price	\$1,030,000.00
Year Built	1969
Building Area	945 sq ft
Parcel Area	7,023 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms 2

Bathrooms 2

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:

JEWEL & STONEMAN, LLP
220 Montgomery Street, Suite 678
San Francisco, CA 94104

AND WHEN RECORDED MAIL TO:

Divya Chander
1874 Church Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J800491-00

Check Number 7107
Wednesday, DEC 04, 2013 13:16:27
Tel Pd \$21.00 Rept # 0004845373
REEL L036 IMAGE 0562
of 2/FT/1-2

Handwritten initials

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art. 13 A§1 et Seq. and Calif. Revenue & Taxation Code Section 11930-Grantee is a trust for the benefit of the Grantor.)

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

There is no consideration for this transfer. Documentary transfer tax is \$0. This is a Transfer under §62 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust. *Not pursuant to a sale and for the benefit of the Grantor.*

GRANTOR(S): DIVYA CHANDER, a single woman, hereby grant(s) to DIVYA CHANDER, Trustee or her successors in trust under THE BLUE PEARL TRUST dated October 9, 2013, and any amendments thereto, the following described property in the City of San Francisco, County of San Francisco, State of California, described as follows:

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

APN: 6763-043

Commonly known as: 566 Congo Street, San Francisco, CA 94131

DATED: October 9, 2013

DIVYA CHANDER, GRANTOR

State of California)
County of San Francisco)

On October 9, 2013, before me, Susan K. Jewel, a Notary Public, personally appeared DIVYA CHANDER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

NOTARY PUBLIC



MAIL TAX STATEMENTS TO:

Divya Chander
1874 Church Street
San Francisco, CA 94131

EXHIBIT A

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

Commencing at a point of intersection of the Easterly line of Congo Street, with the Southerly line of Stillings Avenue; thence running Southerly along said Easterly line of Congo Street 130.77 feet; thence at a right angle Easterly 75.00 feet; thence at a right angle Northerly 20.00 feet; thence at a right angle Easterly 61.00 feet; thence at a right angle Southerly 100.00 feet; thence at a right angle Westerly 36.00 feet; thence at right angle Northerly 25.00 feet; thence at a right angle Westerly 14.00 feet; thence at a right angle Northerly 30.00 feet; thence at a right angle Westerly 86.00 feet to a point on the Easterly line of Congo Street; thence Northerly along the Easterly line of Congo Street 25.00 feet to the point of beginning.

Being a portion of Lots 20, 21, 22, and 23 in Block "M" according to Map entitled "Map of Additions to Castro Street Addition and Glen Park Terrace" filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910, and recorded in Map Book "G", at Pages 60 to 63 inclusive, pursuant to Certificate of Compliance recorded December 23, 1997, as Instrument No. 97-G276103.

APN: 6763-043

Commonly Known As: 566 Congo Street, San Francisco, CA 94131

we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764005

Address 569 CONGO ST

Assessed Values

Land	\$671,880.00
Structure	\$147,920.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	10/19/2017
Last Sale Price	\$1,100,000.00
Year Built	1924
Building Area	810 sq ft
Parcel Area	2,282.75 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms 2

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 91.31 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recording Requested by:

GREGORY HUET
569 CONGO STREET
SAN FRANCISCO, CA 94131

When Recorded Mail to:

GREGORY HUET
569 CONGO STREET
SAN FRANCISCO, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2018-K685230-00

Friday, OCT 19, 2018 10:08:33
Ttl Pd \$533.00 Rcpt # 0005896933
OYY/YY/1-4

Assessor Parcel Number (APN): Block 6764 Lot 005

Street Address: 569 CONGO STREET, SAN FRANCISCO, CA 94131

GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

Name Gregory Huey
Street 569 Congo Street
Address San Francisco, CA 94131
City &
State

MAIL TAX STATEMENTS TO:

Name Gregory Huey
Street 569 Congo Street
Address San Francisco, CA 94131
City &
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Property Address: 569 Congo Street
San Francisco, CA 94131

APN: LOT 005, BLOCK 6764

The undersigned Grantor declares:

Documentary transfer tax is \$ ^{5000*}~~0.00~~ (Transfer to remove co-owner from title without any exchange of consideration.)

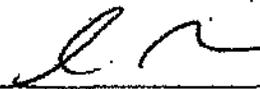
SEAN ROBERTSON, a single man,

hereby GRANTS to: MARYANN HUEY, a married woman, as her sole and separate property, as to an undivided one percent (1%) tenancy-in-common interest, and to GREGORY HUEY, a single man, as to an undivided nine percent (9%) tenancy-in-common interest [SO THAT THE RESULT OF THIS GRANT DEED SHALL BE THAT MARYANN HUEY SHALL OWN A 50% INTEREST AND GREGORY HUEY SHALL OWN A 50% INTEREST, AS TENANTS-IN-COMMON]

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

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

Dated: 10-16-18


SEAN ROBERTSON

NOTARIAL ACKNOWLEDGMENT TO FOLLOW

Mail Tax Statements to: SAME AS ABOVE

GRANT DEED

APN: LOT 005, BLOCK 6764

EXHIBIT "A"

For APN/Parcel ID(S): Lot 005, Block 6764

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

LOT NO. 5 IN BLOCK LETTERED "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO ST. ADDITION AND GLEN PARK TERRACE" FILED MARCH 25, 1910 IN LIBER "G" OF MAPS, PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

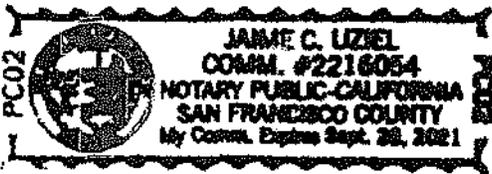
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)
On 10/16/2018 before me, Jaime C. Uziel, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Sean Robertson
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed Document Date: 10-16-18
Number of Pages: 2 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

Signer's Name:
[] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

20179K52763100003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K527631-00
Acct 2001-Chicago Title Company Concord
Thursday, OCT 19, 2017 12:24:44
Ttl Pd \$8,281.00 Nbr-0005698976
oes/RE/1-3

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Maryann Huey, Gregory Huey and Sean
Robertson
569 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPN-3541701137

Property Address: 569 Congo Street,
San Francisco, CA 94131
APN/Parcel ID(s): Lot 005, Block 6764

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$8,250.00 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, Andrew J. Weill, Successor Trustee of the Deborah A. Jacobs Revocable Trust

hereby GRANT(S) to Maryann Huey, a married woman as her sole and separate property, as to an undivided 49% interest and Gregory Huey, a single man, as to an undivided 41% interest and Sean Robertson, a single man, as to an undivided 10% interest, all as Tenants in Common

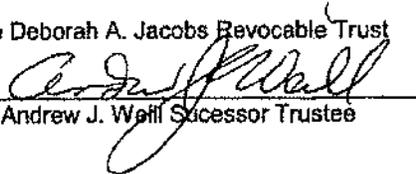
the following described real property in the City of San Francisco, County of San Francisco, State of California:

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

Dated: October 2, 2017

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

The Deborah A. Jacobs Revocable Trust

BY: 
Andrew J. Weill Successor Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 005, Block 6764

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

State of CALIFORNIA

County of CONTRA COSTA

On OCTOBER 16, 2017 before me, JAMES R. CENTOFANTI, Notary Public,
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

James R. Centofanti
Signature

(Seal)

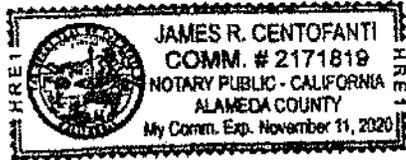


EXHIBIT A

Order No.: FWPN-3541701137

For APN/Parcel ID(s): Lot 005, Block 6764

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:

LOT NO. 5 IN BLOCK LETTERED "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO
DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO ST. ADDITION AND
GLEN PARK TERRACE" FILED MARCH 25, 1910 IN LIBER "G" OF MAPS, PAGES 60 TO 63
INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA.

20179K52763200003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2017-K527632-00
Acct 2001-Chicago Title Company Concord
Thursday, OCT 19, 2017 12:24:44
Ttl Pd \$24.00 Nbr-0005698977
oes/RE/1-3

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Maryann Huey
1630 41st Avenue
San Francisco, CA 94122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPN-3541701137

Property Address: 569 Congo Street,
San Francisco, CA 94131
APN/Parcel ID(s): Lot 005, Block 6764

INTERSPOUSAL TRANSFER DEED

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

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$0 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.

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

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

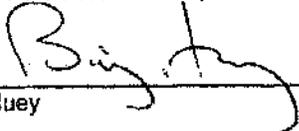
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bing Huey, spouse of Grantee hereby GRANT(S) to Maryann Huey, a married woman as her sole and separate property the real property in the City of San Francisco, County of San Francisco, State of California:

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

The grantor is executing this instrument for the purpose of relinquishing all of grantor's rights, title and interest, including, but not limited to, any community property interest in and to the land described herein and placing title in the name of the grantee as his/her separate property.

Dated: October 4, 2017

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



Bing Huey

MAIL TAX STATEMENTS AS DIRECTED ABOVE

INTERSPOUSAL TRANSFER DEED
(continued)

APN/Parcel ID(s): Lot 005, Block 6764

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

State of California
County of San Francisco

On 10/5/2017 before me, Hong K. Diep, Notary Public,
(here insert name and title of the officer)

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

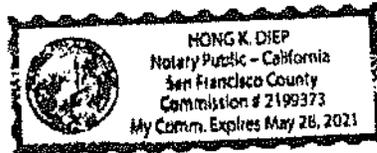
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Order No.: FWPN-3541701137

For APN/Parcel ID(s): Lot 005, Block 6764

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:

LOT NO. 5 IN BLOCK LETTERED "P" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ADDITION TO CASTRO ST. ADDITION AND GLEN PARK TERRACE" FILED MARCH 25, 1910 IN LIBER "G" OF MAPS, PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763041

Address 574 CONGO ST

Assessed Values

Land	\$1,076,937.00
Structure	\$461,542.00
Fixtures	-
Personal Property	-
Last Sale	11/27/2013
Last Sale Price	\$1,400,000.00
Year Built	1911
Building Area	1,871 sq ft
Parcel Area	3,524 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	6
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 60
574 Congo St.
Block - 6763
Lot - 41
Parcel Square Footage -3524

Recording Requested By

North American Title Company, Inc.
File No. 55913-1352815-15

AND WHEN RECORDED MAIL TO:

Name: Theodore D. Harris and Faye L. Harris
Street Address 574 Congo Street
City & State San Francisco, CA 94131

20159K05674300002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K056743-00
Acct 5001-North American Title Company
Wednesday, MAY 06, 2015 08:47:25
Til Pd \$21.00 Nbr-0005144847
okc/RE/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 574 Congo Street, San Francisco, CA 94131
Lot Number: 041 Block Number: 6763

GRANT DEED

File No.: 55913-1352815-15

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0 CITY TRANSFER TAX \$0.00
[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [X] City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Theodore D. Harris and Faye L. Harris, husband and wife as community property who acquired title as Theodore David Harris and Faye Li Harris, husband and wife as community property

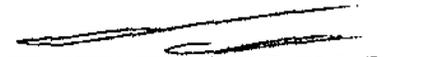
hereby GRANTS to Theodore D. Harris and Faye L. Harris, husband and wife as community property

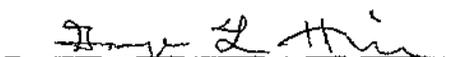
the following described property in the City of San Francisco, County of San Francisco, State of California:

COMMENCING AT A POINT OF INTERSECTION OF THE EASTERLY LINE OF CONGO STREET WITH THE SOUTHERLY LINE OF STILLINGS AVENUE; THENCE RUNNING SOUTHERLY ALONG SAID EASTERLY LINE .OF CONGO STREET 83.77 FEET; THENCE AT A RIGHT ANGLE EASTERLY 75.00 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 47.00 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75.00 FEET TO A POINT ON THE EASTERLY LINE OF CONGO STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID EASTERLY LINE OF CONGO STREET 47.00 FEET TO THE SAID POINT OF BEGINNING.

BEING PORTIONS OF LOTS 23, 24, 25, AND 26 IN BLOCK M, ACCORDING TO MAP ENTITLED, "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," FILED IN THE OFFICE OF THE RECORDER OF THE QTY AND COUNTY. OF SAN FRANCISCO, STATE OF CALIFORNIA, MARCH 25, 1910, AND RECORDED IN MAP BOOK G, AT PAGES 60 TO 63 INCLUSIVE, PURSUANT TO A CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 23, 1997, AS INSTRUMENT NO. 97-G276103.

Dated: 05/01/2015


Theodore D. Harris


Faye L. Harris

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

STATE OF California)SS

COUNTY OF San Francisco)

On 5/2/15, before me, Jeremy Micheal Crespo, Notary Public, personally appeared Theodore D. Harris and Faye L. Harris

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

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

WITNESS my hand and official seal.

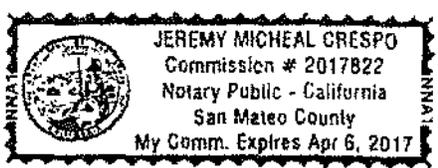
Signature

Jeremy Micheal Crespo

This area for official notarial seal

A.P.N.: 40-6763-041-01

File No.: 1005-1352815 (NAT)



we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764004

Address 575 CONGO ST

Assessed Values

Land	\$286,275.00
Structure	\$85,873.00 Planning
Fixtures	-
Personal Property	-
Last Sale	4/14/1992
Last Sale Price	\$245,000.00
Year Built	1924
Building Area	810 sq ft
Parcel Area	2,286 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 61
575 Congo St.
Block - 6764
Lot - 4
Parcel Square Footage - 2286

RECORDING REQUESTED BY:
Fidelity National Title Company
Broker No. 027634-AP
Title Order No. 00027634

When Recorded Mail Document
and Tax Statement To:
Ms. Janet C. Mangini
878 Congo Street
San Francisco, CA 94131

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

DOC - 97-9193848-00
Acct 11-FIDELITY NATIONAL Title Company
Thursday, JUL 31, 1997 08:00:00
RRC \$6.00/PAG \$2.00/MIC \$1.00
STP \$1.00/TX2 \$1,768.00
Ttl Pd \$1,778.00 Nbr-0000834179
REEL 9936 IMAGE 0295 ofa/FT/1-2

APN:

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$1,768.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Suzette A. Martinez, a married woman, who acquired title as an unmarried woman,

hereby GRANT(S) to Janet C. Mangini, An Unmarried Woman

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

DATED: July 22, 1997

JULY 24, 1997

STATE OF CALIFORNIA, CONNECTICUT
COUNTY OF NEW HAVEN

ON JULY 24, 1997 before me,
SUZETTE A. MARTINEZ, personally appeared

Suzette A. Martinez
Suzette A. Martinez

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

Witness my hand and official seal.

Signature *Suzanne Taranga*
Notary Public

My Commission expires 5/31/00

MAIL TAX STATEMENTS AS DIRECTED ABOVE

G193848

Order No. 827634

EXHIBIT "ONE"

Lot 4, in Block "P", according to the Map entitled, "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 28, 1910, in Book "G" of Maps, Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 4, Block 6764

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No. 027034-AP
Title Order No. 00027034

When Recorded Mail Document To:
Suzette A. Martinez
42 Surray Drive
Chester, Connecticut 06410

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

DOC - 97-0193847-00
Acct 11-FIDELITY NATIONAL Title Company
Thursday, JUL 31, 1997 00:00:00
REC \$6.00/PAG \$2.00/MIC \$1.00
STP \$1.00
FCL Pd \$10.00 Nbr-0000834178
RRR 0936 INAGN 0294 OFA/FT/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: Lot 4 Block 0704

INTERSPOUSAL TRANSFER DEED

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

Documentary transfer tax is \$ 0 City Tax is \$

- Computed on the consideration or value of property conveyed
- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

This is an interspousal transfer and not a change in ownership under Section 69 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

- A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Standing, husband of grantee herein

hereby GRANT(S) to Suzette Martinez, who acquires title as an unmarried woman

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

DATE: July 22, 1997

STATE OF CALIFORNIA ~~CONNECTICUT~~
COUNTY OF ~~NEW HAVEN~~
ON 24th July 1997 before me,
David Standing personally appeared

David Standing
David Standing

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

Witness my hand and official seal.

Signature *Suzanne J. Drechsel*

SUZANNE J. DRECHSEL
Notary Public, State of Connecticut
License Number 84632
My Commission Expires
January 21, 1999

MAIL TAX STATEMENT AS DIRECTED ABOVE

G193847

Order No. 627634

EXHIBIT "ONE"

Lot 4, in Block "P", according to the Map entitled, "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, Pages 60 to 69, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel No: Lot 4, Block 6764

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764003

Address 579 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$18,615.00	Use Type	Dwelling
Structure	\$66,041.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	8
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1964	Basement	-
Building Area	1,860 sq ft		
Parcel Area	2,286 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recording requested by (name)

Diana M Piccinini, Trustee

When recorded, mail to (name and address)

Diana M Piccinini, Trustee

579 Congo Street

San Francisco, California 94131



San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC- 2017-K496763-00

Monday, AUG 21, 2017 13 52 48

Ttl Pd \$24.00

Rcpt # 0005553255

okc/KC/1-3

Recorder's Use Only

GRANT DEED

Assessor's Parcel No 40-6764-003

579 Congo Street
San Francisco, California 94131

nominal actual

For ~~a~~ valuable consideration, receipt of which is hereby acknowledged.

GRANTOR(S) Diana M Piccinini, an unmarried woman, Steven Eugene Piccinini, an unmarried man, and
(owners who are signing deed)

Alain William Piccinini, a married man dealing with his sole and separate property, all as Joint Tenants
(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Diana M Piccinini, Trustee of the Diana M Piccinini Revocable Living
(new owners, including current owners if staying on title)

as ~~Trust Agreement~~ dated November 2, 2016,
(new owner(s) form of title)

the following real property in the City of San Francisco, County of
San Francisco, California (insert legal description)

LOT NO 3, in Block "P", according to Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in the Book "G" of Maps, at pages 90 to 99 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California

Date 1/31/17

[Signature]
(Signature of declarant)
Alain Piccinini aka Alain William Piccinini
(Print name)

Date 2/15/17

[Signature]
(Signature of declarant)
DIANA M. PICCININI
(Print name)

Date 2/15/17

[Signature]
(Signature of declarant)
STEVEN EUGENE PICCININI
(Print name)

ACKNOWLEDGMENT

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

State of ~~California~~ Arizona)
County of Maricopa)

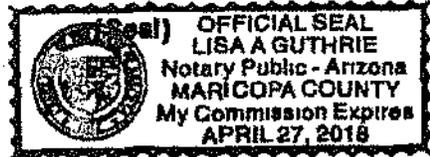
On January 31, 2017 before me, Lisa A Guthrie
(insert name and title of the officer)

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

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

WITNESS my hand and official seal

Signature Lisa A. Guthrie



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of San Francisco)

On Feb 15, 2017, before me, John Anthony Cavalli, Notary Public, personally appeared

Diana M Piccinini and Steven Eugene Piccinini

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

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

WITNESS my hand and official seal



Signature John

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document GRANT Deed

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

Corporate Officer -- Title(s) _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other _____

Signer Is Representing _____

Signer's Name _____

Corporate Officer -- Title(s) _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other _____

Signer Is Representing _____

RECORDING REQUESTED BY

Cathy Piccinini
5115 North Dysart Road, Suite 202
Litchfield Park, Arizona 85340

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Diana M Piccinini, Trustee
579 Congo Street
San Francisco, California 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2017-K496762-00

Monday, AUG 21, 2017 13 48 13
Ttl Pd \$18.00 Rcpt # 0005663265
pkc/KC/1-1

APN NO 40-6764-003

INTERSPOUSAL TRANSFER GRANT DEED

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

DOCUMENTARY TRANSFER TAX \$0.00 CITY \$0.00

Computed on the consideration or value of property conveyed, OR Computed on the consideration or value less liens or encumbrances remaining at time of sale, OR this conveyance establishes full and separate property of a spouse

Cathy Piccinini
Signature of declaring grantor or grantee

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CATHY PICCININI, a married woman,

hereby GRANT(s) to her husband

ALAIN W PICCININI, a married man as his sole and separate property, a/k/a Alain William Piccinini

all of her rights, title, and interest, if any, in and to the real property in the City of San Francisco, County of San Francisco, State of California, described as follows

LOT NO 3, in Block "P", according to Map entitled, "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910, in the Book "G" of Maps, at pages 60 to 63 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California

Dated January 31, 2017

CATHY PICCININI, A MARRIED WOMAN

Cathy Piccinini
Cathy Piccinini

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

State of Arizona

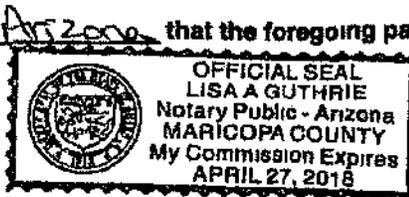
County of Maricopa

On January 31, 2017 before me, Lisa A Guthrie (here insert name and title of the officer), personally appeared Cathy Piccinini, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal

Signature Lisa A Guthrie (Seal)



we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6764002

Address 583 CONGO ST

Assessed Values

Land \$619,302.00

Structure © 2020 San Francisco Planning \$485,436.00

Fixtures -

Personal Property -

Last Sale 3/21/2003

Last Sale Price \$795,000.00

Year Built 1964

Building Area 1,702 sq ft

Parcel Area 2,293 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 7

Rooms -

Bathrooms 2

Basement -

Parcel Shape Other (not square or rectangular)

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

[Assessor's Block Map](#) 

[Historic Sanborn Map](#) 

Parcel 6764001

Address 589 CONGO ST

Assessed Values

Land	\$529,616.00
Structure	\$787,202.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	6/26/1998
Last Sale Price	\$532,000.00
Year Built	1925
Building Area	2,940 sq ft
Parcel Area	2,754.6 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	7
Rooms	3
Bathrooms	2
Basement	242 sq ft
Parcel Shape	Rectangular
Parcel Depth	91.82 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:
CARR, McCLELLAN, INGERSOLL,
THOMPSON & HORN
Professional Corporation

WHEN RECORDED MAIL TO:
CARR, McCLELLAN
Marion L. Brown, Esq.
P.O. Box 513
Burlingame, CA 94011-0513

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2004-H643619-00
Check Number 2718
Thursday, JAN 22, 2004 09:12:11
Ttl Pd \$9.00 Nbr-0002388593
REEL I558 IMAGE 0210
of a/FT/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Wayne R. Pryor and Lauren W. Pryor, Trustees
589 Congo Street
San Francisco, CA 94131

The undersigned Grantors declare:

DOCUMENTARY TRANSFER TAX is \$-0-
This conveyance is to a revocable inter vivos trust for the benefit
of the Grantors, is not pursuant to sale, and is exempt.

APN: Lot 1, Block 6764

GRANT DEED

GRANTORS: WAYNE R. PRYOR and LAUREEN W. PRYOR, husband and wife,
hereby GRANT to: WAYNE R. PRYOR and LAUREEN W. PRYOR, Trustees of the PRYOR FAMILY TRUST
AGREEMENT dated December 3, 2003,

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

Lot No. 1, in Block "P" as same is designated and delineated on that certain Map entitled "Addition to Castro Street
Addition and Glen Park Terrace", filed March 25, 1911, in the office of the Recorder of the City and County of San
Francisco, State of California.

Commonly known as: 589 Congo Street, San Francisco, California

Dated: December 3, 2003

STATE OF CALIFORNIA |
COUNTY OF SAN MATEO | ss.

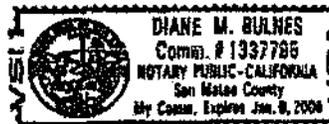
Wayne R. Pryor
WAYNE R. PRYOR

On December 3, 2003, before me, the undersigned, a notary public, personally
appeared WAYNE R. PRYOR and LAUREEN W. PRYOR, proved to me on
the basis of satisfactory evidence to be the persons whose name is subscribed
to the within instrument and acknowledged to me that 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.

Laureen W. Pryor
LAUREEN W. PRYOR

WITNESS my hand and official seal.

Signature *Diane M. Bulnes*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

[Assessor's Block Map](#) 

[Historic Sanborn Map](#) 

Parcel 3059009

Address 603V CONGO ST

Assessed Values

Land \$20,475.00
Structure © 2020 San Francisco Planning
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built -
Building Area -
Parcel Area 2,304 sq ft
Parcel Frontage -

Construction Type -
Use Type Vacant Lot Residential
Units -
Stories -
Rooms -
Rooms -
Bathrooms -
Basement -
Parcel Shape -
Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recording Requested by:

KURT D. HUYSENTRUYT
3850 LAWTON STREET
SAN FRANCISCO, CA 94122



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K861050-00

When Recorded Mail to:

KURT D. HUYSENTRUYT
3850 LAWTON STREET
SAN FRANCISCO, CA 94122

Check Number 6244
Friday, NOV 22, 2019 11:43:55
Tel Pd \$23.00 Rcpt # 0035108729
000/ES/1-4

Assessor Parcel Number (APN): Block 3059 Lot 8A9

Street Address: 603 - 607 LONGO STREET

TRUST TRANSFER DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

INDIVIDUAL GRANT DEED

(Excluded from reappraisal under Proposition 13)

TRUST TRANSFER

Recording Requested by

When Recorded Mail To

KURT D. HUYSENTRUYT
3650 Lawton Street
San Francisco, CA 94122

Mail Tax Statements To:

RENEE T. YATES
607 Congo Street
San Francisco, CA 94131

This space for Recorder's use

The undersigned grantor(s) declare(s): Documentary transfer tax is \$0.00.

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale
- Unincorporated area: City of , and

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

- To a revocable trust;
- To a short-term trust not exceeding 12 years with trustor holding the reversion;
- Change of trustee holding title;
- From trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged, RENE T. YATES, who took title as RENE THERESA YATES,

hereby grant(s) to

RENEE T. YATES, Trustee of the RENE T. YATES 2009 TRUST dated October 27, 2009

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

PER EXHIBIT A ATTACHED

PROP ADD: 603-607 CONGO ST APN:3059/8 + 9

Dated: 10/21/09

Renée T. Yates
RENEE T. YATES

EXHIBIT A

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008. + 9

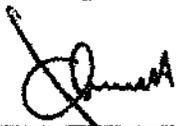
(A notary public or other office completing this certificate)
(verifies only the identity of the individual who signed the)
(document to which this certificate is attached, and not the)
(truthfulness, accuracy or validity of that document.)
()

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On Nov 8th 2019, 2019, before me, KURT D. HUYSENTRUYT, a notary public, personally appeared RENEE T. YATES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that, he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



KURT D. HUYSENTRUYT
Notary Public for the
State of California



Recording Requested by:
Albert K. Martin, Esq.

When Recorded Mail to:
P.O. Box 30
San Mateo, CA 94401

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K849437-00
Check Number 5888
Tuesday, OCT 29, 2019 10:45:19
Tel Pd \$23.00 Rpt # 0006094964
oar/AR/1-4

Assessor Parcel Number (APN): Block 3059 Lot 008 and 009
Street Address: 607 and 603 Congo Street, San Francisco, CA 94131

Grant Deed

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

Recording Requested by
And when recorded mail to:

ALBERT K. MARTIN, ESQ.
P.O. Box 30
San Mateo, CA 94401

Mail Tax Statements to:
Renee Theresa Yates
607 Congo Street
San Francisco, CA 94131

APN: Block 3059 / Lot 008
APN: Block 3059 / Lot 009

The undersigned Grantor declares:
Documentary Transfer Tax is: - \$0 -
Transfer is a Court Ordered Conveyance
To Beneficiary (R&T§11911); not pursuant to a sale
Documentary Tax is NONE-

GRANT DEED

RENEE THERESA YATES, Executrix of the Estate of AUDREY YATES;

HEREBY GRANTS TO:

RENEE THERESA YATES, a unmarried woman, as her sole and separate property, an undivided ONE HUNDRED PERCENT (100%) interest;

in and to that certain real property situated in the City of San Francisco, County of San Francisco, State of California, and more particularly described as:

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

APN: Block 3059 / Lot 008 (*OWNER OCCUPIED)
Commonly known as: 607 Congo Street, San Francisco, CA 94131

And

APN: Block 3059 / Lot 009 (*OWNER OCCUPIED)
Commonly known as: 603 Congo Street, San Francisco, CA 94131

Dated: Sept 16, 2019


RENEE THERESA YATES, Executrix

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

STATE OF CALIFORNIA)
COUNTY OF San Mateo)^{ss.}

On this 16th day of September, 2019 before me, Rena Marie Provencio, Notary Public, personally appeared RENEE THERESA YATES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Rena Marie Provencio



Notary Public in and for said county and State.
My com. exp.: / /

EXHIBIT "A"

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008

Commonly known as: 607 Congo Street, San Francisco, CA
94131

and

APN: Block 3059 / Lot 009

Commonly known as: 603 Congo Street, San Francisco, CA
94131

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

[Assessor's Block Map !\[\]\(e99219016821deba7e320a51458b345c_img.jpg\)](#)

[Historic Sanborn Map !\[\]\(5d7791140fa603c67f0453f3ff9257ee_img.jpg\)](#)

Parcel 3059008

Address 607 CONGO ST

Assessed Values

Land	\$18,200.00
Structure	\$22,750.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1917
Building Area	704 sq ft
Parcel Area	2,308 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recording Requested by:

KURT D. HUYSENTRUYT
3850 LAWTON STREET
SAN FRANCISCO, CA 94122



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K861050-00

When Recorded Mail to:

KURT D. HUYSENTRUYT
3850 LAWTON STREET
SAN FRANCISCO, CA 94122

Check Number 6244
Friday, NOV 22, 2019 11:43:55
Tel Pd \$23.00 Rcpt # 0006108729
088/ES/1-4

Assessor Parcel Number (APN): Block 3059 Lot 819

Street Address: 603-607 LONGO STREET

TAXI TRANSFER DEED
(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

INDIVIDUAL GRANT DEED

(Excluded from reappraisal under Proposition 13)

TRUST TRANSFER

Recording Requested by

When Recorded Mail To

KURT D. HUYSENTRUYT
3650 Lawton Street
San Francisco, CA 94122

Mail Tax Statements To:

RENEE T. YATES
607 Congo Street
San Francisco, CA 94131

This space for Recorder's use

The undersigned grantor(s) declare(s): Documentary transfer tax is \$0.00.

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale
- Unincorporated area: City of , and

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

- To a revocable trust;
- To a short-term trust not exceeding 12 years with trustor holding the reversion;
- Change of trustee holding title;
- From trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged, RENE T. YATES, who took title as RENE THERESA YATES,

hereby grant(s) to

RENEE T. YATES, Trustee of the RENE T. YATES 2009 TRUST dated October 27, 2009

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

PER EXHIBIT A ATTACHED

PROP ADD: 603-607 CONGO ST APN:3059/8 + 9

Dated: 10/27/09

Renée T. Yates
RENEE T. YATES

EXHIBIT A

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008. + 9

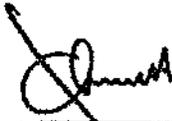
(A notary public or other office completing this certificate)
(verifies only the identity of the individual who signed the)
(document to which this certificate is attached, and not the)
(truthfulness, accuracy or validity of that document.)
()

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On Nov 3rd 12, 2019, before me, KURT D. HUYSENTRUYT, a notary public, personally appeared RENEE T. YATES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that, he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



KURT D. HUYSENTRUYT
Notary Public for the
State of California



Recording Requested by:
Albert K. Martin, Esq.

When Recorded Mail to:
P.O. Box 30
San Mateo, CA 94401


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K849437-00
Check Number 5888
Tuesday, OCT 29, 2019 10:48:19
Tel Pd \$23.00 Rcpt # 0006094964
car/AB/1-4

Assessor Parcel Number (APN): Block 3059 Lot 008 and 009
Street Address: 607 and 603 Congo Street, San Francisco, CA 94131

Grant Deed

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

Recording Requested by
And when recorded mail to:

ALBERT K. MARTIN, ESQ.
P.O. Box 30
San Mateo, CA 94401

Mail Tax Statements to:
Renee Theresa Yates
607 Congo Street
San Francisco, CA 94131

APN: Block 3059 / Lot 008
APN: Block 3059 / Lot 009

The undersigned Grantor declares:
Documentary Transfer Tax is: - \$0 -.
Transfer is a Court Ordered Conveyance
To Beneficiary (R&T§11911); not pursuant to a sale
Documentary Tax is NONE-

GRANT DEED

RENEE THERESA YATES, Executrix of the Estate of AUDREY YATES;

HEREBY GRANTS TO:

RENEE THERESA YATES, a unmarried woman, as her sole and separate property, an undivided ONE HUNDRED PERCENT (100%) interest;

in and to that certain real property situated in the City of San Francisco, County of San Francisco, State of California, and more particularly described as:

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

APN: Block 3059 / Lot 008 (*OWNER OCCUPIED)
Commonly known as: 607 Congo Street, San Francisco, CA 94131

And

APN: Block 3059 / Lot 009 (*OWNER OCCUPIED)
Commonly known as: 603 Congo Street, San Francisco, CA 94131

Dated: Sept. 16, 2019


RENEE THERESA YATES, Executrix

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

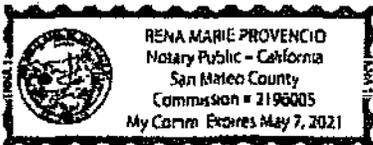
STATE OF CALIFORNIA)

COUNTY OF San Mateo)^{ss.}

On this 16th day of September, 2019 before me, Rena Marie Provencio, Notary Public, personally appeared RENEE THERESA YATES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Rena Marie Provencio

Notary Public in and for
said county and State.
My com. exp.: / /

EXHIBIT "A"

LOTS Nos. 28 and 29, Block "0" as said Lots and Block are delineated and so designated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", as per Map thereof filed March 25, 1910 and recorded in Book "G" of Maps at pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Block 3059 / Lot 008

Commonly known as: 607 Congo Street, San Francisco, CA
94131

and

APN: Block 3059 / Lot 009

Commonly known as: 603 Congo Street, San Francisco, CA
94131

we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734016

Address 616 CONGO ST

Assessed Values

Land	\$205,892.00
Structure	\$261,603.00
Fixtures	-
Personal Property	-
Last Sale	10/9/1987
Last Sale Price	\$237,000.00
Year Built	1953
Building Area	925 sq ft
Parcel Area	1,873 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Other (not square or rectangular)
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:
PACIFIC COAST TITLE

San Francisco Co Recorder's Office
Bruce Jamison, County Recorder

WHEN RECORDED MAIL TO:
Thomas J. Poje
616 Congo Street
San Francisco, CA 94131

DOC - 94-546843-00
Acct 2-COMMONWEALTH Title Company
Tuesday, FEB 15, 1994 13:27:05
REC \$6.00/PAG \$2.00/MIG \$1.00
STP \$1.00
Total- \$10.00 Nbr-0000102622
REEL 6069 IMAGE 1005 ofa

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
17693
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$ 0
.... Computed on the consideration of value of property conveyed; OR
.... Computed on the consideration of value less liens or encumbrances
remaining at time of sale.

The undersigned grantor
Signature of Declarant or Agent for Recording Tax - Firm Name

A.P.# Lot 16, Block 6734

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Judith M. Sacks, an unmarried woman

hereby GRANT(S) to

Thomas J. Poje, an unmarried man

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

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

This Deed is being recorded to eliminate any interest of the Grantor in and to
the herein described property. Grantor acquired title for loan financing
purposes only.

DATED February 15, 1994

Judith M. Sacks
Judith M. Sacks

STATE OF CALIFORNIA }
COUNTY OF San Francisco } ss.
On 2/15/94 before me, Angela A. CATHY

JUDITH M. SACKS
personally appeared

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

WITNESS my hand and official seal.
Signature Angela A. Cathy



F546843

Exhibit #11

BEGINNING at a point on the Easterly line of Congo Street distant thereon 50' Northerly from the intersection of the Easterly line of Congo Street and the Northerly line of Stillings Avenue; running thence Northerly along the said line of Congo Street 25'; thence at a right angle Easterly 75'; thence at a right angle Southerly 25'; thence at a right angle Westerly 75' to the Easterly line of Congo Street and the point of beginning.

BEING a portion of Lots 15, 16, and 17 of Block "N" as said Lots and Block are shown on the Map entitled "Map of Additions to Castro Street Addition and Glenn Park Terrace", filed March 25, 1910, and Recorded in Book "G" of Maps, at Page 60-62, inclusive in the Office of the Recorder of the City and County of San Francisco, State of California.

also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER
Uniform Covenant 17 of the Security Instrument

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734017

Address 620 CONGO ST

Assessed Values

Land	\$329,825.00
Structure	\$245,550.00
Fixtures	-
Personal Property	-
Last Sale	6/22/1990
Last Sale Price	\$348,900.00
Year Built	1953
Building Area	950 sq ft
Parcel Area	1,873 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
James E. Skeen, Jr. and Kenneth C. Avery
620 Congo Street
San Francisco, CA 94131

20169K35635500003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K356355-00
Acct 2012-Fidelity National Title Company-Concord
Thursday, NOV 10, 2016 08:57:41
Ttl Pd \$24.00 Nbr-0005492096
tn2/RE/1-3

Title No.: FSJP-3071600925

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSJP-6061602086

Property Address: 620 Congo Street,
San Francisco, CA 94131
APN/Parcel ID(s): Block 6734 Lot 017

GRANT DEED

The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.

"No levy shall be imposed pursuant to this part by reason of any transfer between an individual or individuals and a legal entity or between legal entities that results solely in a change in the method of holding title to the realty and in which proportional ownership interests in the realty, whether represented by stock, membership interest, partnership interest, cotenancy interest, or otherwise, directly or indirectly, remain the same immediately after the transfer, R & T 11925(d)."

- The documentary transfer tax is \$ 0 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, James E. Skeen, Jr. Trustee of The James E. Skeen, Jr. 1998 Revocable Trust, and Kenneth C. Avery, Trustee of The Kenneth C. Avery 1998 Revocable Trust, both Trusts Amended and Restated on even date herewith, as their Community Property

hereby GRANT(S) to James E. Skeen, Jr., as Trustee for the James E. Skeen, Jr. 1998 Revocable Trust dated February 28, 1998, restated 10/23/2014 as to an undivided 70% interest and Kenneth C. Avery, as Trustee of the Kenneth C. Avery 1998 Revocable Trust dated February 12, 1998, restated 10/23/2014 as to an undivided 30% interest as Tenants In Common as trustor(s)

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Block 6734 Lot 017

Dated: October 27, 2016

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

James E. Skeen, Jr. TRUSTEE
James E. Skeen, Jr., Trustee

Kenneth C. Avery TRUSTEE
Kenneth C. Avery, Trustee

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

State of California

County of San Francisco

On 11/5/16 before me, Rawan Habash, Notary Public,
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.
Rawan Habash
Signature

(Seal)



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Block 6734 Lot 017

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 A POINT ON THE EASTERLY LINE OF CONGO STREET, DISTANT THEREON 75 FEET NORTHERLY FROM THE NORTHERLY LINE OF STILLINGS AVENUE; RUNNING THENCE NORTHERLY AND ALONG SAID LINE OF CONGO STREET 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING A PART OF LOTS 15, 16 AND 17, IN BLOCK "N", ACCORDING TO MAP ENTITLED, "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS AT PAGES 60 TO 62, INCLUSIVE.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734018
Historic Sanborn Map 

Address 624 CONGO ST

Assessed Values

Land \$1,131,259.00
Structure \$484,824.00
Fixtures © 2020 San Francisco Planning
Personal Property -

Last Sale 5/22/2019
Last Sale Price \$1,860,000.00
Year Built 1937
Building Area 1,521 sq ft
Parcel Area 3,400 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 6
Rooms -
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL DOCUMENT TO:

Chang Liu and Wenwei Zhao
624 Congo Street
San Francisco, CA 94131

20199K76996800003

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2019-K769968-00

Acct 6002-First American Title Co.- Redwood City

Wednesday, MAY 22, 2019 11:28:33

Ttl Pd\$13,980.00

Nbr-0006001510

OYY/RE/1-3

Space Above This Line for Recorder's Use Only

Assessor Parcel Number (APN): LOT: 018, BLOCK: 6734 Lot: 018 Block: 6734
Street Address: 624 Congo Street, San Francisco, CA 94131

File No.: 2103-5917468

Transfer Tax: \$13,950.00

GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

**This page added to provide adequate space for recording information
(additional recording fee applies)**

This document is a transfer that is subject to the imposition of documentary transfer tax.

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Chang Liu and Wenwei Zhao
624 Congo Street
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 018, BLOCK: 6734

File No.: 2103-5917468 (KC)

Situs Address: 624 Congo Street, San Francisco, CA 94131

Property Address: **624 Congo Street, San Francisco, CA 94131**

Lot Number: **018**

Block Number: **6734**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$13,950.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of **San Francisco**, and
EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Taylor Moffett Small and Carolyn Pearce Small, Trustees, Small Family Trust dated August 3, 2017**

hereby GRANTS to **Chang Liu and Wenwei Zhao, husband and wife as joint tenants with right of survivorship**

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

BEGINNING AT A POINT ON THE EASTERLY LINE OF CONGO STREET, DISTANT THEREON 100 FEET NORTHERLY FROM THE NORTHERLY LINE OF STILLINGS AVENUE, RUNNING THENCE NORTHERLY ALONG SAID LINE OF CONGO STREET 34 FEET THENCE AT A RIGHT ANGLE EASTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 34 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING ALL OF LOT 18 AND A PORTION OF LOT 19, BLOCK LETTERED "N" ACCORDING TO MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITIONS AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS, PAGE 60, ET SEQ., IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

Date: 05/16/2019

A.P.N.: LOT: 018, BLOCK: 6734

File No.: 2103-5917468 (KC)

Dated: May 16, 2019

Taylor Moffett Small and Carolyn Pearce Small,
Trustees, Small Family Trust dated August 3,
2017

✓ Taylor Moffett Small
Taylor Moffett Small, Trustee

✓ Carolyn Pearce Small
Carolyn Pearce Small, Trustee

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

STATE OF NC)SS

COUNTY OF BUNCOMBE)

On 5/17/19 before me, MICHAEL A. GELMAN, Notary Public, personally appeared TAYLOR MOFFETT SMALL, CAROLYN PEARCE SMALL

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

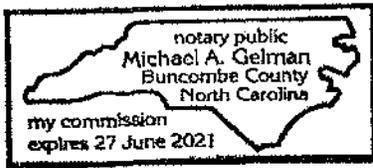
I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{NC} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

^{MAC}
NC

This area for official notarial seal.

Michael A. Gelman
Notary Signature



we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059007

Address 627 CONGO ST

Assessed Values

Land	\$316,873.00
Structure	\$213,524.00
Fixtures	-
Personal Property	-
Last Sale	3/1/1994
Last Sale Price	-
Year Built	1941
Building Area	1,050 sq ft
Parcel Area	2,308 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219013072-TP

APN: Block 3059: Lot 007

When Recorded Mail Document and Tax Statements to:

Kathryn Podgornoff
1230 Vermont Street
San Francisco, CA 94110

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC-2012-J457905-00
Acct 4-OLD REPUBLIC Title Company
Tuesday, JUL 31, 2012 08:08:00
Ttl Pd \$20.00 Rcpt # 0004457641
REEL K700 IMAGE 0308
081/AB/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

627 Congo St.

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 transferring into trust for the benefit of the current owner

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kathryn Podgornoff, a single woman

hereby GRANT(S) to
Kathryn Podgornoff, Trustee of Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable Inter-Vivos Trust

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

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: July 12, 2012


Kathryn Podgornoff

State of CALIFORNIA

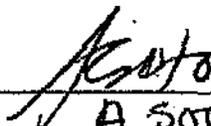
County of SAN FRANCISCO

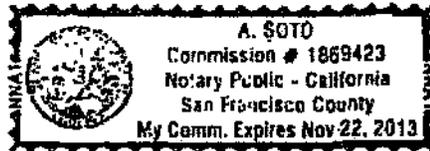
On July 14, 2012 before me, A. SOTO, a

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

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

WITNESS my hand and official seal.

Signature 
Name A SOTO
(typed or printed)



(Area reserved for official notarial seal)

EXHIBIT A

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

Lot 27, in Block Lettered "O", as said lot and block are delineated and so designated upon that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60, et seq., in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 007; Block 3059

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0219013072-TP
APN: Block 3059: Lot 007

When Recorded Mail Document and Tax Statements to:

Kathryn Podgornoff
1230 Vermont Street
San Francisco, CA 94110

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J455546-00
Acct 4-OLD REPUBLIC Title Company
Thursday, JUL 26, 2012 08:00:00
Ttl Pd \$20.00 Rcpt # 0004454884
REEL K697 IMAGE 0177
cg1/DH/1-2

Grant Deed

627 Congo St

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 Vesting out of trust for financing purposes

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kathryn Podgornoff, Trustee of Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable Inter-Vivos Trust

hereby GRANT(S) to
Kathryn Podgornoff, a single woman

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

Date: July 12, 2012

Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable
Inter-Vivos Trust

By: 
Kathryn Podgornoff, Trustee

State of CALIFORNIA

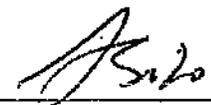
County of SAN FRANCISCO

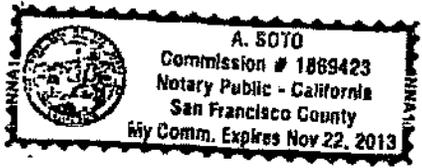
On July 14, 2012 before me, A. SOTO, a
Notary Public, personally appeared Kathryn Podgornoff

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

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

WITNESS my hand and official seal.

Signature 
Name A. SOTO
(typed or printed)



(Area reserved for official notarial seal)

Grant Deed

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 0219013072-TP

EXHIBIT A

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

Lot 27, in Block Lettered "O", as said lot and block are delineated and so designated upon that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60, et seq., in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 007; Block 3059

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224021741-JP
APN: Lot 7; Block 3059

627 Cong St

When Recorded Mail Document and Tax Statements to:

Kathryn Podgornoff
1230 Vermont St
San Francisco, CA 94110

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J185183-00
Acct 4-OLD REPUBLIC Title Company
Friday, MAY 20, 2011 08:00:00
Tel Pd \$14.00 Rcpt # 0004149421
REEL K400 IMAGE 0174
0J1/JL/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is \$0.00 transfer to trust
(X) computed on full value of property conveyed, or
() computed on full value less of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kathryn Podgornoff

hereby GRANT(S) to
Kathryn Podgornoff, Trustee of The Jean Michele Schaal and Kathryn Podgornoff 2008 Revocable Inter-Vivos Trust

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

Date: May 13, 2011

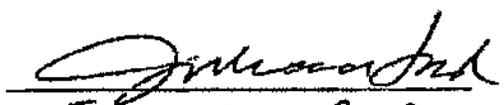

Kathryn Podgornoff

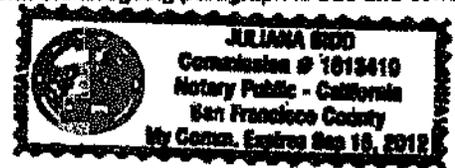
State of CA
County of San Francisco

On May 16, 2011 before me, JULIANA SIDD, a
Notary Public, personally appeared Kathryn Podgornoff, who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/(she) they executed the same in
his/(her) their authorized capacity(ies), and that by his/(her) their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 
Name JULIANA SIDD
(typed or printed)



(Area reserved for official notarial seal)

ORDER NO. : 0224021741-JP

EXHIBIT A

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

Lot 27, in Block Lettered "O", as said lot and block are delineated and so designated upon that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60, et seq., in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 007; Block 3059

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734028

Address 628 CONGO ST

Assessed Values

Land	\$18,615.00
Structure	\$76,552.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1958
Building Area	1,170 sq ft
Parcel Area	2,482 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	2
Rooms	5
Rooms	3
Bathrooms	1
Basement	220 sq ft
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

G024401

EXHIBIT "A"

The northerly 16 feet of Lot 19 and the southerly 9 feet of Lot 20, measured on the easterly line of Congo Street, in Block lettered N, as said lots and block are laid down and delineated upon that certain map entitled "Additions of Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber O of Maps, at page 60, et seq., in the office of the recorder of the City and County of San Francisco, State of California.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059006

Address 631 CONGO ST

Assessed Values

Land	\$1,185,560.00
Structure	\$598,095.00
Fixtures	-
Personal Property	-
Last Sale	10/16/2014
Last Sale Price	\$1,572,000.00
Year Built	1937
Building Area	1,210 sq ft
Parcel Area	2,313 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	2
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

20149J96214700003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J962147-00
Acct 2001-Chicago Title Company Concord
Thursday, OCT 16, 2014 11:38:44
Ttl Pd\$11,821.00 Nbr-0005032391
ofa/RE/1-3

RECORDING REQUESTED BY:
Chicago Title Company
Order No.: FWPN-3651401475

When Recorded Mail Document To:
Justin Williams and Meija Jacobs
631 Congo Street
San Francisco, CA 94131

APN/Parcel ID(s): Lot 6, Block 3059
631 Congo Street, SF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$11,790.00 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, Matthew S. Krumholz and Yoko Hata, Trustees of the Krumholz-Hata Family Trust dated November 20, 2007

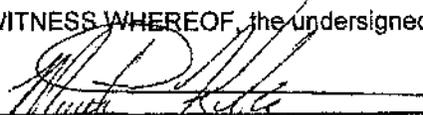
hereby GRANT(S) to Justin Williams and Meija Jacobs, husband and wife as community property with right of survivorship

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 14, 2014

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


Matthew S. Krumholz, Trustee of the Krumholz-Hata Family Trust dated November 20, 2007


Yoko Hata, Trustee of the Krumholz-Hata Family Trust dated November 20, 2007

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 6, Block 3059

State of CALIFORNIA

County of SAN FRANCISCO

On 10/17/14 before me, DAVID LAU, Notary Public, personally

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

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

WITNESS my hand and official seal.

[Signature]
Signature



(Seal)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 6, Block 3059

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:

Lot 26, In Block Lettered "O" as said Lot and Block are delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", in the City of San Francisco, County of San Francisco, State of California, as shown on Map filed March 25, 1910 in Book "G", Page 60, et seq. of Maps, in the Office of the County Recorder of said County.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059005

Address 639 CONGO ST

Assessed Values

Land	\$18,200.00
Structure	\$54,182.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1964
Building Area	1,591 sq ft
Parcel Area	2,317 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	6
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 76
639 Congo St.
Block - 3059
Lot - 5
Parcel Square Footage - 2317

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059004

Address 645 CONGO ST

Assessed Values

Land \$1,885,430.00

Structure © 2020 San Francisco Planning \$868,038.00

Fixtures -

Personal Property -

Last Sale 7/25/2014

Last Sale Price \$2,500,000.00

Year Built 1917

Building Area 2,208 sq ft

Parcel Area 3,542 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 8

Rooms 3

Bathrooms 2

Basement 273 sq ft

Parcel Shape Rectangular

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 77
 645 Congo St.
 Block - 3059
 Lot - 4
 Parcel Square Footage - 3542

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6734029

Address 652 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$58,283.00	Use Type	Dwelling
Structure	\$68,605.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1927	Basement	-
Building Area	1,100 sq ft		
Parcel Area	3,240 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 78
652 Congo St.
Block - 6734
Lot - 29
Parcel Square Footage -3240

RECORDING REQUESTED BY
Judith P. Hehir, Esq.

AND WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW, MAIL TAX
STATEMENT TO:

Name: Judith P. Hehir
Address: 1255 Post St. Ste. 815
City & State: San Francisco CA
Zip: 94109
Title Order No. Escrow No.



San Francisco Assessor-Recorder
Habel S. Teng, Assessor-Recorder
DOC- 2003-H536015-00

Check Number 1868
Monday, SEP 15, 2003 13:08:06
Ttl Pd \$12.00 Nbr-0002269334
REEL I472 IMAGE 0300
ced/TD/1-2

✓

SPACE ABOVE THIS LINE FOR RECORDER'S USE

652 Congo St.

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ no consideration
 unincorporated area City of San Francisco
Parcel No. Lot 22 Block N
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONALD M. GALLEGOS

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
RONALD M. GALLEGOS, GEOFFREY B. GALLEGOS AND JASON A. GALLEGOS,
TRUSTEES OF THE RONALD M. GALLEGOS LIVING TRUST, DATED MARCH 13,
2003 all his interest in
the following described real property in the
county of SAN FRANCISCO, state of California:

SEE ATTACHMENT A FOR PROPERTY DESCRIPTION

Dated March 13, 2003

Ronald M. Gallegos

STATE OF CALIFORNIA
COUNTY OF San Francisco) ss.
On March 13, 2003 before me,
Artrena L. Owens
a Notary Public in and for said County and State, personally appeared
Ronald M. Gallegos

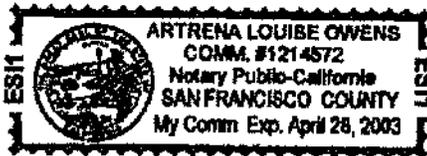
Artrena Louise Owens

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

WITNESS my hand and official seal.

Artrena Louise Owens

SIGNATURE



(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Ronald M. Gallegos Trustee 652 Congo Avenue San Francisco CA 94131
NAME STREET ADDRESS CITY & STATE

ATTACHMENT A TO QUITCLAIM DEED OF
RONALD M. GALLEGOS

COMMENCING at the point of intersection of the southerly line of lot 22 in block "N" as said lot and block are shown on map hereinafter referred to and the easterly line of Congo Street, thence running South 89 degrees 45' 56" East along said lot line 73.56 feet to the westerly line of Lot 2 in Block "N" of said hereinafter referred to map; thence north 40 degrees 41' 04" east along said westerly lot line 37.53 feet to the southeasterly corner of lot 1 in said Block; thence north 49 degrees 18' 56" west along the southwesterly line of lot 1 8.42 feet; thence 79 degrees 00' 46" west 42.76 feet thence south 0 degrees 14' 04" west 4 feet; thence north 89 degrees 45' 56" west 49.50 feet to the easterly line of Congo Street; thence southerly along said line of Congo Street 36 feet to the point of commencement.

BEING part of lot 22 in Block "N" according to the map entitled "Map of Additions to Castro St. Addition and Glen Park Terrace", filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book "G" at pages 60 to 63 inclusive.

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 3059003

Address 655 CONGO ST

Assessed Values

Land	\$782,901.00
Structure	\$415,089.00
Fixtures	-
Personal Property	-
Last Sale	10/27/2016
Last Sale Price	\$1,075,000.00
Year Built	1949
Building Area	1,658 sq ft
Parcel Area	3,484 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	2
Rooms	8
Rooms	4
Bathrooms	2
Basement	639 sq ft
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 3059002

Address 663 CONGO ST

Assessed Values

Land \$462,857.00
Structure © 2020 San Jose Planning \$289,527.00
Fixtures -
Personal Property -
Last Sale 2/19/2010
Last Sale Price \$607,000.00
Year Built 1949
Building Area 1,019 sq ft
Parcel Area 2,327.5 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 5
Rooms -
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 93.1 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close



San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC-2017-K410494-00

Recording requested by
 Sarah Summerall
 Summerall Law, PC

When Recorded, Mail To
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

Check Number 482
 Tuesday, FEB 21, 2017 08:08:31
 Ttl Pd \$21.00 Rpt # 000555243
 okc/KC/1-2

Mail Tax Documents
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

APN: 3059-002

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E. CALIF. CONST. ART 13A §1 ET SEQ.)

The undersigned grantor(s) declare(s) under penalty of perjury that the following is true and correct:
 Documentary transfer tax is \$0. This is a no sale transfer. There is no transfer tax due under R & T Code § 11930.
 This is a trust Transfer under § 62 of the Revenue and Taxation Code and the Grantor(s) have checked the following applicable exclusion Transfer to a Revocable Trust

Grantor(s): **TARA POUCHARD and CHRISTOPHE POUCHARD**
 Hereby Grant(s) To: **TARA POUCHARD and CHRISTOPHE POUCHARD, Trustees of THE POUCHARD TRUST** dated 8/31/16.
 The real property in **SAN FRANCISCO COUNTY**, commonly known as: **663 Congo Street, San Francisco, California** and more particularly described as: See attached "Exhibit A"

8/31/16
 DATE

Tara Pouchard
 TARA POUCHARD

8/31/16
 DATE

CPouchard
 CHRISTOPHE POUCHARD

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
 COUNTY OF San Francisco)

On August 31, 2016, before me, Brett William McCarty,
 NOTARY-PUBLIC, personally appeared **TARA POUCHARD and CHRISTOPHE POUCHARD** 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.

Brett William McCarty
 Signature of Notary



Exhibit A

Lot 21, in Block 'O' as per map entitled, "Additions to Castro Street Addition and Glen Park Terrace", in the City of San Francisco, County of San Francisco, State of California, recorded March 25, 1910 in Book 'G' of Maps, Pages 62 in the office of the Recorder of the City and County of San Francisco, State of California.

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 3059001A

Address 669 CONGO ST

Assessed Values

Land	\$18,200.00
Structure	© 2020 San Francisco Planning \$42,425.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1949
Building Area	1,019 sq ft
Parcel Area	2,332 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	93.28 ft

Please send questions about this report to the Office of the Assessor-Recorder .

Close

water? Check out the plants that we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Parcel 6734031
Assessor's Block Map [↗](#)
Address 680 CONGO ST
Historic Sanborn Map [↗](#)

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,055,841.00	Use Type	Dwelling
Structure	\$452,503.00	Units	1
Fixtures	-	Stories	1
Personal Property	© 2020 San Francisco Planning	Rooms	6
Last Sale	12/5/2014	Rooms	-
Last Sale Price	\$1,400,000.00	Bathrooms	2
Year Built	1964	Basement	-
Building Area	1,431 sq ft		
Parcel Area	2,509 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0222014755-HD
APN: Lot 31; Block 6734

When Recorded Mail Document and Tax Statements to:

Chance Elliott & Lisa McCahon
680 Congo Street
San Francisco, CA 94131-2808

20149J98377500002

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J983775-00
Acct 5002-Old Republic Title Company
Friday, DEC 05, 2014 11:10:27
Ttl Pd\$10,528.00 Nbr-0005058596
ojl/RE/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

680 Congo Street

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$10,500.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cy L. Furman, Trustee of the Cy L. Furman Irrevocable Trust dated November 29, 2011 and Cy L. Furman, Trustee of the Cy L. Furman Revocable Trust dated November 29, 2011

hereby GRANT(S) to

Chance Elliott and Lisa McCahon, husband and wife, as community property with right of survivorship

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

See "Exhibit A" attached hereto and made a part hereof.

Date: December 02, 2014

the Cy L. Furman Irrevocable Trust dated November 29, 2011

the Cy L. Furman Revocable Trust dated November 29, 2011

By: [Signature]
Cy L. Furman, Trustee

By: [Signature]
Cy L. Furman, Trustee

State of California
County of San Francisco

On December 3, 2014 before me, Helen Dumont, a Notary Public, personally appeared Cy L. Furman

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

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

WITNESS my hand and official seal.

Signature [Signature]
Name Helen Dumont
(typed or printed)



COMM #
2003575
EPP
Jan. 17 2017

(Area reserved for official notarial seal)

Grant Deed

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

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

Commencing at a point on the Easterly line of Congo Street, distant thereon 34.40 feet Southerly from the Southerly line of Congo Street, running thence South 0° 14' 04" West along said Easterly line of Congo Street 38.25 feet; thence leaving last mentioned Street line and running South 89° 45' 56" East 49.50 feet, thence North 0° 14' 04" East 4 feet; thence South 79° 00' 56" East 17.30 feet; thence North 0° 14' 04" East 37.48 feet; thence North 89° 45' 56" West 66.501 feet to the Easterly line of Congo Street and the point of commencement.

Being a portion of Lots no. 1 and 22 in Block N according to Map entitled "Additions to Castro Street addition and Glen Park Terrace" filed in the Office of the Recorder of the City and County of San Francisco, State of California, and recorded in Map Book G at Pages 60 and 61.

Lot 031 Block 6734

that we would recommend for
this property at SF Plant Finder

Assessor's Report [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Parcel 6734033
Historic Sanborn Map [↗](#)

Address 710 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$695,905.00	Use Type	Dwelling
Structure	\$463,935.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	7
Last Sale	3/18/2004	Rooms	-
Last Sale Price	\$910,000.00	Bathrooms	1
Year Built	1967	Basement	-
Building Area	1,783 sq ft		
Parcel Area	2,439 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

WHEN RECORDED MAIL TO:

Allan B. Pleaner
Ruth E. Pleaner
710 Congo Street
San Francisco, CA 94131-2810



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K048181-00

Check Number 1058
Friday, APR 17, 2015 09:14:29
Ttl Pd \$21.00 Rept # 0005134884
okc/KC/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R&T Section 11930: Deed to Trust for Benefit of Grantors: Not Pursuant to Sale

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$.....None.....

....Computed on the consideration or value of property Conveyed; OR

....Computed on the consideration or value less liens or encumbrances remaining at time of sale

SAME AS ABOVE

As declared by the undersigned Grantor

Signature of Declarant or Agent determining tax -Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ALLAN B. PLEANER and RUTH E. PLEANER, husband and wife, as community property with right of survivorship,

hereby GRANT to ALLAN B. PLEANER and RUTH E. PLEANER, Trustees of the Allan B. Pleaner and Ruth E. Pleaner Revocable Living Trust dated 4-16-2015

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Block 6734 Lot 033

(Commonly known as 710 Congo Street, Sa Francisco, CA 94131-2810)

Dated: APRIL 16TH, 2015

ALLAN B. PLEANER

RUTH E. PLEANER

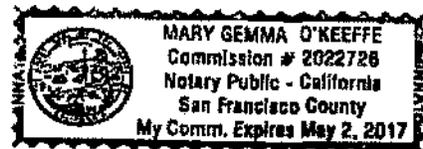
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Francisco }

On APRIL 16, 2015, before me, MARY GEMMA O'KEEFFE, a notary public, personally appeared ALLAN B. PLEANER and RUTH E. PLEANER, 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 entities 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 Mary Gemma O'Keeffe

**ATTACHMENT TO GRANT DEED
(THE ALLAN B. PLEANER AND RUTH E. PLEANER REVOCABLE LIVING TRUST)**

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

COMMENCING at the point of intersection of the southwesterly line of Congo Street and the southeasterly line of Lot 1, Block "N", as shown on Map hereinafter referred to; running thence southwesterly and along said southeasterly line of Lot 1, 35.38 feet to the southeasterly corner of said Lot 1; thence north 49° 8' 56" west along the southwesterly line of Lot 1 8.42 feet; thence north 79° 00' 16" west 25.46 feet; thence north 0° 14' 04" east 37.48 feet; thence north 89° 45' 56" west 10.10 feet; thence north 0° 14' 04" east 34.20 feet to the southwesterly line of Congo Street; thence south 49° 18' 56" east along last mentioned street line 84.72 feet to the point of commencement.

BEING a portion of Lots Nos. 1 and 22, in Block "N" according to Map entitled, "Additions to Castro Street and Glen Park Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California and recorded in Map Book "G" at Pages 60 and 61.

Block 6734 Lot 033
(Commonly known as 710 Congo Street, Sa Francisco, CA 94131-2810)

Recording Requested by:
Mary Gemma O'Keefe, Esq.


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC-- 2018-K626531-00
Check Number 2277
Friday, JUN 15, 2018 10:20:45
Ttl Pd \$23.00 Rcpt # 0005819985
par/AB/1-4

When Recorded Mail to:
Allan B. Pleaner
710 Congo Street
San Francisco, CA 94131-2810

Assessor Parcel Number (APN): Block 6734 Lot 033

Street Address: 710 Congo Street

Affidavit - Death of Co-Truster/Co-Trustee of Revocable Living Trust
(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

When recorded return to:

Allan B. Pleaner
710 Congo Street
San Francisco, CA 94131-2810

AFFIDAVIT-DEATH OF CO-TRUSTOR/CO-TRUSTEE OF REVOCABLE LIVING TRUST

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

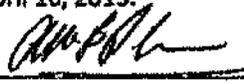
I, ALLAN B. PLEANER, being first duly sworn, depose and say:

That RUTH ELLEN PLEANER, the decedent named in the attached certified copy of Certificate of Death, is the same person as RUTH E. PLEANER, named as one of the parties in that certain Grant Deed dated April 16, 2015, executed between ALLAN B. PLEANER and RUTH E. PLEANER, husband and wife, as community property with right of survivorship, as Grantors, and ALLAN B. PLEANER and RUTH E. PLEANER, Trustees of the Allan B. Pleaner and Ruth E. Pleaner Revocable Living Trust dated April 16, 2015, as Grantees, recorded on April 17, 2015, as Document 2015K048181 of the Official Records of the Recorder of the City and County of San Francisco, State of California, regarding the real property more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

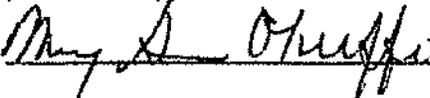
Block 6734 Lot 033
(Commonly known as 710 Congo Street, San Francisco, CA 94131-2810)

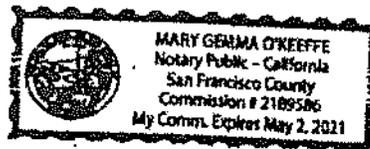
I am the surviving spouse of RUTH E. PLEANER, and the surviving Trustee of the Allan E. Pleaner and Ruth E. Pleaner Revocable Living Trust dated April 16, 2015.

Dated: JUNE 13 2018 
ALLAN B. PLEANER

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

State of California
County of San Francisco
Subscribed and sworn to before me on this
13th day of June
2018, by ALLAN B. PLEANER, proved to me on
the basis of satisfactory evidence to be the
person who appeared before me.





**ATTACHMENT TO AFFIDAVIT-DEATH OF CO-TRUSTOR/CO-TRUSTEE
THE ALLAN B. PLEANER AND RUTH E. PLEANER REVOCABLE LIVING TRUST
Legal Description**

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

COMMENCING at the point of intersection of the southwesterly line of Congo Street and the southeasterly line of Lot 1, Block "N", as shown on Map hereinafter referred to; running thence southwesterly and along said southeasterly line of Lot 1, 35.38 feet to the southeasterly corner of said Lot 1; thence north 49° 8' 56" west along the southwesterly line of Lot 1 8.42 feet; thence north 79° 00' 16" west 25, 46 feet; thence north 0° 14' 04" east 37.48 feet; thence north 89° 45' 56" west 10.10 feet; thence north 0° 14' 04" east 34.20 feet to the southwesterly line of Congo Street; thence south 49° 18' 56" east along last mentioned street line 84.72 feet to the point of commencement.

BEING a portion of Lots Nos. 1 and 22, in Block "N" according to Map entitled, "Additions to Castro Street and Glen Park Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California and recorded in Map Book "G" at Pages 60 and 61.

Block 6734 Lot 033
(Commonly known as 710 Congo Street, Sa Francisco, CA 94131-2810)

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734002
Historic Sanborn Map 

Address 720 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$60,216.00	Use Type	Dwelling
Structure	\$72,506.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	7
Last Sale	5/1/1995	Rooms	3
Last Sale Price	\$351,200.00	Bathrooms	2
Year Built	1964	Basement	-
Building Area	1,540 sq ft		
Parcel Area	3,075 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

Recording Requested by:
The Law Offices of Andrea L. Pierotti
17 Keller Street, Petaluma, CA 94952

When Recorded Mail to:
LAW OFFICES OF ANDREA L. PIEROTTI
17 Keller Street
Petaluma, CA 94952



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K829460-00

Check Number 1572
Tuesday, SEP 10, 2019 11:19:33
Ttl Pd \$17.00 Rcpt # 0006070615
okc/KC/1-2

Recorder's Use Only

GRANT DEED

Assessor's Parcel No.: Lot 6734 Block 002
Exempt from fee per GC sec 27388.1 (a) (2);
Document represents a transfer of real property
that is a residential dwelling to an owner-occupier

DOCUMENTARY TRANSFER TAX \$ 0
EXEMPTION (R&T CODE) §11930: Transfers without
consideration to a revocable trust


Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S)

JEFFREY C. LAFFRANCHINI

hereby grant(s) to GRANTEE(S)

JEFFREY C. LAFFRANCHINI, Trustee of the JEFFREY C. LAFFRANCHINI 2015 TRUST dated July 15, 2015

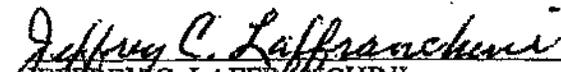
the following real property in the City and County of San Francisco, State of California, described as:

LOT NO. 2 IN BLOCK "N" ACCORDING TO MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND RECORDED IN MAP BOOK "G" AT PAGES 60 AND 63, INCLUSIVE.

Property Address: 720 Congo Street, San Francisco, CA 94131

APN: Lot 6734 Block 002

Date: Aug 26, 2019


JEFFREY C. LAFFRANCHINI

Mail Tax Statements to: Jeffrey C. Laffranchini, 720 Congo Street, San Francisco, CA 94131

ACKNOWLEDGMENT

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

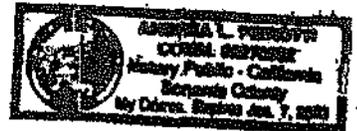
State of California)
)
County of San Francisco)

On 8/26, 2019, before me, Andrea L. Pierotti, notary public, personally appeared JEFFREY C. LAFFRANCHINI, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Andrea L. Pierotti





San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K814985-00

Check Number 1568
Tuesday, AUG 13, 2019 11:36:48
Ttl Pd \$37.00 Rcpt # 0006053719
ckc/KC/2-4

Recording Requested by,
Return to:
LAW OFFICES OF ANDREA L. PIEROTTI
17 Keller Street
Petaluma, California 94952

Exempt from fee per GC sec 27388.1 (a) (2);
Document represents a transfer of real property
that is a residential dwelling
to an owner-occupier

57 2 1

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

AFFIDAVIT - DEATH OF TRUSTEE
AND TRUST CERTIFICATION

JEFFREY C. LAFFRANCHINI, of legal age, being first duly sworn, deposes and says:

1. ROBERT ERNEST KATES, the decedent mentioned in the attached certified copy of certificate of death, is the same person as ROBERT E. KATES, named as the trustee of that declaration of trust dated May 2, 1997, executed by ROBERT E. KATES as Settlor, and is also the same person named as the trustee in Trust Transfer Deed dated May 2, 1997, executed by ROBERT E. KATES, to ROBERT E. KATES, Trustee of a Revocable Trust of May 2, 1997, also known as the ROBERT E. KATES 1997 TRUST, recorded as Instrument No. 97-G162686-00 on May 21, 1997, Official Records of San Francisco County, California, for the real property located at 720 Congo Street, in the City and County of San Francisco, State of California, Assessor's Parcel Number Lot/Block 6734 -002, and more particularly described as:

LOT NO. 2 IN BLOCK "N" ACCORDING TO MAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN

Mail Tax Statements to: Jeffrey C. Laffranchini, 720 Congo Street, San Francisco, CA 94131

FRANCISCO, STATE OF CALIFORNIA AND RECORDED IN MAP BOOK "G" AT PAGES 60 AND 63, INCLUSIVE.

Property Address: 720 Congo Street, San Francisco, CA 94131

APN: Lot 6734 Block 002

2. The ROBERT E. KATES 1997 TRUST dated May 2, 1997, as amended, is in full force and effect and has not been revoked, modified, or amended in any manner which would cause the representations in this Certification to be incorrect.

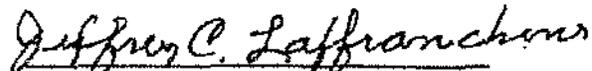
3. The Settlor of the ROBERT E. KATES 1997 TRUST dated May 2, 1997, is ROBERT E. KATES.

4. The trustee named in the trust agreement is JEFFREY C. LAFFRANCHINI. JEFFREY C. LAFFRANCHINI is now acting as trustee under the trust agreement, and is the only trustee qualified to act.

5. The situs of the trust is the State of California.

6. Under the terms of the trust, the trustee's powers include the powers conferred on trustees in ARTICLE 2, commencing with Section 16220, of Chapter 2 of Part 4 of Division 9 of the California Probate Code, as amended from time to time.

Dated: 5/4/2019


JEFFREY C. LAFFRANCHINI, Trustee

Mail Tax Statements to: Jeffrey C. Laffranchini, 720 Congo Street, San Francisco, CA 94131

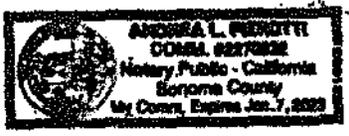
JURAT

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

State of California)
County of San Francisco)

Subscribed and sworn to (or affirmed) before me on this 24th day of June, 2019, by JEFFREY C. LAFFRANCHINI, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature *[Handwritten Signature]*



ACKNOWLEDGMENT

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

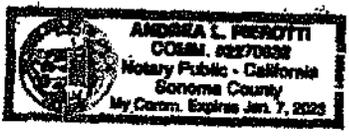
State of California)
County of San Francisco)

On June 4, 2019, before me, Andrea L. Pierotti, notary public, personally appeared JEFFREY C. LAFFRANCHINI, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

[Handwritten Signature]
Andrea L. Pierotti



STATE OF CALIFORNIA

CERTIFICATE OF VITAL RECORD

CITY AND COUNTY OF SAN FRANCISCO

3052019094771

CERTIFICATE OF DEATH

3201938002167

1. NAME OF DECEASED - FIRST, MIDDLE, LAST ROBERT		2. MIDDLE ERNEST		3. LAST NAME KATES	
4. SEX M		5. RACE CAUCASIAN		6. ETHNIC ORIGIN ENGLAND	
7. DATE OF BIRTH 05/27/1925		8. AGE AT DEATH 94		9. PLACE OF BIRTH ENGLAND	
10. STATE OF BIRTH CALIFORNIA		11. COUNTY OF BIRTH SAN FRANCISCO		12. CITY OF BIRTH SAN FRANCISCO	
13. MARITAL STATUS NEVER MARRIED		14. DATE OF MARRIAGE 03/06/2019		15. DATE OF DIVORCE 0510	
16. OCCUPATION REAL ESTATE INVESTOR		17. TYPE OF OCCUPATION REAL ESTATE		18. YEARS IN OCCUPATION 58	
19. ADDRESS 720 CONGO STREET		20. CITY SAN FRANCISCO		21. STATE OF DECEASED CALIFORNIA	
22. DECEASED'S MARITAL STATUS NEVER MARRIED		23. DATE OF MARRIAGE 03/06/2019		24. DATE OF DIVORCE 0510	
25. NAME OF SURVIVING SPOUSE JEFFREY LAFFRANCHINI, DPOA		26. ADDRESS 720 CONGO STREET, SAN FRANCISCO, CA 94133		27. CITY SAN FRANCISCO	
28. NAME OF DECEASED'S SPOUSE ERNEST		29. MIDDLE KATES		30. LAST SURVIVING SPOUSE ENGLAND	
31. NAME OF DECEASED'S SPOUSE VERA		32. MIDDLE PRICE		33. LAST SURVIVING SPOUSE MINNESOTA	
34. PLACE OF BIRTH 05/14/2019		35. RESIDENCE 720 CONGO STREET, SAN FRANCISCO, CA 94133		36. CITY SAN FRANCISCO	
37. PLACE OF BIRTH CR/REG		38. MARRIAGE STATUS NOT MARRIED		39. DATE OF MARRIAGE 03/06/2019	
40. PLACE OF BIRTH CYPRESS LAWN FUNERAL HOME		41. DATE OF DEATH 05/08/2019		42. TIME OF DEATH 10:00 AM	
43. PLACE OF DEATH RESIDENCE		44. CITY SAN FRANCISCO		45. STATE OF DEATH SAN FRANCISCO	
46. CAUSE OF DEATH PROSTATE CANCER		47. ICD-10 CODE C61.91		48. ICD-9 CODE 208.01	
49. MANNER OF DEATH NONE		50. ICD-10 CODE NONE		51. ICD-9 CODE NONE	
52. NAME OF PHYSICIAN KARLA K. LOVETT M.D.		53. ADDRESS 4131 GEARY BOULEVARD, SAN FRANCISCO, CA 94118		54. CITY SAN FRANCISCO	
55. NAME OF PHYSICIAN KARLA K. LOVETT M.D.		56. ADDRESS 4131 GEARY BOULEVARD, SAN FRANCISCO, CA 94118		57. CITY SAN FRANCISCO	
58. NAME OF PHYSICIAN KARLA K. LOVETT M.D.		59. ADDRESS 4131 GEARY BOULEVARD, SAN FRANCISCO, CA 94118		60. CITY SAN FRANCISCO	

STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO

This is to certify that the image reproduced hereupon is a true copy of the record on file in the San Francisco Department of Public Health as of the date issued.

DATE ISSUED: MAY 09 2019

This copy is not valid unless prepared on an engraved bond, bearing the seal and signature of the City and County Health Officer.



Signature of Carlos Aragon



Mail tax statements to:

No change. Same as before.

Recording requested by:

When recorded mail to:

Peter J. Tamases, Attorney at Law
26 O'Farrell Street, Suite 1005
San Francisco, CA 94108

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder

DOC - 97-G162686-00

Check Number 3035

Wednesday, MAY 21, 1997 09:36:26

REC \$6.00 | PAG \$2.00 | MIC \$1.00

STP \$1.00 |

TTL Pd \$10.00

REEL G887 IMAGE 0175

Nbr-0000794191

ofa/FT/1-2

Handwritten initials

Trust Transfer Deed

Block 6134 Lot 2

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0, based on the fact that the realty was not sold, and the consideration is less than \$100.00.

FOR valuable consideration, receipt of which is hereby acknowledged, Robert E. Kates hereby releases, remises and quitclaims to

Robert E. Kates, Trustee of a Revocable Trust of May 2, 1997,

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

See Exhibit "A", attached and incorporated herein

Dated: May 2, 1997

Robert E. Kates
Robert E. Kates

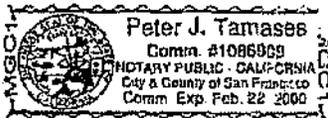
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

}
} ss.
}

On May 2, 1997, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Robert E. Kates, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Trust Transfer Deed, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.



Peter J. Tamases
Notary Public

Mail Tax Statements: As before; no change

11

G162686

EXHIBIT "A"

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

LOT NO. 2 in Block "N" according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 in the office of the Recorder of the City and County of San Francisco, State of California and recorded in Map Book "G" at Pages 60 to 63, inclusive.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734003
Historic Sanborn Map 

Address 730 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$18,615.00	Use Type	Dwelling
Structure	\$22,342.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1919	Basement	-
Building Area	830 sq ft		
Parcel Area	2,465 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 85
730 Congo St.
Block - 6734
Lot - 3
Parcel Square Footage - 2465

RECORDING REQUESTED BY
GINO P. GECCHI

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME GINO P. GECCHI
STREET Attorney at Law
ADDRESS 2134 Van Ness Avenue
CITY, STATE & ZIP CODE San Francisco, CA 94109
TITLE PROGRAM _____ ENCLOSURE NO. _____

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

DOC - 99-6530379-00
Check Number 532
Friday, MAR 12, 1999 08:38:27
REC \$5.00 | PAG \$1.00 | MIC \$1.00
STP \$0.00 | ARF \$2.00 |
Ttl Pd \$9.00 Nbr-0001123651
REEL H340 IMAGE 0382 oed/ER/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARCEL NO. : 40-6764-003

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ -0-
 computed on full value of property conveyed, or
 computed on full value less liens and
encumbrances remaining at time of sale.
Signature of Deedmaker or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), DIANA M. PICCININI,
an unmarried woman, (NAME OF GRANTOR(S))

grant to DIANA M. PICCININI, STEVEN EUGENE PICCININI and ALAIN WILLIAM PICCININI as JOINT TENANTS
all that real property situated in the City of San Francisco (or in an unincorporated area of)
San Francisco County, California described as follows (insert legal description):
(NAME OF COUNTY) (STATE)

LOT NO. 3, in Block "P", according to Map entitled, "Map of Additions to
Castro Street Addition and Glen Park Terrace", filed March 25, 1910,
in the Book "G" of Maps, at pages 60 to 63 inclusive, in the office of
the Recorder of the City and County of San Francisco, State of California.

Assessor's parcel No. 40-6764-003

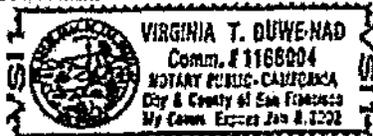
Executed on March 12, 1998 at San Francisco Calif.
Diana M. Piccinini (CITY AND STATE)

STATE OF California
COUNTY OF San Francisco

On Mar. 12, 1998 before me, VIRGINIA T. DUWE-NAD
personally appeared DIANA M. PICCININI personally known to me
to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Virginia T. Duwe-Nad
NOTARY PUBLIC (CALIF.)



RIGHT THUMBPRINT (Optional)
CAPACITY CLAIMED BY SIGNER(S)
(INDIVIDUAL(S))
(CORPORATE OFFICER(S))
(PARTNER(S)) (SOLE) OR (GENERAL)
(ATTORNEY IN FACT)
(TRUSTEE(S))
(GUARDIAN/CONSERVATOR)
(OTHER)
SIGNER IS REPRESENTING
Name of Person(s) or Entity

MAIL TAX STATEMENTS TO 579 Geary Street, San Francisco, CA 94131

Before you can file for (or claim) a refund and make other tax elections are applicable and necessary to your particular situation, you must file a return for the year involved and the return must be filed on or before the due date of the return with respect to the refundability of credits of this kind for an extended tax year.

WISCONSIN FORM 978 (Rev. 8-92) (Other Code 2A)
GRANT DEED (024) (2004) (024) (024) (024)



Mail tax statements to:

No change. Same as before.

Recording requested by:
When recorded mail to:

Peter J. Tamases, Attorney at Law
26 O'Farrell Street, Suite 1005
San Francisco, CA 94108

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

DOC - 98-6481237-00

Check Number 3531

Monday, DEC 14, 1998 13:08:07

REC \$5.00|PAG \$1.00|MIC \$1.00

STP \$0.00|ARF \$2.00|

Ttl Pd \$9.00 Nbr-0001068422

REEL H280 IMAGE 0237 car/AB/1-1

Trust Transfer Deed

Block 6734 Lots 3 & 4

The undersigned Grantor declares under penalty of perjury that the following is true and correct: Documentary transfer tax is \$ 0, realty was not sold, inter vivos gift to trust, grantees are trustees of a revocable trust; CA Revenue and Taxation Code Section 11930 applies.

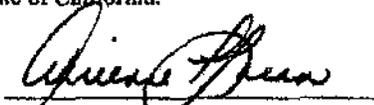
FOR valuable consideration, receipt of which is hereby acknowledged, Adrienne H. Lacau, hereby releases, remises and quitclaims to

Adrienne H. Lacau, Trustee of a Revocable Trust of December 4, 1998.

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

Lots 3 and 4, in Block "N", as per Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, pages 60 to 63 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

Dated: December 4, 1998


Adrienne H. Lacau

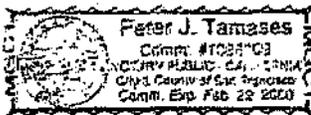
STATE OF CALIFORNIA

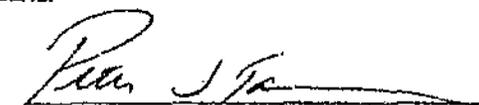
COUNTY OF SAN FRANCISCO

)
) ss.
)

On December 4, 1998, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Adrienne H. Lacau, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Trust Transfer Deed, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument she, or the entity upon behalf of which she acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.




Notary Public

Mail Tax Statements: As before; no change

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel **6734004**
Historic Sanborn Map 

Address 736V CONGO ST

Assessed Values		Construction Type	-
Land	\$21,303.00	Use Type	Vacant Lot Residential
Structure	-	Units	-
Fixtures	© 2020 San Francisco Planning	Stories	-
Personal Property	-	Rooms	-
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	-
Year Built	-	Basement	-
Building Area	-		
Parcel Area	2,770 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 6706044
Historic Sanborn Map 2

Address 749 CONGO ST

Assessed Values

Land	\$1,074,694.00
Structure	\$460,580.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	6/24/2015
Last Sale Price	\$1,425,000.00
Year Built	1925
Building Area	1,534 sq ft
Parcel Area	2,828.75 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	5
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

Recording Requested By

North American Title Company, Inc.
File No. 56605-1344526-15

20159K08143300003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K081433-00
Acct 5001-North American Title Company
Wednesday, JUN 24, 2015 10:17:51
Ttl Pd\$10,718.50 Nbr-0005173700
ojl/RE/1-3

AND WHEN RECORDED MAIL TO:

Name: Mary Ellen Muckerman and Michael Youngblood
Street Address 749 Congo Street
City & State San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

- ✓ Property Address: **749 Congo Street, San Francisco, CA 94131**
- ✓ Lot Number: **044** Block Number: **6706**

File No.: 56605-1344526-15

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$10,687.50; CITY TRANSFER TAX \$NONE;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Daniel J. Kenney and Mark E. Murphy, Trustees of the Daniel J. Kenney and Mark E. Murphy Living Trust, established November 1, 2009**

hereby GRANTS to **Mary Ellen Muckerman and Michael Youngblood, wife and husband as community property with right of survivorship**

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

PARCEL I:

THAT PORTION OF LOTS NO. 3 AND 4, IN BLOCK "O", ACCORDING TO MAP ENTITLED, "ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, IN LIBER "G" OF MAPS, AT PAGES 60, 61 AND 62, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE THEREOF, 67.94 FEET TO A POINT IN SAID NORTHWESTERLY LINE, DISTANT SOUTHWESTERLY 50 FEET FROM THE NORTHERLY CORNER OF SAID LOT 4; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 3 AFORESAID; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 45.21 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 3 AND 4, 54.92 FEET TO THE POINT OF BEGINNING.

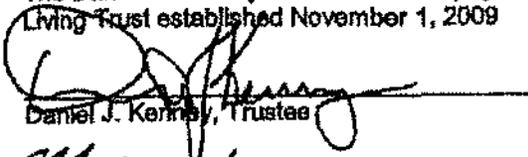
PARCEL II:

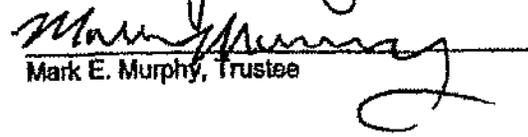
TOGETHER WITH AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES (ALONG THE NORTHERLY LINE OF THE NORTHEASTERLY 50 FEET OF LOT 4), AS RESERVED IN DEED FROM FRED C. GRIMSTEAD AND MABEL GRIMSTEAD, HIS WIFE TO ARNOLD ERNEST AMES, DATED MAY 18, 1946 AND RECORDED MAY 21, 1946, IN BOOK 4420, OFFICIAL RECORDS, AT PAGE 275.

Dated: **06/19/2015**

Mail Tax Statements To: SAME AS ABOVE

The Daniel J. Kenney and Mark E. Murphy
Living Trust established November 1, 2009


Daniel J. Kenney, Trustee


Mark E. Murphy, Trustee

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

SWISS CONFEDERATION
CANTON AND CITY OF ZÜRICH
CONSULAR AGENCY OF THE
UNITED STATES OF AMERICA } SS

Ellen A. Frick-Delman
Consular Agent of the
United States of America

STATE OF _____)SS

COUNTY OF 15. Juni 2015)

On _____, before me, _____, Notary Public, personally appeared MARY EUGENE MURPHY AND DANIEL JAMES KENNEY

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

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

WITNESS my hand and official seal.

Signature 

Ellen A. Frick-Delman
Consular Agent of the
United States of America

My commission does not expire

This area for official use only



that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6734005
Historic Sanborn Map 

Address 750 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$237,774.00	Use Type	Dwelling
Structure	\$546,901.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	9
Last Sale	6/2/1992	Rooms	-
Last Sale Price	\$495,000.00	Bathrooms	3
Year Built	1971	Basement	-
Building Area	3,740 sq ft		
Parcel Area	2,809 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY
Attorneys
APN: Block 6734, Lot 5
WHEN RECORDED MAIL TO
Hilary L. Lamar, Esq.
Tobin & Tobin
500 Sansome St., 8th Fl.
San Francisco, CA 94111-3214


San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2003-H397865-00
Check Number 1832
Tuesday, APR 01, 2003 11:12:46
Ttl Pd \$12.00 Nbr-000216034
REEL I356 IMAGE 0650
od/TD/1-2

Space above this line for F

Grant Deed

The undersigned grantor(s) declares(s):
Documentary transfer tax is \$ -0-
() computed on the full value of the property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (XX) City of: San Francisco
(XX) Realty not sold.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVEN L. ELPRIN and CLAIRE J. BUNTON, husband and wife as joint tenants

HEREBY GRANT(S) TO

STEVEN L. ELPRIN and CLAIRE J. BUNTON, Husband and wife as Community Property with right of survivorship

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

Commonly known as 750 Congo Street, San Francisco, California

MAIL TAX STATEMENTS TO: MAKE NO CHANGE TO MAILING ADDRESS

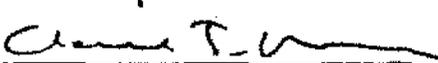
Date 2/19/03

State of California)
County of San Francisco)

On February 19, 2003, before me, the undersigned, personally appeared STEVEN L. ELPRIN & CLAIRE J. BUNTON, ~~personally known to me~~ (or 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.



STEVEN L. ELPRIN



CLAIRE J. BUNTON

Bbb\huntoedced

Witness my hand and official seal

KIMBERLY MARUTSKE

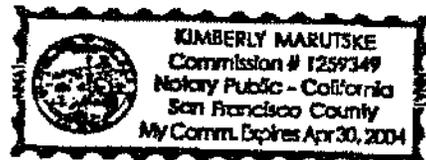


EXHIBIT "A"

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

Lot 5 in Block Lettered "N" as said lot and block is delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

A.P.N.: Lot 5, Block 6734.

31

RECORDING REQUESTED BY FIDELITY NATIONAL TITLE MAIL TAX STATEMENT TO STEVEN L. ELPRIN CLAIRE J. BUNTON 750 Congo San Francisco, CA	SAN FRANCISCO, CA RECORDER'S OFFICE Bruce Jamison, Recorder DOC- F130356 FIDELITY NATIONAL TITLE Tuesday, June 02, 1992 08:00:00am Rec 4.00 -- Ps 2.00 StP 1.00 -- Nic 1.00 Tax 2475.00 -- Amt 2483.00 TOTAL → \$2493.00 REEL F639 IMAGE 0350 <small>DO NOT WRITE THIS LINE FOR RECORDER'S USE</small>
ORDER NO. 1000133 ESCROW NO. 1000133-CG	GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ San Francisco; \$2,475.00
 (X) computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area: (X) City of San Francisco
 Tax Parcel No. LOT 5, BLK. 6734

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged
 LOWELL CLAYTON McADAM, SUCCESSOR TRUSTEE OF THE LON JAMES McADAM III, REVOCABLE
 LIVING TRUST UNDER AGREEMENT DATED MARCH 6, 1990.

heroby GRANT(S) to STEVEN L. ELPRIN AND CLAIRE J. BUNTON, HUSBAND AND WIFE
 as joint tenants

the following described real property in the CITY AND
 County of SAN FRANCISCO, State of California:

(AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF)

Dated May 19, 1992

STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO } ss
 On MAY 28, 1992 before me,
 the undersigned, a Notary Public in and for the said State, residing therein,
 duly commissioned and sworn, personally appeared
LOWELL CLAYTON McADAM
SUCCESSOR TRUSTEE

Lowell Clayton McAdam
 LOWELL CLAYTON McADAM, Successor Trustee
 of The Lon James McAdam III, Revocable
 Living Trust Agreement dated
 March 6, 1990

personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person(s):
 INDIVIDUAL whose name is subscribed to this instrument, and
 acknowledged that he (she or they) executed it
 CORPORATION who executed the within instrument as
 president and _____ secretary, on behalf of the
 corporation therein named and acknowledged to me
 that such corporation executed the within instrument
 pursuant to its articles and by-laws and a resolution of
 its Board of Directors
 PARTNERSHIP that _____ executed the within
 instrument on behalf of the partnership, and
 acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
 official seal, in and for said County and State, the day and year first above
 written.
C. Madrid-Garbaldi
 Notary Public in and for said State
 My commission expires 8-19-94



FILE NO. 1000133

F130356

EXHIBIT "A"

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

Lot 5 in Block Lettered "N" as said lot and block is delineated and so designated upon that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber "G" of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

A.P.N.: Lot 5, Block 6734.

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 6706041

Historic Sanborn Map 2

Address 775 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$404,208.00	Use Type	Dwelling
Structure	\$323,362.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	3
Personal Property	-	Rooms	8
Last Sale	7/24/1990	Rooms	3
Last Sale Price	\$450,000.00	Bathrooms	3
Year Built	1987	Basement	-
Building Area	2,642 sq ft		
Parcel Area	2,866 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder

Close

EXHIBIT 89
775 Congo St.
Block - 6706
Lot - 41
Parcel Square Footage - 2866

RECORDING REQUESTED BY:

Daniel L. Sheehan, Esq.
3705 Haven Avenue, Suite 108
Menlo Park, CA 94025



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2020-K890658-00

Check Number 3068
Thursday, JAN 16, 2020 07:18:01
Ttl Pd \$17.00 Rcpt # 0006142703
oss/ES/1-2

AND WHEN RECORDED MAIL TO:

Barry C. Roth and Lois A. Valeskie
775 Congo Street
San Francisco, CA 94131

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art 13 A§1 et Seq. and Calif. Revenue & Taxation Code Section 62)

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

There is no consideration for this transfer. Documentary transfer tax is \$0. This is a Trust Transfer under §11930 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust. *Not pursuant to a sale and for the benefit of the Grantor*

Govt. Code §27388.1(a)(2) Exemption: Residential dwelling is owner-occupied

GRANTOR(S): Barry C. Roth and Lois A. Valeskie, husband and wife, as joint tenants, hereby grant to Barry C. Roth and Lois A. Valeskie, Trustees of the Valeskie Roth Revocable Living Trust, dated January 10, 2020, and any amendments thereto, as to community property, the following described property in the City and County of San Francisco, State of California:

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

APN: Lot 041, Block 6706

Also commonly known as: 775 Congo Street, San Francisco

DATED: January 10, 2020

Barry C. Roth, Grantor

Lois A. Valeskie, Grantor

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

State of California)
County of San Mateo)

On January 10, 2020, before me, Carell A. Sheehan, a Notary Public, personally appeared Barry C. Roth and Lois A. Valeskie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature:



MAIL TAX STATEMENTS TO:

Barry C. Roth and Lois A. Valeskie
775 Congo Street
San Francisco, CA 94131

Exhibit "A"

Legal Description

APN: Lot 041, Block 6706
City and County of San Francisco

Beginning at a point on the Southwesterly line of Bosworth Street, distant thereon 67.66 Feet Northwestery from the Northeastery line of Congo Street; running thence Northwestery and along said line of Bosworth Street 38 feet to the Northwestery line of Lot 1, Block "C", according to Map hereinafter referred to; thence at a right angle southwesterly 83.804 feet to the Northeastery line of Congo Street; thence deflecting $114^{\circ} 27'$ to the left and running Southwesterly along said Northeastery line of Congo Street 41.743 feet; thence deflecting $65^{\circ} 33'$ to the left and running Northeastery 66.528 feet to the point of beginning.

Being a portion of Lot 1 in Block No. "Q" as said Lot and Block are laid down and delineated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace," filed March 25, 1910 and recorded in Book "G" of Maps at Page 60 to 63 inclusive in the Office of the Recorder of the City and County of San Francisco, State of California.

Order No.
Escrow No. W314193
Loan No.

WHEN RECORDED MAIL TO:

BARRY ROTH AND LOIS A. VALESKIE
775 Congo St.
San Francisco, CA 94131-2809



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-G955972-00

Post 3-FIRST AMERICAN Title Company
Thursday, MAY 31, 2001 06:00:00
Tx1 Pd \$12.00 Nbr-0001010700

REEL H899 IMAGE 0229
aj1/JL/1-2

~ 49

DOCUMENTARY TRANSFER TAX \$12.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

____ Computed on the consideration or value of property conveyed; OR
____ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

LOT 41, BLOCK 8706

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LOIS A. VALESKIE AND BARRY ROTH, WIFE AND HUSBAND

heraby GRANT(S) to

BARRY C. ROTH and LOIS A. VALESKIE, husband and wife, AS JOINT TENANTS

the real property in the City of
County of

SAN FRANCISCO
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated May 22, 2001

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO }ss.

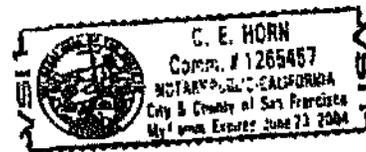
On MAY 22, 2001 before me,
C. E. HORN

personally appeared LOIS A. VALESKIE AND BARRY C. ROTH

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

Signature [Signature]

[Signature]
[Signature]



MAIL TAX STATEMENTS TO:

SAME AS ABOVE

(File area for official return mail)

SD 10-99:

FIRST AMERICAN

First American Title Insurance Company

G956972

DESCRIPTION

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

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF BOSWORTH STREET, DISTANT THEREON 67.66 FEET NORTHWESTERLY FROM THE NORTHEASTERLY LINE OF CONGO STREET; RUNNING THENCE NORTHWESTERLY AND ALONG SAID LINE OF BOSWORTH STREET 38 FEET TO THE NORTHWESTERLY LINE OF LOT 1, BLOCK "C", ACCORDING TO MAP HEREINAFTER REFERRED TO; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 83.804 FEET TO THE NORTHEASTERLY LINE OF CONGO STREET; THENCE DEFLECTING 114° 27' TO THE LEFT AND RUNNING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF CONGO STREET 41.743 FEET; THENCE DEFLECTING 65° 33' TO THE LEFT AND RUNNING NORTHEASTERLY 66.528 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 1, IN BLOCK NO. "Q" AS SAID LOT AND BLOCK ARE LAID DOWN AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," FILED MARCH 25, 1910 AND RECORDED IN BOOK "G" OF MAPS AT PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

LOT 041 B1.K 6706

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 6706042
Historic Sanborn Map 2 

Address 801 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,019,592.00	Use Type	Dwelling
Structure	\$436,968.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	6
Last Sale	7/8/2016	Rooms	2
Last Sale Price	\$1,400,000.00	Bathrooms	2
Year Built	1910	Basement	-
Building Area	1,250 sq ft		
Parcel Area	2,509 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0224039817
APN: Lot 042; Block 6706 ✓
Situs: 801 Congo Street ✓

20169K28403900003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K284039-00
Acct 5002-Old Republic Title Company
Friday, JUL 08, 2016 09:08:31
Ttl Pd\$10,531.00 Nbr-0005407587
odm/RE/1-3

When Recorded Mail Document and Tax Statements to:

Kathleen M. Garvey & Christopher Garvey
801 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$10,500.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bruno Quercini and Merrilee A. Parsons, husband and wife as community property with right of survivorship

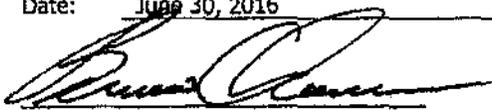
hereby GRANT(S) to

Kathleen M. Garvey and Christopher Garvey, wife and husband as community property

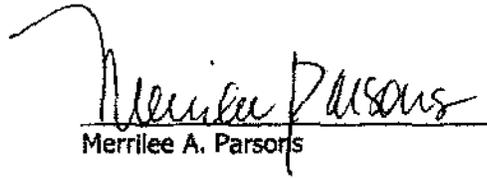
that property in City of San Francisco, San Francisco County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: June 30, 2016



Bruno Quercini



Merrilee A. Parsons

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

State of California
County of San Francisco

On 30th day of June, 2016 before me, Kristin Elizabeth Therre a Notary Public, personally appeared Bruno Quercini and Merrilee A. Parsons, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

Name: Kristin Elizabeth Therre
(Typed or Printed)

(Seal)



EXHIBIT A

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

Beginning at the point of intersection of the Southwesterly line of Bosworth Street and the Northeasterly line of Congo Street, running thence Northwesterly along said line of Bosworth Street 67.66 feet to the point distant thereon 38 feet Southeasterly from the Northwesterly line of Lot 1, in Block No. "O", according to Map hereinafter referred to; thence at a right angle Southwesterly 66.528 feet to the Northeasterly line of Congo Street, running thence Southeasterly along said line of Congo Street 92.133 feet to the point of beginning.

Being a portion of Lot 1, in Block No. "O" as said Lot and Block are laid down and delineated upon that certain Map entitled, "Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps. at Pages 60 to 63, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 042; Block 6706

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735027
Historic Sanborn Map 

Address 810 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$815,395.00	Use Type	Dwelling
Structure	\$349,453.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	10/24/2013	Rooms	-
Last Sale Price	\$1,060,000.00	Bathrooms	1
Year Built	1954	Basement	-
Building Area	1,386 sq ft		
Parcel Area	2,735 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY
JEWEL & STONEMAN LLP
220 Montgomery Street, Suite 678
San Francisco CA 94104

AND WHEN RECORDED MAIL TO
Eric M Kammerud & Margaret P Kammerud
810 Congo Street
San Francisco, CA 94131


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K059557-00
Check Number 8127
Tuesday, MAY 12, 2015 11 32 13
Ttl Pd \$21.00 Rpt # 0005148186
0J1/JL/1-2

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.e., Calif Const Art 13 A§1 et Seq and Calif Revenue & Taxation Code Section 11930-Grantee is a trust for the benefit of the Grantors) THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930)

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

There is no consideration for this transfer Documentary transfer tax is \$0 This is a Transfer under §62 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust *Not pursuant to a sale and for the benefit of the Grantor* THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930)

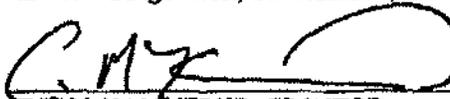
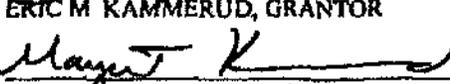
GRANTOR(S) MARGARET P KAMMERUD and ERIC M KAMMERUD, wife and husband as community property with right of survivorship, hereby grant(s) to ERIC M KAMMERUD and MARGARET P KAMMERUD, Trustees, or their successors in trust under the KAMMERUD FAMILY TRUST dated March 26, 2015, and any amendments thereto, as community property, the following described property in the City of San Francisco, County of San Francisco, State of California, described as follows

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

APN 6735-027

Commonly known as 810 Congo Street, San Francisco, CA 94131

DATED March 26, 2015

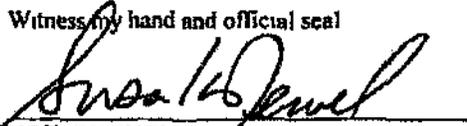

ERIC M KAMMERUD, GRANTOR

MARGARET P KAMMERUD, GRANTOR

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

State of California)
County of San Francisco)

On March 26, 2015, before me, Susan K Jewel, a Notary Public, personally appeared ERIC M KAMMERUD and MARGARET P KAMMERUD, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

Witness my hand and official seal

NOTARY PUBLIC



MAIL TAX STATEMENTS TO

Eric M Kammerud & Margaret P Kammerud
810 Congo Street
San Francisco CA 94131

Exhibit A

THOSE PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK "J", AS SAID LOTS AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF ADDITION TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, AND RECORDED IN BOOK "G" OF MAPS, AT PAGES 60 TO 63 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CONGO STREET, DISTANT THEREON NORTH 73° 35' 56" WEST 56 195 FEET FROM THE EASTERLY LINE OF SAID LOT 3 ABOVE REFERRED TO, RUNNING THENCE SOUTH 73° 35' 56" EAST ALONG SAID LINE OF CONGO STREET 56 198 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3 ABOVE REFERRED TO, THENCE SOUTH 23° 28' 04" WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 50 383 FEET TO A POINT ON SAID LINE DISTANT NORTH 23° 28' 04" EAST 61 153 FEET FROM THE NORTHEASTERLY LINE OF MARTHA AVENUE THENCE NORTH 73° 35' 56" WEST 50 FEET TO A POINT DISTANT 28 857 FEET ON A LINE DRAWN SOUTH 89° 08' 06" EAST FROM THE NORTHEASTERLY LINE OF MARTHA AVENUE, AT A POINT THEREON DISTANT NORTH 36° 35' 56" WEST 88 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 3, THENCE NORTHEASTERLY FROM SAID POINT 50 FEET IN A DIRECT LINE TO THE POINT OF BEGINNING

APN 6735-027

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735049
Historic Sanborn Map 

Address 818 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$72,468.00	Use Type	Dwelling
Structure	\$150,138.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	8
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	3
Year Built	1977	Basement	-
Building Area	2,400 sq ft		
Parcel Area	3,371 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

Recording Requested by:

CHICAGO TITLE COMPANY

Escrow #FWPN-3651900904-GB

When Recorded Mail to:

Max Louis Rettig
Morgan Arielle Galland Rettig
818 Congo Street
San Francisco, CA 94131

20199K82184100004

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2019-K821841-00

Acct 2001-Chicago Title Company Concord

Friday, AUG 30, 2019 11:47:57

Ttl Pd\$14,890.50 Nbr-0006062249

par/RE/1-4

Assessor Parcel Number (APN): Block 6735 Lot 049

Street Address: 818 Congo Street
San Francisco, CA 94131

GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Max Louis Rettig and Morgan Arielle Galland
Rettig
818 Congo Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPN-3651900904

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to the imposition of documentary transfer tax.

Property Address: 818 Congo Street,
San Francisco, CA 94131
APN/Parcel ID(s): Lot 049 Block 6735

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$14,857.50 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, Fannie Sullivan, Trustee of the Fannie Sullivan Living Trust UTD February 21, 1997 and any amendments thereto

hereby **GRANT(S)** to Max Louis Rettig and Morgan Arielle Galland Rettig, as Trustees of the Rettig Family Trust, dated April 24, 2019

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 049 Block 6735

Dated: August 21, 2019

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

Fannie Sullivan, Trustee of the Fannie Sullivan Living Trust UTD February 21, 1997 and any amendments thereto

BY: Fannie Sullivan
Fannie Sullivan
Trustee

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

State of California
County of San Francisco

On August 23, 2019 before me, Gerrie L. Brindley, Notary Public,
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.
[Signature]
Signature

(Seal)

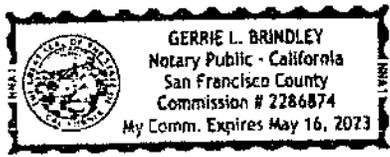


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 049 Block 6735 and

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:

LOT 49, AS SHOWN ON SAP ENTITLED, "PARCEL MAP OF A PORTION OF ASSESSOR'S BLOCK NUMBER 6735, SAN FRANCISCO, CALIFORNIA, BEING ALSO A PORTION OF BLOCK "J" AS SO DESIGNATED UPON THAT CERTAIN SAP ENTITLED "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910 AND RECORDED IN LIBER "G" OF MAPS, PAGES 60 TO 63, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA", RECORDED NOVEMBER 7, 1975 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA IN PARCEL MAP BOOK NO. 2 AT PAGES 25 AND 26.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735063
Historic Sanborn Map 

Address 822 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$157,505.00	Use Type	Dwelling
Structure	\$226,636.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	2
Personal Property	-	Rooms	5
Last Sale	-	Rooms	3
Last Sale Price	-	Bathrooms	3
Year Built	1986	Basement	-
Building Area	2,029 sq ft		
Parcel Area	1,810 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close



San Francisco Assessor-Recorder
Carzen Chu, Assessor-Recorder
DOC- 2015-K042436-00

Check Number 4283
Monday, APR 06, 2015 10:23:19
Ttl Pd \$30.00 Rcpt # 0005128065
oJ1/FT/1-5

Recording Requested by:

BURKHARDT & LARSON

When Recorded Return to:

Tim Mar & Melissa J. Choy
822 Congo Street
San Francisco, CA 94131-2811



h

THIS SPACE FOR RECORDER'S USE ONLY



APN: 6735-063

h

QUITCLAIM DEED

This conveyance transfers the grantor's interest into his/her revocable living trust,
R & T 11930.

Mail Tax Statements To:

Tim Mar & Melissa J. Choy
822 Congo Street
San Francisco, CA 94131-2811

Recording Requested by:
BURKHARDT & LARSON

When Recorded Return to:
Tim Mar & Melissa J. Choy
822 Congo Street
San Francisco, CA 94131-2811

THIS SPACE FOR RECORDER'S USE ONLY

APN: 6735-063

The undersigned declares that the documentary transfer tax is \$0.00 and is () computed on the full value of the interest or property conveyed, or is () computed on the full value of liens or encumbrances remaining thereon at the time of sale.

Tim Mar
Signature of Declarant or Agent Determining Tax Firm Name

QUITCLAIM DEED

We, Tim Mar and Melissa J. Choy, husband and wife, as joint tenants quitclaim to Timmy Bo Mar and Melissa June Choy, trustees, Mar and Choy 2015 Family Trust dated March 2, 2015, for the benefit of Timmy Bo Mar and Melissa June Choy as their community property all our right, title, and interest in the real property situated in the City San Francisco, County of San Francisco, State of California, described as follows:

See exhibit "A" for legal description incorporated by reference herein.

Commonly known as: 822 Congo Street, San Francisco, CA

The above grantors are husband and wife, and it is their intention to sever their joint tenancy interest and convert the property into community property as the property is being transferred to the above referenced living trust. This deed is given to accomplish that intention and the mutual desire and agreement of the parties that the above property be vested in the husband and wife not only as trustees of their living trust but also as the community property of Timmy Bo Mar and Melissa June Choy. Furthermore, this deed is intended to change the characterization and ownership of the above property pursuant to the requirements for transmutation set forth in Family Code section 852(a).

DATED: Mar 2, 2015

Tim Mar
Tim Mar

DATED: March 12, 2015

Melissa J. Choy
Melissa J. Choy

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

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF San Francisco)

On 03-12, 2015 before me, Wala Marwan Abudamous a notary public, personally appeared Melissa J Choi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Exhibit "A"

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

COMMENCING at the point of the intersection of the Southwesterly line of Congo Street and the Northwesterly line of Lot 6, as shown on the Map hereinafter referred to; running thence Southwesterly along the Northwesterly line of said Lot 6, a distance of 71 feet to a point distant thereon 71.01 feet Northeasterly from the Northeasterly line of Martha Avenue; thence Southeasterly 25 feet, more or less, to a point on the Southeasterly line of said Lot 6, distant thereon 72 feet Northeasterly from the said Northeasterly line of Martha Avenue; thence Northeasterly along the Southeasterly line of said Lot 6, a distance of 73.83 feet to the said Southwesterly line of Congo Street, thence Northwesterly along last names line 25.19 feet to a point of commencement.

BEING a portion of Lot 6, Block "J", Additions to Castro Street Addition & Glen Park Terrace, as per map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, inclusive, in the office of the City and County of San Francisco, State of California.

APN: 6735-063

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735047
Historic Sanborn Map 

Address 826 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$16,748.00	Use Type	Dwelling
Structure	\$47,610.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1962	Basement	-
Building Area	936 sq ft		
Parcel Area	1,890 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

2

RECORDING REQUESTED BY:
STEVAN J. HENRIQUELLE, ESQ.
AND WHEN RECORDED MAIL TO:
CESAR MORALES
ELBA MORALES
826 CONGO STREET
SAN FRANCISCO, CA. 94131

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

DOC - 99-6562906-00
Check Number 3724
Tuesday, APR 27, 1999 14:58:56
REC \$6.00;PAG \$2.00;MIC \$1.00
STP \$1.00;ARF \$2.00;
Ttl Pd \$12.00 Nbr-0001160959
REEL H372 IMAGE 1848 oed/JL/1-2

4 47 BK 6735

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER

Documentary transfer tax is 0.00. (Transfer for no consideration to community property between spouses.)

Computed on full value of property conveyed, or
 Computed on full value less value of liens and encumbrances remaining at time of sale or transfer,
 Unincorporated area of XX City of San Francisco, California.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CESAR MORALES and ELBA MORALES

hereby **GRANT(S)** their interest to **CESAR MORALES and ELBA MORALES Husband and Wife as Community Property**

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Dated: 12/21/98

Cesar Morales
CESAR MORALES

Dated: 12/21/98

Elba Morales
ELBA MORALES

MAIL TAX STATEMENTS TO: CESAR MORALES, ELBA MORALES
826 CONGO ST., SAN FRANCISCO, CA. 94131

NOTARIAL ACKNOWLEDGMENT

G562906

STATE OF CALIFORNIA

COUNTY OF *San Francisco*

On 12/21/98, before me TERZA ANICETE, a Notary Public in and for said State, personally appeared CESAR MORALES, ELISA MORALES (known to me)(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same as in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature *TERZA ANICETE*



COMMENCING at the point of intersection of the southwesterly line of Congo Street and the northwesterly line of Lot 7, as shown on the map hereinafter referred to; and running thence northwesterly along the northwesterly line of said Lot 7, a distance of 73.83 feet to a point distant thereon 72 feet northeasterly from the northwesterly line of Martha Avenue; thence southwesterly 25 feet, more or less, to a point on the northwesterly line of said Lot 7, distant thereon 72 feet northeasterly from the said northwesterly line of Martha Avenue; thence northeasterly along the southwesterly line of said Lot 7, a distance of 77.64 feet to the said southwesterly line of Congo Street; and thence northwesterly along last named line 25.19 feet to the point of commencement.

BEING a portion of Lot 7, Block "J" Addition to Castro Street Addition & Glen Park Terrace, as per map filed March 25, 1910 in Book "G" of maps pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735048
Historic Sanborn Map 

Address 830 CONGO ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$36,632.00	Use Type	Dwelling
Structure	\$48,436.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	5
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1962	Basement	-
Building Area	993 sq ft		
Parcel Area	2,151 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 95
830 Congo St.
Block - 6735
Lot - 48
Parcel Square Footage - 2151

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735028
Historic Sanborn Map 

Address 834 CONGO ST

Assessed Values

Land	\$343,068.00
Structure	\$228,708.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	7/2/1999
Last Sale Price	\$415,000.00
Year Built	1962
Building Area	1,175 sq ft
Parcel Area	2,186 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 96
834 Congo St.
Block - 6735
Lot - 28
Parcel Square Footage -2186

Order No.
Escrow No. N295560
Loan No.

WHEN RECORDED MAIL TO:

Lisa H. Kluber and Mark C. Davis
834 Congo Street
San Francisco, CA 94131

San Francisco Assessor-Recorder
Doris H. Ward, Assessor-Recorder
DOC- 99-6615744-00

Acct 3-FIRST AMERICAN Title Company
Friday, JUL 02, 1999 15:11:24
REC \$5.00 PAC \$2.00 NIC \$1.00
STP \$1.00 YK242,522.00
Tel Pd \$2,532.00 Nbr-6001220593
REEL M419 IMAGE 0754 ep1/00/1-2

DOCUMENTARY TRANSFER TAX ~~1282.05~~ 2822.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

Lot 28 Block 6735

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clifford T. Watts and Alice Louise Watts, husband and wife

heraby GRANT(S) to

Mark C. Davis and Lisa H. Kluber, husband and wife, as community property

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

Lot 8, Block J, Additions to Castro Street Addition & Glen Park Terraces, as per map filed March 25, 1910 in Book "G" of Maps, pages 60 to 63 in the office of the recorder of the City and County of San Francisco, State of California.

Dated June 29, 1999

STATE OF CALIFORNIA } ss.
COUNTY OF SAN FRANCISCO }

Clifford T. Watts
Clifford T. Watts
Alice Louise Watts
Alice Louise Watts

On JUNE 20, 1999 before me,
FRANK TORRES LOPEZ
personally appeared Clifford T. Watts and Alice Louise Watts

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

Signature *[Signature]*



MAIL TAX STATEMENTS TO:

SAME AS ABOVE



(This area for official notarial seal)

107001100

Order No. N-295560-CB

615744

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

Lot 9, Block J, Additions to Castro Street Addition & Glen Park Terraces, as per map filed March 25, 1910 in Book "G" of Maps, pages 60 to 63 in the office of the Recorder of the City and County of San Francisco, State of California.

EXHIBIT "A"

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 3062901
Historic Sanborn Map 2 

Address 15 MELROSE AV

Assessed Values		Construction Type	Wood or steel frame
Land	\$336,442.00	Use Type	Dwelling
Structure	\$151,391.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	4
Last Sale	1/6/1989	Rooms	-
Last Sale Price	\$290,000.00	Bathrooms	1
Year Built	1959	Basement	-
Building Area	1,092 sq ft		
Parcel Area	2,596 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

RECORDING REQUESTED BY:
Fidelity National Title Insurance Company
Escrow No.
Title Order No. 438114

When Recorded Mail Document To:
Gregory Moore
15 Melrose Avenue
San Francisco, CA 94131


San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H180758-00
Root 11-FIDELITY NATIONAL Title Company
Tuesday, JUN 11, 2002 08:00:00
Ttl Pd \$13.00 Nbr-0001873349
REEL I156 IMAGE 0061
car/AB/1-3

APN: Lot 1, Block 3062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

15 Melrose Ave. AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,

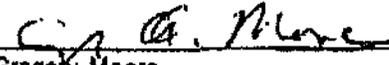
COUNTY OF San Francisco,

Gregory Moore, of legal age, being first duly sworn, and deposes and says:

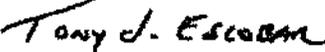
That Johanna B. Moore, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Johanna B. Moore named as one of the parties in that certain Grant Deed dated 1/3/89 executed by Gerald J. Coghlan and Vanessa B. Coghlan, husband and wife to Gregory Moore, a single man and Johanna B. Moore, an unmarried woman, as joint tenants and Johanna B. Moore, as Joint Tenants, recorded as Instrument No. E288801, on 1/6/1989, in Book E780, Page 711, of Official Records of San Francisco County, California, covering the following described property situated in the City of San Francisco, County of San Francisco, State of California.

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

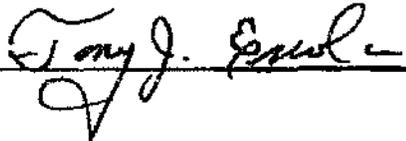
DATED: April 6, 2002



Gregory Moore

SUBSCRIBED AND SWORN TO before me 

this 5 day of JUNE, 2002

Signature 



H180758

Order No. 439114

Exhibit No.
Title Order No. 439114

EXHIBIT 'ONE'

Lot 42, in Block 39, as said lot and block are delineated and so designated upon that certain map entitled, "Sunnyside", which map was filed April 6, 1891 and recorded in Book 2 "A" and "B" of Maps, pages 140 to 143, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California

CERTIFICATION OF VITAL RECORD

CITY AND COUNTY OF SAN FRANCISCO

CERTIFICATE OF DEATH

3 2001 38 003088

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY IN DEPARTMENTS, CHANGES OR ALTERATIONS WELL CHECK 1001				LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED—FIRST, MIDDLE, LAST		2. SEX		3. LAST INITIALS			
JOHANKA		MOORE					
4. DATE OF BIRTH M/M/D/CY		5. AGE AND SEX		6. RACE		7. DATE OF DEATH M/M/D/CY	
07/05/1913		BB		WHITE		06/07/2001	
8. STATE OF BIRTH		10. SOCIAL SECURITY NO.		11. MILITARY SERVICE		12. MARITAL STATUS	
CA		-9284		NO		DIVORCED	
14. RACE		16. OCCUPATION		17. TYPE OF BUSINESS		18. YEARS IN OCCUPATION	
WHITE		SECRETARY		EDUCATION		20	
19. USUAL RESIDENCE—STREET AND NUMBER OR LOCATION							
136 BRENTWOOD AVENUE							
21. CITY		22. COUNTY		23. ZIP CODE		24. YES IN COUNTY	
SAN FRANCISCO		SAN FRANCISCO		94127		BB CA	
25. NAME, RELATIONSHIP				27. MAILING ADDRESS (STREET AND NUMBER OR BOX, APART NUMBER, CITY OR TOWN, STATE, ZIP)			
GREG MOORE—SON				136 BRENTWOOD AVENUE, SAN FRANCISCO, CA 94127			
28. NAME OF PREVIOUS SPOUSE—FIRST		29. MIDDLE		30. LAST INITIALS NAME			
HARRY				BARMAN			
31. NAME OF FATHER—FIRST		32. MIDDLE		33. LAST		34. BIRTH STATE	
FLORA				NOHR		RUSSIA	
35. NAME OF MOTHER—FIRST		36. MIDDLE		37. LAST INITIALS		38. BIRTH STATE	
				NOHR		HUNGARY	
39. DATE M/D/Y		40. PLACE OF FINAL DISPOSITION					
06/14/2001		AT SEA OFF THE COAST OF MARIN COUNTY					
41. TYPE OF DISPOSITION		42. SIGNATURE OF EMBALMER				43. LICENSE NO.	
CR/SEA		NOT EMBALMED					
44. NAME OF FUNERAL DIRECTOR AND LOCAL REGISTRAR		45. LICENSE NO.		46. SIGNATURE OF LOCAL REGISTRAR		47. DATE M/D/Y	
NEPTUNE SOCIETY OF NO CA		FD1306		M. Mitchell Katz		06/14/2001	
101. PLACE OF DEATH		102. IF HOSPITAL, SPECIFY NAME		103. FACILITY OTHER THAN HOSPITAL		104. COUNTY	
OWN RESIDENCE						SAN FRANCISCO	
105. STREET ADDRESS—STREET AND NUMBER OR LOCATION		106. CITY					
136 BRENTWOOD AVENUE		SAN FRANCISCO					
107. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FDP A, B, C, AND D)		108. DEATH DESCRIBED TO (CHECK ONE)		109. DEATH CERTIFICATE TO (CHECK ONE)			
IMMEDIATE CAUSE		1A: RESPIRATORY DISTRESS		2 DAYS		X YES NO	
DUE TO		1B: METASTATIC COLON CANCER		2 MONTH		X YES NO	
DUE TO		1C:				X YES NO	
DUE TO		1D:				X YES NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107							
MULTIPLE TRANSIENT ISCHEMIC ATTACK AND STROKE							
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE.							
NO							
114. I CERTIFY THAT IN THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED		115. SIGNATURE AND TITLE OF CORONER		116. LICENSE NO.		117. DATE M/D/Y	
06/07/1999		Mary S. Beattie, M.D.		6079649		06/12/2001	
118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED		119. TYPE AND ADDRESS OF PHYSICIAN'S OFFICE		120. SIGNATURE OF PHYSICIAN			
		MARY S. BEATTIE, MD 505 PARNASSUS AVENUE, SAN FRANCISCO, CA					
121. NATURE OF DEATH		122. HAD AT HOME		123. HAD AT WORK		124. PLACE OF INJURY	
NATURAL		YES		NO			
SUICIDE		NO		NO			
ACCIDENT		NO		NO			
PERSONAL INVESTIGATION		NO		NO			
DEATH NOT IN DISCUSSION		NO		NO			
125. LOCALITY (STREET AND NUMBER OR LOCATION AND CITY, ZIP)							
136 BRENTWOOD AVENUE, SAN FRANCISCO, CA 94127							
126. SIGNATURE OF CORONER OR DEPUTY CORONER		127. DATE M/D/Y		128. TYPE, NAME, TITLE OF CORONER OR DEPUTY CORONER			
M. Mitchell Katz		06/14/2001		M.D.			
STATE REGISTRAR							

3802539160

STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO

This is to certify that the image reproduced hereupon is a true copy of the record on file in the SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH as of the date issued

DATE ISSUED

JUL 7 8 2001

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the City and County Health Officer

Mitchell Katz, M.D.
Health Officer and Local Registrar



this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 3060002
Historic Sanborn Map 2 

Address 16 MELROSE AV

Assessed Values

Land \$322,398.00

Structure \$288,626.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms 3

Bathrooms 2

Basement -

Last Sale 8/27/2003

Last Sale Price \$421,600.00

Year Built 1943

Building Area 1,402 sq ft

Parcel Area 2,596 sq ft

Parcel Shape -

Parcel Frontage -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder 

Close

EXHIBIT 98
16 Melrose Ave.
Block - 3060
Lot - 2
Parcel Square Footage - 2596

RECORDING REQUESTED BY
SERVICELINK

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J775761-00

Check Number 3008
Friday, OCT 25, 2013 10:19:58
Ttl Pd \$24.00 Rcpt # 0004817036
REEL L011 IMAGE 0301
onf/AB/1-3

Prepared By:
SERVICELINK
4000 Industrial Blvd.
Aliquippa, PA 15001

7

am:
3000 - 002

16 Mcroose Ave, SF

300

For Recorder's Use Only

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)
DOCUMENTARY TRANSFER TAX: \$ 0

- FOR NO CONSIDERATION
- COMPUTED ON FULL VALUE of property conveyed, or
- COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES remaining at time of sale.
- Unincorporated area of SAN FRANCISCO City of SAN FRANCISCO

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES M. RAMSEY AND VICKI CHIANG, HUSBAND AND WIFE JAMES T. RAMSEY AND KATHLEEN L. RAMSEY, HUSBAND AND WIFE AS JOINT TENANTS

Hereby grants to,

JAMES M. RAMSEY AND VICKI CHIANG, HUSBAND AND WIFE AS JOINT TENANTS

The following described real property in the County of SAN FRANCISCO, State of CA.

"Bonafide gift. Grantors received nothing in return. RST 11911"

LEGAL DESCRIPTION:

See Exhibit A attached hereto and made a part hereof

Tax ID Number 3060-002

Vicki Chiang

VICKI CHIANG

James M Ramsey

JAMES M RAMSEY

James T Ramsey

JAMES T RAMSEY

Kathleen L Ramsey

KATHLEEN L RAMSEY

Mail Tax Statement to:
Vicki Chiang
16 Mcroose Ave
San Francisco, CA 94131

ACKNOWLEDGMENT

State of California
County of San Francisco)

On January 8, 2013, before me, Lesley Neiman, Notary Public,
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature *Lesley Neiman*

(Seal)

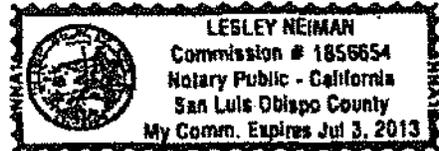


Exhibit "A"
Legal Description

ALL THAT PARCEL OF LAND IN CITY OF SAN FRANCISCO, SAN FRANCISCO COUNTY, STATE OF CALIFORNIA,
AS DESCRIBED IN DEED DOC # 2003-522371, ID# 3060-002, BEING KNOWN AND DESIGNATED AS:

LOT 41, BLOCK 134, AS PER MAP OF SUNNYSIDE ADDITION NO. 1, FILED NOVEMBER 8, 1893, IN BOOK "E" AND
"F" OF MAPS, PAGE 24, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA.

Tax ID: 3060-002

this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map

Historic Sanborn Map

Parcel 3060002A
Historic Sanborn Map 2

Address 20 MELROSE AV

Assessed Values

Land	\$591,704.00
Structure	\$394,467.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	9/15/2005
Last Sale Price	\$805,000.00
Year Built	1943
Building Area	800 sq ft
Parcel Area	2,500 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 99
20 Melrose Ave.
Block - 3060
Lot - 2A
Parcel Square Footage -3060

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No.: 05-532502-AC
Locate No.: CAFNT0938-0938-0003-0000532502
Title No.: 05-532502-MF

When Recorded Mail Document
and Tax Statement To:
Mr. Julie L. Goot
20 Melrose Avenue
San Francisco, CA 94131

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2005-I030635-00
Post 11-FIDELITY NATIONAL Title Company
Thursday, SEP 15, 2005 08:00:00
Tel Pd \$5,484.00 Nbr-0002830135
REEL I975 IMAGE 0112
ota/TD/i-2

APN: Lot 2-A, Block 3060 (20 Melrose Avenue)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$5,474.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Stephen K. Harris and Karyn Logsdon, Trustees of The Stephen K. Harris and Karyn Logsdon 2001 Revocable Trust

hereby **GRANT(S)** to Julie L. Goot, an unmarried woman

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: September 7, 2005

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON Sept. 9, 2005 before me,
the undersigned Notary Public personally appeared
Stephen K. Harris and Karyn Logsdon

The Stephen K. Harris and Karyn Logsdon 2001 Revocable Trust

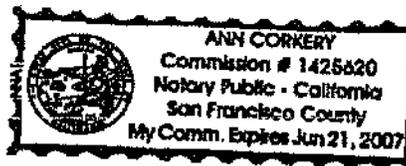
By: Stephen K. Harris
Stephen K. Harris, Trustee

By: Karyn Logsdon
Karyn Logsdon, Trustee

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

Witness my hand and official seal.

Signature Ann Corkery



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 05-532502-AC
Locate No.: CAFYTD938-0938-0003-0000532502
Title No.: 05-532502-MF

EXHIBIT "A"

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

LOT NO. 40 in Block No. 134, as per Map of Sunnyside Addition No. 1, filed November 8, 1893 in Liber "E" and "F" of Maps at page 24, in the office of the County Recorder of the City and County of San Francisco, State of California.

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735030
Historic Sanborn Map 

Address 1173 BOSWORTH ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$45,518.00	Use Type	Dwelling
Structure	\$91,090.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	2
Year Built	1938	Basement	-
Building Area	1,624 sq ft		
Parcel Area	2,482 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

EXHIBIT 100
1173 Bosworth St.
Block - 3059
Lot - 7
Parcel Square Footage -2308

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735029
Historic Sanborn Map 

Address 1177 BOSWORTH ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$18,615.00	Use Type	Dwelling
Structure	\$55,268.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1962	Basement	-
Building Area	1,221 sq ft		
Parcel Area	2,548 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close



Assessor's Report

© 2020 San Francisco Planning

Parcel 6706036
Address 1203 BOSWORTH ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$730,777.00	Use Type	Dwelling
Structure	\$313,189.00	Units	1
Fixtures	-	Stories	2
Personal Property	-	Rooms	4
Last Sale	10/8/2013	Rooms	-
Last Sale Price	\$950,000.00	Bathrooms	2
Year Built	1926	Basement	-
Building Area	825 sq ft		
Parcel Area	2,234 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [📧](#).

Close

EXHIBIT 125
1203 Bosworth St.
Block - 6706
Lot - 36
Parcel Square Footage - 2234



Assessor's Report

x

© 2020 San Francisco Planning

Parcel 6762017
Address 8 NORDHOFF ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$18,615.00	Use Type	Dwelling
Structure	\$37,048.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	4
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	1
Year Built	1950	Basement	-
Building Area	1,000 sq ft		
Parcel Area	3,384 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [🔗](#).

Close

EXHIBIT 124
8 Nordhoff St.
Block - 6762
Lot - 17
Parcel Square Footage - 3384

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763015

Address 11 NORDHOFF ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$428,451.00	Use Type	Dwelling
Structure	\$285,631.00	Units	1
Fixtures	-	Stories	2
Personal Property	-	Rooms	10
Last Sale	5/9/2001	Rooms	-
Last Sale Price	\$450,000.00	Bathrooms	1
Year Built	1910	Basement	-
Building Area	1,272 sq ft		
Parcel Area	5,074 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 102
11 Nordhoff St.
Block - 6763
Lot - 15
Parcel Square Footage - 5074

Order No.
Escrow No. W311708
Loan No.

First American Title

WHEN RECORDED MAIL TO:

DUGAN MOORE, TRUSTEE
11 NORDHOFF STREET
SAN FRANCISCO, CA 94131



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-G944145-00

Root 2-FIRST AMERICAN Title Company
Wednesday, MAY 09, 2001 05:00:00
Ytl Pd \$3,073.00 Nbr-0001003874

REEL H884 IMAGE 0101
of a/FT/1-3

DOCUMENTARY TRANSFER TAX @ 3,060.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

___ Computed on the consideration or value of property conveyed; OR
___ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

3
EA

LOT 16, BLK 6763

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SARAH T. NILES, TRUSTEE for the Ralph R. Niles and Sarah T. Niles Revocable Trust, dated January 23, 1985

hereby GRANT(S) to

DUGAN MOORE, TRUSTEE of the Dugan Moore Revocable Trust of 1985

the real property in the City of
County of

SAN FRANCISCO
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated April 28, 2001

Sarah T. Niles, Trustee
SARAH T. NILES, TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____ before me,

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

Signature _____

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

(This area for official notarial seal)

1002 DM(1.0A)

FIRST AMERICAN

First American Title Insurance Company

G944145

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

LOT 12 and the south $\frac{1}{2}$ of Lot 11 in Block "M", as per "Map of additions to Castro Street addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, pages 50-53, in the office of the recorder of the City and County of San Francisco, State of California.

EXHIBIT "A"

G944145

STATE OF CALIFORNIA)

COUNTY OF Fresno)

ON April 27, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Sarah J. Miller, Trustee

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

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said County and State



I CERTIFY UNDER PENALTY OF PERJURY THAT THE "NOTARY SEAL" ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY K. Jennings
DATE COMMISSION EXPIRES Jan 18, 2002
PLACE OF EXECUTION Fresno DATE 4/27/01
COMMISSION NO. 1166330
(Govt. Code, Sec. 27361.7) Junda Salica
Signature (Firm Name If Any)

(REV 11-97) ACK

RECORDING REQUESTED BY:
WORLD SAVINGS BANK



San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2003-H381727-00

WHEN RECORDED MAIL TO:
WORLD SAVINGS
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78266-9548

Acct 4-OLD REPUBLIC Title Company
Friday, MAR 14, 2003 08:00:00
Tel Pd \$57.00 Nbr-0002098658
REEL I344 IMAGE 0027
ced/ER/1-17

LOAN NUMBER: 0019930882
NOTE AMOUNT: \$440,000.00

FOR RECORDER'S USE ONLY

11 Wardell Street SF CA
Lot 15; BK 6743

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$550,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated MARCH 12, 2003 * * * will be called the "Security Instrument"

(B) Borrower. JIN W. PARK AND JEONG H. PARK, HUSBAND AND WIFE

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender, WORLD SAVINGS BANK, FSB, * * * * * ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is A FEDERAL SAVINGS BANK * * * * * which is organized and exists under the laws of the United States. Lender's address is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612.



(D) Note. The note signed by Borrower and having the same date as this Security instrument, including all extensions, renewals, substitutions and modifications thereof, will be called the "Note." The Note shows that I owe Lender the original principal amount of U.S. \$440,000.00 * * ("Note Amount"), plus accrued and deferred interest and such other amounts as stated in the Note. I have promised to pay this debt in monthly payments and to pay the debt in full by APRIL 15, 2033.

(E) Property. The property that is described below in Section III entitled "Description of the Property" will be called the "Property."

(F) Sums Secured. The amounts described below in Section II entitled "Borrower's Transfer of Rights in the Property" sometimes will be called the "Sums Secured."

(G) Person. Any person, organization, governmental authority or other party will be called "Person."

(H) Trustor, Beneficiary, Trustee. Borrower is the "Trustor," Lender is the "Beneficiary" and GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION * * * * * is the "Trustee."

II. BORROWER'S TRANSFER OF RIGHTS IN THE PROPERTY

I irrevocably grant and convey the Property to the Trustee, in trust for Lender, with a power of sale subject to the terms of this Security instrument. This means that, by signing this Security instrument, I am giving Lender and Trustee those rights that are stated in this Security instrument and also those rights that the law gives to lenders who are beneficiaries of a deed of trust and to trustees of a deed of trust. I am giving Lender and Trustee these rights to protect Lender from possible losses that might result if I fail to:

(i) pay all amounts owed to Lender under the Note and all other notes secured by this Security instrument, called the "Secured Notes," including future advances made by Lender and any changes to the Secured Notes made with the written consent of Lender;

(ii) pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 below to protect the value of the Property and Lender's rights in the Property; and

(iii) keep all of my other promises and agreements under this Security instrument, the Secured Notes and any changes to the Secured Notes made with the written consent of Lender.

III. DESCRIPTION OF THE PROPERTY

I give Trustee rights in the Property described below:

(i) The property which is located at 11 NORDHOFF STREET, SAN FRANCISCO, CA 94131. * * * * * The legal description of the Property is attached as Exhibit "A" which is made a part of this Security instrument. This Property is called the "Described Property."

(ii) All buildings and other improvements that are located on the Described Property;

(iii) All rights in other property that I have as owner of the Described Property. These rights are known as easements, rights and appurtenances attached to the Property;

(iv) All rents or royalties and other income from the Described Property;

(v) All mineral, oil and gas rights and profits, water rights and stock that are part of the Described Property;

(vi) All rights that I have in the land which lies in the streets or roads in front of, behind or next to, the Described Property;

(vii) All fixtures that are now or in the future will be on the Described Property or on the property described in subsection (ii) of this Section;

(viii) All of the rights and property described in subsections (ii) through (vii) of this Section that I acquire in the future;

(ix) All replacements of or additions to the property described in subsections (ii) through (viii) of this Section; and

(x) All of the amounts that I pay to Lender under Paragraph 2 below.

IV. BORROWER'S RIGHT TO GRANT A SECURITY INTEREST IN THE PROPERTY AND BORROWER'S OBLIGATION TO DEFEND OWNERSHIP OF THE PROPERTY

I promise that (i) I lawfully own the Property; (ii) I have the right to grant and convey the Property to Trustee; and (iii) there are no outstanding claims, charges, liens or encumbrances against the Property, except for those which are of public record.

I give a general warranty of title to Lender. This means that I will be fully responsible for any losses which Lender suffers because someone other than myself and the Trustee has some of the rights in the Property which I promise that I have. I promise that I will defend my ownership of the Property against any claims of such rights.

COVENANTS

I promise and I agree with Lender as follows:

1. BORROWER'S PROMISE TO PAY

I will pay to Lender, on time, all principal and interest due under the Secured Notes and any prepayment and late charges due under the Secured Notes.

2. PAYMENTS FOR TAXES AND INSURANCE

(A) Borrower's Obligations

I will pay all amounts necessary to pay taxes and hazard insurance premiums on the Property as well as assessments, leasehold payments, ground rents or mortgage insurance premiums (if any).

(B) Escrow Accounts

Subject to applicable law, no escrow shall be required except upon written demand by Lender, in which case, I shall pay to Lender on the day payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes, penalties and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; and (e) yearly mortgage insurance premiums, if any. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for an escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge me for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays me interest on the Funds and/or applicable law permits Lender to make such a charge. However, Lender may require me to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay me any interest or earnings on the Funds. Lender shall give to me, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to me for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify me in writing, and, in such case I shall pay to Lender the amount necessary to make up the deficiency or shortage. I shall make up the deficiency or shortage in accordance with the requirements of the Lender, at its sole discretion, in the manner and times prescribed by RESPA.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to me any Funds held by Lender. If, under Paragraph 28, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. APPLICATION OF BORROWER'S PAYMENTS

Unless the law requires otherwise, Lender will apply each of my payments under the Secured Notes and under Paragraphs 1 and 2 above in the following order and for the following purposes:

- First, to pay prepayment charges due under the Secured Notes;
- Second, to pay any advances due to Lender under this Security Instrument;
- Third, to pay the amounts due to Lender under Paragraph 2 above;
- Fourth, to pay interest due under the Secured Notes;
- Fifth, to pay deferred interest due under the Secured Notes;
- Sixth, to pay principal due under the Secured Notes;
- Last, to pay late charges due under the Secured Notes.

4. BORROWER'S OBLIGATION TO PAY CHARGES, ASSESSMENTS AND CLAIMS

I will pay all taxes, assessments and any other charges and fines that may be imposed on the Property and that may be superior to this Security Instrument.

I will also make payments due under my lease if I am a tenant on the Property and I will pay ground rents (if any) due on the Property. I will pay these amounts either by making the payments to Lender that are described in Paragraph 2 above or by making the payments on time to the Person owed them.

Any claim, demand or charge that is made against property because an obligation has not been fulfilled is known as a lien. I will promptly pay or satisfy all liens against the Property that may be superior to this Security Instrument. However, this Security Instrument does not require me to satisfy a superior lien if: (A) I agree, in writing, to pay the obligation which gave rise to the superior lien and Lender approves in writing the way in which I agree to pay that obligation; or (B) in good faith, I argue or defend against the superior lien in a lawsuit so that, during the lawsuit, the superior lien may not be enforced and no part of the Property must be given up; or (C) I secure from the holder of that other lien an agreement, approved in writing by Lender, that the lien of this Security Instrument is superior to the lien held by that Person. If Lender determines that any part of the Property is subject to a superior lien, Lender may give to me a notice identifying the superior lien. I will pay or satisfy the superior lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. BORROWER'S OBLIGATION TO MAINTAIN INSURANCE

At my sole cost and expense, I will obtain and maintain hazard insurance to cover all buildings and other improvements that now are or in the future will be located on the Property. The insurance must cover loss or damage caused by fire, hazards normally covered

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by "extended coverage" hazard insurance policies and other hazards for which Lender requires coverage. The insurance must be in the amounts and for the periods of time required by Lender. I may choose the insurance company but my choice is subject to Lender's approval. Lender may not refuse to approve my choice unless the refusal is reasonable. All of these insurance policies and renewals of the policies must include what is known as a Standard Mortgage Clause to protect Lender. The form of all policies and renewals must be acceptable to Lender. Lender will have the right to hold the policies and renewals. If Lender requires, I will promptly give Lender all receipts of paid premiums and renewal notices that I receive.

If I obtain earthquake insurance, any other hazard insurance, credit life and/or disability insurance, or any other insurance on or relating to the Property or the Secured Notes and which are not specifically required by Lender, I will name Lender as loss payee of any proceeds.

If there is a loss or damage to the Property, I will promptly notify the proper insurance company and Lender. If I do not promptly prove to the insurance company that the loss or damage occurred, then Lender may do so.

The amount paid by the insurance company is called "Proceeds." Any Proceeds received will be applied first to reimburse Lender for costs and expenses incurred in connection with obtaining the Proceeds, and then, at Lender's option and in the order and proportion as Lender may determine in its sole and absolute discretion, regardless of any impairment or lack of impairment of security, as follows: (A) to the extent allowed by applicable law, to the Sums Secured in a manner that Lender determines and/or (B) to the payment of costs and expenses of necessary repairs or to the restoration of the Property to a condition satisfactory to Lender, such application to be made in the manner and at the times as determined by Lender.

If I abandon the Property or if I do not answer, within 30 days, a notice from Lender stating that the insurance company has offered to settle a claim, Lender may collect the Proceeds. Lender may use the Proceeds to repair or restore the Property or to pay the Sums Secured. The 30-day period will begin when the notice is given.

If any Proceeds are used to reduce the amount of principal which I owe to Lender under the Secured Notes, that use will not delay the due date or change the amount of any of my monthly payments under the Secured Notes and under Paragraphs 1 and 2 above. However, Lender and I may agree in writing to delays or changes.

If Lender acquires the Property under Paragraph 28 below, all of my rights in the insurance policies will belong to Lender. Also, all of my rights in any proceeds which are paid because of damage that occurred before the Property is acquired by Lender or sold will belong to Lender. However, Lender's rights in those proceeds will not be greater than the Sums Secured immediately before the Property is acquired by Lender or sold.

If I am required by Lender to pay premiums for mortgage insurance, I will pay the premiums until the requirement for mortgage insurance ends according to my written agreement with Lender or according to law.

6. BORROWER'S OBLIGATION TO MAINTAIN THE PROPERTY AND TO FULFILL ANY LEASE OBLIGATIONS

I will keep the Property in good repair. I will not destroy or substantially change the Property and I will not allow the Property to deteriorate. I will keep and maintain the Property in compliance with any state or federal hazardous materials and hazardous waste laws. I will not use, generate, manufacture or store any hazardous materials or hazardous waste on, under or about the Property. I will indemnify, defend and hold harmless Lender and its employees, officers and directors and their successors from any claims, damages or costs for required or necessary repair or the removal of hazardous waste or any other hazardous materials claim. If I do not own but am a tenant on the property, I will fulfill my obligations under my lease. I also agree that, if I acquire the fee title to the Property, my lease interest and the fee title will not merge unless Lender agrees to the merger in writing.

7. LENDER'S RIGHT TO PROTECT ITS RIGHTS IN THE PROPERTY

If: (A) I do not keep my promises and agreements made in this Security Instrument, or (B) someone, including me, begins a legal proceeding that may significantly affect Lender's rights in the Property (such as a legal proceeding in bankruptcy, in probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever it deems reasonable or appropriate to protect the Lender's rights in the Property. Lender's actions may, without limitation, include appearing in court, paying reasonable attorneys' fees, purchasing insurance required under Section 5, above (such insurance may cost more and provide less coverage than the insurance I might purchase), and entering on the Property to make repairs. Lender must give me notice before Lender may take any of these actions. Although Lender may take action under this Paragraph 7, Lender does not have to do so. Any action taken by Lender under this Paragraph 7, will not release me from my obligations under this Security Instrument.

I will pay to Lender any amounts which Lender advances under this Paragraph 7 with interest, at the interest rate in effect under the Secured Notes which have not been paid. I will pay those amounts to Lender when Lender sends me a notice requesting that I do so. Interest on each amount will begin to accrue on the date that the amount is advanced by Lender. However, Lender and I may agree in writing to terms that are different from those in this Paragraph 7. This Security Instrument will protect Lender in case I do not keep this promise to pay those amounts with interest.

8. LENDER'S RIGHT TO INSPECT THE PROPERTY

Lender, and others authorized by Lender, may enter upon and inspect the Property. They must do so in a reasonable manner and at reasonable times. Before or at the time an inspection is made, Lender must give me notice stating a reasonable purpose for the inspection.

9. AGREEMENTS ABOUT GOVERNMENTAL TAKING OF THE PROPERTY

I assign to Lender all my rights: (A) to proceeds of all awards or claims for damages resulting from condemnation, eminent domain or other governmental taking of all or any part of the Property; and (B) to proceeds from a sale of all or any part of the Property that is made to avoid condemnation, eminent domain or other government taking of the property. All of those proceeds will be paid to Lender.

If all of the Property is taken, the proceeds will be used to reduce the Sums Secured. If any of the proceeds remain after the amount that I owe to Lender has been paid in full, the remaining proceeds will be paid to me. Unless Lender and I agree otherwise in writing, if only a part of the Property is taken, the amount that I owe to Lender will be reduced only by the amount of proceeds multiplied by the following fraction: (A) the total amount of the Sums Secured immediately before the taking, divided by (B) the fair market value of the Property immediately before the taking. The remainder of the proceeds will be paid to me.

If I abandon the Property or if I do not answer, within 30 days, a notice from Lender stating that a governmental authority has offered to make a payment or to settle a claim for damages, Lender has the authority to collect the proceeds. Lender may then use the proceeds to repair or restore the Property or to reduce the Sums Secured. The 30-day period will begin when the notice is given.

If any proceeds are used to reduce the amount of principal which I owe to Lender under the Secured Notes, that use will not delay the due date or change the amount of any of my monthly payments under the Secured Notes and under Paragraphs 1 and 2 above. However, Lender and I may agree in writing to delays or changes.

10. CONTINUATION OF BORROWER'S OBLIGATIONS AND OF LENDER'S RIGHTS

(A) Borrower's Obligations

Lender may allow a Person who takes over my rights and obligations subject to this Security Instrument to delay or to change the amount of the monthly payments of principal and interest due under the Secured Notes or under this Security Instrument. Even if Lender does this, however, that Person and I will both still be fully obligated under the Secured Notes and under this Security Instrument.

Lender may allow those delays or changes for a Person who takes over my rights and obligations, even if Lender is requested not to do so. Lender will not be required to bring a lawsuit against such a Person for not fulfilling obligations under the Secured Notes or under this Security Instrument, even if Lender is requested to do so.

(B) Lender's Rights

Even if Lender does not exercise or enforce any of its rights under this Security Instrument or under the law, Lender will still have all of those rights and may exercise and enforce them in the future. Even if Lender obtains insurance, pays taxes, or pays other claims, charges or liens against the Property, Lender will have the right under Paragraph 28 below to demand that I make immediate payment in full of the amounts that I owe to Lender under the Secured Notes and under this Security Instrument.

11. OBLIGATIONS OF BORROWER, CO-SIGNORS AND OF PERSONS TAKING OVER BORROWER'S RIGHTS OR OBLIGATIONS

Except as provided below, if more than one Person signs this Security Instrument as Borrower, each of us is fully obligated to keep all of Borrower's promises and obligations contained in this Security Instrument. Lender may enforce Lender's rights under this Security Instrument against each of us individually or against all of us together. This means that any one of us may be required to pay all of the Sums Secured.

Any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signor"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signor's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signor's consent.

Any Person who takes over my rights or obligations under this Security Instrument will have all of my rights and will be obligated to keep all of my promises and agreements made in this Security Instrument. Similarly, any Person who takes over Lender's rights or obligations under this Security Instrument will have all of Lender's rights and will be obligated to keep all of Lender's agreements made in this Security Instrument.

12. MAXIMUM LOAN CHARGES

If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed permitted limits, then (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits and (B) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Secured Notes or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Secured Notes.

13. LEGISLATION AFFECTING LENDER'S RIGHTS

If a change in applicable law would make any provision of the Secured Notes or this Security Instrument unenforceable, Lender may require that I make immediate payment in full of all Sums Secured by this Security Instrument.

14. NOTICES REQUIRED UNDER THIS SECURITY INSTRUMENT

Any notice that must be given to me under this Security Instrument will be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice will be addressed to me at 11 NORDHOFF STREET, SAN FRANCISCO, CA 94131. * * * * *

A notice will be given to me at an alternative address if I give Lender notice of my alternative address. I may give notice to Lender of my alternative address in writing or by calling Lender's customer service telephone number provided on my billing statement. I may designate only one mailing address at a time for notification purposes. Except as permitted above for changes of address, any notice that must be given to Lender under this Security Instrument will be given by mailing it by first class mail to Lender's address stated in Section 1(C) above entitled, "Definitions of Words Used in This Deed of Trust," unless Lender gives me notice of a different address. Any notice required by this Security Instrument is given when it is mailed or when it is delivered according to the requirements of this Paragraph 14 or of applicable law.

15. GOVERNING LAW; SEVERABILITY

This Security Instrument and the Secured Notes shall be governed by and construed under federal law and federal rules and regulations, including those for federally chartered savings institutions, ("Federal Law") and, to the extent Federal Law does not apply, by the law of the jurisdiction in which the Property is located. In the event that any of the terms or provisions of this Security Instrument or the Secured Notes are interpreted or construed by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those provisions so construed or interpreted and shall not affect the remaining provisions of this Security Instrument or the Secured Notes.

16. BORROWER'S COPY

I acknowledge the receipt of one conformed copy of the Secured Notes and of this Security Instrument.

17. LENDER'S RIGHTS TO RENTAL PAYMENTS AND TO TAKE POSSESSION OF THE PROPERTY

If Lender requires immediate payment in full or if I abandon the Property, then Lender, Persons authorized by Lender, or a receiver appointed by a court at Lender's request may: (A) collect the rental payments, including overdue rental payments, directly from the tenants; (B) enter upon and take possession of the Property; (C) manage the Property; and (D) sign, cancel and change rental agreements and leases. If Lender notifies the tenants that Lender has the right to collect rental payments directly from them under this Paragraph 17, I agree that the

tenants may make those rental payments to Lender without having to ask (i) Lender whether I have failed to keep my promises and agreements under this Security Instrument, or (ii) me for my permission to do so.

If Lender acts to have the Property sold after a Breach of Duty as defined in Paragraph 28, I understand and agree that (A) my right to occupy the Property ceases at the time the Property is sold; (B) I shall have no right to occupy the Property after such sale without the written consent of the new owner of the Property; and (C) my wrongful and unlawful possession of the Property may subject me to monetary damages, including the loss of reasonable rent and the cost of eviction. All rental payments collected by Lender or by a receiver, other than the rent paid by me under this Paragraph 17, will be used first to pay the costs of collecting rental payments and of managing the Property. If any part of the rental payments remains after those costs have been paid in full, the remaining part will be used to reduce the Sum Secured. The costs of managing the Property may include the receiver's fees, reasonable attorneys' fees and the costs of any necessary bonds.

18. INJURY TO PROPERTY; ASSIGNMENT OF RIGHTS

An assignment is a transfer of rights to another. I may have rights to bring legal action against persons, other than Lender, for injury or damage to the Property or in connection with the loan made to me by Lender and which arose or will arise before or after the date of this Security Instrument. These rights to bring legal action may include an action for breach of contract, fraud, concealment of a material fact or for intentional or negligent acts. I assign these rights, and any proceeds arising from these rights, as permitted by applicable law, to Lender. Lender may, at its option, enforce these rights in its own name and may apply any proceeds resulting from this assignment to any amount that I may owe to Lender under the Note and this Security Instrument after deducting any expenses, including attorneys' fees, incurred in enforcing these rights. At the request of Lender, I will sign any further assignments or other documents that may be necessary to enforce this assignment.

19. CLERICAL ERRORS

In the event Lender at any time discovers that this Security Instrument, the Secured Notes or any other document related to this loan, called collectively the "Loan Documents," contains an error which was caused by a clerical mistake, calculation error, computer error, printing error or similar error, I agree, upon notice from Lender, to reexecute any Loan Documents that are necessary to correct any such error(s) and I also agree that I will not hold Lender responsible for any damage to me which may result from any such error.

20. LOST, STOLEN OR MUTILATED DOCUMENTS

If any of the Loan Documents are lost, stolen, mutilated or destroyed and Lender delivers to me an indemnification in my favor, signed by Lender, then I will sign and deliver to Lender a Loan Document identical in form and content which will have the effect of the original for all purposes.

21. WAIVER OF STATUTE OF LIMITATIONS

I will waive, within applicable law, the pleading of the statute of limitations as a defense to enforce this Security Instrument, including any obligations referred to in this Security Instrument or Secured Notes.

22. CAPTIONS

The captions and headings at the beginning of each paragraph of this Security Instrument are for reference only and will not be used in the interpretation of any provision of this Security Instrument.

23. MODIFICATION

This Security Instrument may be modified or amended only by an agreement in writing signed by Borrower and Lender.

24. CONDOMINIUM, COOPERATIVE AND PLANNED UNIT DEVELOPMENT OBLIGATIONS

If the Property is a unit in a condominium, cooperative or planned unit development, each of which shall be called the "Project," and I have an interest in the common elements of the Project, then Lender and I agree that:

(A) If an owners association or other entity, called "Owners Association," holds title to Property for the benefit or use of the Project and its members or shareholders, the Property also includes my interest in the Owners Association and the uses, proceeds and benefits of my interest.

(B) The following are called the "Constituent Documents:" (i) The declaration or any other document which created the Project; (ii) By-laws of the Owners Association; (iii) Code of regulations for the Project; (iv) Articles of incorporation, trust instrument or equivalent document which creates the Owners Association; (v) The Project's covenants, conditions and restrictions; (vi) Other equivalent documents.

I shall perform all of my obligations under the Constituent Documents, including my obligation to pay, when due, all dues and assessments. If I do not pay the dues and assessments when due, Lender may, at its option, pay them. I will pay to Lender any amounts which Lender advances under this Paragraph 24 according to the terms described in Paragraph 7 above.

(C) If the Owners Association maintains, with an insurance company reasonably acceptable to Lender, a master or blanket policy on the Project which is satisfactory to Lender and which provides insurance coverage on the terms, in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," and Lender is provided with evidence of such master or blanket policy, then: (i) Lender waives the provision in Paragraph 2(B) above for the monthly payment to Lender of the estimated yearly premium installments for hazard insurance on the Property; and (ii) hazard insurance coverage on the Property as required by Paragraph 5 above is deemed to be satisfied to the extent that the required coverage is provided by the Owners Association policy. I shall give Lender prompt notice of any lapse in the required hazard insurance coverage. I shall provide a copy of such master or blanket policy to Lender annually.

In the event of a distribution of any hazard insurance proceeds, including without limitation any earthquake or special hazards insurance whether or not such coverage was required by Lender, in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to me are hereby assigned and shall be paid to Lender for application to the Sums Secured by this Security Instrument, with any excess paid to me.

I shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable to Lender in form, amount and extent of coverage.

(D) I shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of condemnation, eminent domain or other governmental taking; (ii) any amendment to any provision of Constituent Documents unless the provision is for the express benefit of Lender or of lenders generally; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the master or blanket hazard insurance policy and/or the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

25. FUTURE ADVANCES

At Borrower's request, Lender, at its option (but before release of this Security Instrument or the full reconveyance of the Property described in the Security Instrument) may lend future advances, with interest, to Borrower. Such future advances, with interest, will then be additional Sums Secured under this Security Instrument.

26. AGREEMENTS ABOUT LENDER'S RIGHTS IF THE PROPERTY IS SOLD OR TRANSFERRED

Acceleration of Payment of Sums Secured. Lender may, at its option, require immediate payment in full of all Sums Secured by this Security Instrument if all or any part of the Property, or if any right in the Property, is sold or transferred without Lender's prior written permission. Lender also may, at its option, require immediate payment in full if Borrower is not a natural Person and a beneficial interest in Borrower is sold or transferred without Lender's prior written permission. However, Lender shall not require immediate payment in full if this is prohibited by Federal Law in effect on the date of the Security Instrument.

If Lender exercises the option to require immediate payment in full, Lender will give me notice of acceleration. If I fail to pay all Sums Secured by this Security Instrument immediately, Lender may then or thereafter invoke any remedies permitted by this Security Instrument without further notice to or demand on me.

Exception to Acceleration of Payment of Sums Secured. If the sale or transfer of all or any part of the Property, or of a beneficial interest in Borrower, if Borrower is not a natural Person, is the first one to occur after the date of this Security Instrument, Lender will not exercise the option to accelerate payment in full of all Sums Secured and the loan may be assumed if:

- (i) Lender receives a completed written application from transferee to evaluate the creditworthiness of transferee as if a new loan were being made to the transferee by Lender;
- (ii) Lender approves the creditworthiness of the transferee in writing;
- (iii) transferee makes a cash downpayment sufficient to meet Lender's then current underwriting standards;
- (iv) an assumption fee, in an amount to be determined by Lender (but not to exceed 1% of the balance of Principal and interest due under the Secured Notes at the time of sale or transfer of the Property or of the interest in the Borrower) is paid to Lender; and
- (v) the transferee executes an assumption agreement which is satisfactory to Lender.

The loan may be assumed under its then existing terms and conditions with one exception; the Lifetime Rate Cap may be changed. The Lifetime Rate Cap shall be changed to an interest rate which is the sum of the interest rate in effect on the date of a sale or transfer of the Property or beneficial interest in Borrower plus 5 percentage points, if that sum exceeds the Lifetime Rate Cap stated in the Secured Notes.

27. SUBSTITUTION OF TRUSTEE

I agree that Lender may at any time appoint a successor trustee and that Person shall become the Trustee under this Security Instrument as if originally named as Trustee.

28. RIGHTS OF THE LENDER IF THERE IS A BREACH OF DUTY

It will be called a "Breach of Duty" if (i) I do not pay the full amount of each monthly payment on the date it is due; or (ii) I fail to perform any of my promises or agreements under the Note or this Security Instrument; or (iii) any statement made in my application for this loan was materially false or misleading or if any statement in my application for this loan was materially false or misleading by reason of my omission of certain facts; or (iv) I have made any other statement to Lender in connection with this loan that is materially false or misleading. If there is a Breach of Duty by me, Lender may demand an immediate payment of all sums secured.

If there is a Breach of Duty by me, Lender may take action to have the Property sold under any applicable law.

Lender does not have to give me notice of a Breach of Duty. If Lender does not make a demand for full payment upon a Breach of Duty, Lender may make a demand for full payment upon any other Breach of Duty.

If there is a Breach of Duty, Lender may also take action to have a receiver appointed to collect rents from any tenants on the Property and to manage the Property. The action to appoint a receiver may be taken without prior notice to me and regardless of the value of the Property.

The sale of the Property may be postponed by or at the direction of Lender. If the Property is sold, I agree that it may be sold in one parcel. I also agree that Lender may add to the amount that I owe to Lender all legal fees, costs, allowances, and disbursements incurred as a result of the action to sell the Property.

Lender will apply the proceeds from the sale of the Property in the following order: (A) to all fees, expenses and costs incurred in connection with the sale, including but not limited to, attorneys' fees, if any; (B) to all Sums Secured by this Security Instrument; and (C) any excess to the Person or Persons legally entitled to it.

29. RECONVEYANCE

Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to Borrower. Lender may charge Borrower a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (including the Trustee) for services rendered and the charging of the fee is permitted, whether expressly or by lack of express prohibition, under applicable law. If the fee charged does not exceed any maximum fee set by applicable law, the fee is conclusively presumed to be reasonable.

30. STATEMENT OF OBLIGATION

Lender may collect a fee of \$60.00, or such greater maximum amount as may from time to time be allowed by law, for furnishing any statement of obligation with respect to this Security Instrument or the Secured Notes.

31. (X) QUICK QUALIFYING LOAN PROGRAM

I have qualified for this loan by making statements of fact which were relied upon by Lender to approve the loan rapidly. This loan is called a "Quick Qualifying Loan." I have stated and I confirm that (A) I do not have any other Quick Qualifying Loans with Lender; (B) I have agreed to not further encumber the Property and do not intend to further encumber the Property for at least six months after the date of the Secured Notes and this Security instrument; and (C) If I am purchasing the Property, all of the terms of the purchase agreement submitted to Lender are true and the entire down payment is cash from my own funds.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin subject to the Lifetime Rate Cap stated in the Secured Notes.

32. (X) OWNER OCCUPANCY

Lender has relied upon statements of fact which I have made to qualify for this loan. I have stated and confirm that (A) the Property is my personal and primary residence; (B) I will occupy the Property not later than 30 days after this Security instrument is recorded; and (C) I will use the Property as my residence for at least 12 months from the date this Security instrument is recorded.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin, subject to the Lifetime Rate Cap stated in the Secured Notes.

(X) VALUE INDICATES THAT THE PARAGRAPH APPLIES.

THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.

H081727

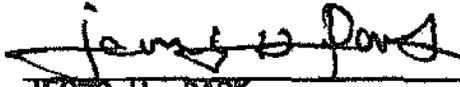
0019930882

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):


JIM H. PARK (Seal)


JEONG H. PARK (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

State of California
County of San Francisco

On March 13, 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Jin W. Park and Jeong H. Park, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

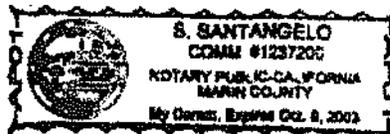
WITNESS my hand and official seal.

Signature

[Handwritten signature]
[Handwritten name: S. Santangelo]

Name

(typed or printed)



(Seal)

0001727

WORLD SAVINGS BANK, FSB

E X H I B I T "A"
LEGAL DESCRIPTION

LOAN NO. 0018930882

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA * * * * *, DESCRIBED AS FOLLOWS:

Order No. : 0221000108-USS

EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 12 and the south 1/2 of Lot 11 in Block "M", as per "Map of additions to Castro Street addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, pages 50-63, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 15; Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762018

Address 14 NORDHOFF ST

Assessed Values

Land \$288,614.00

Structure © 2020 San Francisco Planning \$164,014.00

Fixtures -

Personal Property -

Last Sale 5/30/1990

Last Sale Price \$275,000.00

Year Built 1948

Building Area 903 sq ft

Parcel Area 3,375 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 4

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 35 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 103
14 Nordhoff St.
Block - 6762
Lot - 18
Parcel Square Footage - 3375

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763014

Address 21 NORDHOFF ST

Assessed Values

Land	\$38,287.00
Structure	\$27,516.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1910
Building Area	2,330 sq ft
Parcel Area	5,061 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Flats & Duplex
Units	2
Stories	2
Rooms	12
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 104
21 Nordhoff St.
Block - 6763
Lot - 14
Parcel Square Footage - 5061

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762019

Address 22 NORDHOFF ST

Assessed Values

Land \$18,615.00
Structure © 2020 Sanborn Planning \$28,907.88
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built 1916
Building Area 1,748 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 35 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763013

Address 27 NORDHOFF ST

Assessed Values

Land	\$285,332.00
Structure	\$142,660.00
Fixtures	-
Personal Property	-
Last Sale	8/7/1991
Last Sale Price	\$270,000.00
Year Built	1949
Building Area	1,319 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	6
Rooms	3
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

18

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 11-35415216-KN
Locate No.: CACT17738-7738-2354-0035415216
Title No.: 11-35415216-RM

When Recorded Mail Document
and Tax Statement To:
Peter k. Chiu
27 Nordhoff Street

San Francisco, CA 94131

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J260325-00
Acct 1-CHICAGO Title Company
Friday, AUG 26, 2011 08:00:00
Ttl Pd \$14.00 Rcpt # 0004232134
REEL K469 IMAGE 0084
ata/TD/1-2

APN: Lot 013, Block 6763
27 Nordhoff St.

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City Transfer Tax is \$ 0.00

- [] computed on full value of property conveyed, or
- [] computed on full value less value of liens or encumbrances remaining at time of sale,
- [x] City of San Francisco,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Peter M. Chiu and Albert K. Tai, Trustees of a Revocable Trust of August 11, 2009

hereby GRANT(S) to Peter M. Chiu, a single man and Albert K. Tai, a single man as joint tenants 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: August 19, 2011

Revocable Trust of August 11, 2009

State of California }
County of San Francisco }
On August 20, 2011 before me,
Carole Lam, Notary Public
(here insert name and title of the officer), personally appeared
Peter M. Chiu
Albert K. Tai

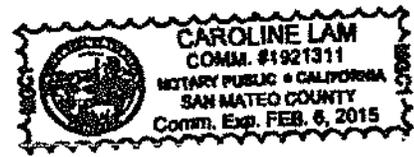
P.M. Chiu
Peter M. Chiu, Trustee
Albert K. Tai
Albert K. Tai, Trustee

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

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 *Carole Lam* (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 12/07)
(Grant/RI)06-09

GRANT DEED

Record No.: 11-33415216-KN
Locate No.: CACTI7738-7738-2334-0035415216
Title No.: 11-33415216-RM

EXHIBIT "A"

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:

LOT NO. 9, IN BLOCK "M" AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "ADDITIONS TO CASTRO ST. ADDITION AND GLEN PARK TERRACE" FILED MARCH 25, 1910 AND RECORDED IN LIBER "G" OF MAPS AT PAGES 60 TO 63, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 013, Block 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762020

Address 28 NORDHOFF ST

Assessed Values

Land	\$352,552.00
Structure	\$285,031.00
Fixtures	-
Personal Property	-
Last Sale	9/12/2000
Last Sale Price	\$435,000.00
Year Built	1910
Building Area	731 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 107
28 Nordhoff St.
Block - 6762
Lot - 20
Parcel Square Footage - 3371

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 254842-DS
Title Order No. 00433297

When Recorded Mail Document
and Tax Statement To:
Mr. Gerry Filby
28 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2000-G829710-00

Acct 11-FIDELITY NATIONAL Title Company
Tuesday, SEP 12, 2000 13:52:54
Ttl Pd \$2,958.00 Nbr-0001470123

REEL H720 IMAGE 0385
oar/AB/1-2

APN: Lot 20, Block 6762

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$2,958.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kui Yin Szeto and Li Zhen Liang, husband and wife, as Joint Tenants

hereby GRANT(S) to Gerry Filby, An Unmarried Man

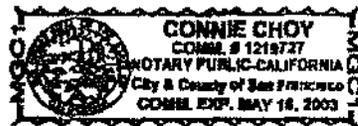
the following described real property in the City of San Francisco
County of San Francisco, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: September 1, 2000

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON SEPTEMBER 5, 2000 before me,
CONNIE CHOY, NOTARY PUBLIC personally appeared
LI ZHEN LIANG AND KUI YIN SZETO

Li Zhen Liang
Li Zhen Liang
Kui Yin Szeto
Kui Yin Szeto

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



Witness my hand and official seal.

Signature: Connie Choy

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 154842 53
Title Order No. 504325-7

G829710

EXHIBIT ONE

LOT NO. 17, in Block "L" as said lot and block are delineated and so designated upon that certain map entitled, "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763012

Address 33 NORDHOFF ST

Assessed Values

Land \$237,774.00

Structure © 2020 San Francisco Planning \$284,602.00

Fixtures -

Personal Property -

Last Sale 3/13/1992

Last Sale Price \$298,000.00

Year Built 1907

Building Area 1,302 sq ft

Parcel Area 3,375 sq ft

Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms 2

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 35 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 108
33 Nordhoff St.
Block - 6763
Lot - 12
Parcel Square Footage - 3375

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762021

Address 34 NORDHOFF ST

Assessed Values

Land	\$60,890.00
Structure	\$78,044.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1910
Building Area	560 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 109
34 Nordhoff St.
Block - 6762
Lot - 21
Parcel Square Footage - 3371

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

MICHAEL CALLAHAN and MARGARET
CALLAHAN
34 NORTHOFF STREET
SAN FRANCISCO, CA 94114

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 95-F825291-00
Acct 1-CHICAGO Title Company
Tuesday, AUG 01, 1995 08:00:00
REC \$6.00/PAG \$2.00/MIC \$1.00
STP \$1.00
Ttl Pd \$10.00
REEL 6435 IMAGE 0237
Nbr-0000396830
oar/AB/2

Record No. 1000004-LX
Order No. 1000004-01

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN 6762/21

GRANT DEED

The undersigned declares that the documentary transfer tax is none - to correct name on title, and is

computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
The undersigned declares that the city/county transfer tax is \$-

The land, tenements or realty is located in unincorporated area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MICHAEL CALLAHAN and MARGARET CALLAHAN, HUSBAND AND WIFE, AS JOINT TENANTS WHO ACQUIRED TITLE AS MICHAEL R. CALLAHAN AND MARGARET J. CALLAHAN, HUSBAND AND WIFE, AS JOINT TENANTS

heroby GRANT(S) to
MICHAEL CALLAHAN and MARGARET CALLAHAN, HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the City of San Francisco
County of San Francisco, State of California;
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated July 28, 1995

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

Michael Callahan
MICHAEL CALLAHAN

On 7/26/95 before me,

a Notary Public in and for said County and State, personally appeared:

Michael Callahan, Margaret Callahan
MICHAEL CALLAHAN MARGARET CALLAHAN

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

WITNESS my hand and official seal.



Signature of Notary FOR NOTARY SEAL OR STAMP
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

DRE01 8/24/95

F825291

Page 1
Recorder No. 1002554 -LY

LEGAL DESCRIPTION EXHIBIT

CITY OF SAN FRANCISCO

LOT NO. 18, IN BLOCK "L", ACCORDING TO MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET
ADDITION AND GLEN PARK TERRACE", FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MARCH 28, 1910 AND RECORDED IN MAP BOOK "G"
AT PAGES 50 TO 63 BOTH INCLUSIVE.



DEED:504-00/00/00 17

we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762022

Address 38 NORDHOFF ST

Assessed Values

Land \$192,507.00
Structure © 2020 San Francisco Planning \$190,747.00
Fixtures -
Personal Property -
Last Sale 1/27/1987
Last Sale Price \$179,000.00
Year Built 1948
Building Area 1,015 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 4
Rooms -
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 35 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763011

Address 39 NORDHOFF ST

Assessed Values

Land	\$225,855.00
Structure	© 2020 San Francisco Planning \$184,000.00
Fixtures	-
Personal Property	-
Last Sale	12/15/1994
Last Sale Price	\$239,000.00
Year Built	1900
Building Area	950 sq ft
Parcel Area	3,375 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	2
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	35 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 111
39 Nordhoff St.
Block - 6763
Lot - 11
Parcel Square Footage - 3375

RECORDING REQUESTED BY
Michael Heath, Esq.

AND WHEN RECORDED MAIL TO:

Name: Law Office of Michael Heat
Address: 3251 Steiner Stree
City & State: San Francisco, CA
Zip: 94123



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K792202-00

Check Number 6974
Tuesday, JUL 09, 2019 12:26:01
Ttl Pd \$92.00 Rcpt # 0006027716
PF1/PF/1-2

ASSESSORS PARCEL NO. Lot: 011; Block 6763
39 Nordhoff St.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

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

Documentary transfer tax is \$ 0.

- Computed on full value of property conveyed, or
Computed on full value less value of liens and encumbrances remaining at time of sale.
Unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Paul J. Stock and Kelli A. Stock, husband and wife as community
property hereby GRANT(S) to

Paul J. Stock and Kelli A. Stock, Trustees of 2019 KELLI AND PAUL
STOCK REVOCABLE TRUST dated May 17, 2019
the following described real property in the City of San Francisco, County of San Francisco, State of California:
the following real property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated

Paul J. Stock

Kelli A. Stock

Handwritten signatures of Paul J. Stock and Kelli A. Stock with dates 5/17/2019.

ACKNOWLEDGMENT

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

State of California
County of San Francisco

On May 17th, 2019

before me, Johan A. Manghola, Notary Public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared Paul J. Stock and Kelli A. Stock

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Handwritten signature of Johan A. Manghola



(SEAL)

Title Order No.

Escrow, Loan, or Attorney File No. 6330-19

MAIL TAX STATEMENTS TO:

PAUL & KELLI STOCK, 39 Nordhoff St., San Francisco, CA 94131

NAME

ADDRESS

CITY, STATE, ZIP

G744993

Exhibit A

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

Lot 7, Block "M" as the same is designated and delineated on that certain Map entitled, addition to Castro Street addition, Glen Park Terrace, which was filed for record March 25, 1910, in Map Book "G" Pages 60 to 63 inclusive, in the Office of the County Recorder of the City and County of San Francisco, State of California.

Lot: 011; Block: 6763

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763010

Address 43 NORDHOFF ST

Assessed Values

Land	\$884,346.00
Structure	\$184,692.00
Fixtures	-
Personal Property	-
Last Sale	4/6/2011
Last Sale Price	\$1,100,000.00
Year Built	1916
Building Area	1,900 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	9
Rooms	3
Bathrooms	3
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Janet L. Brewer
Law Office of Janet L. Brewer
2501 Park Boulevard, Suite 100
Palo Alto, CA 94306

MAIL TAX STATEMENTS TO:

Michael and Kathryn Rosenbluth
43 Nordhoff Street
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K729852-00
Friday, FEB 08, 2019 10:24:18
Ttl Pd \$17.00 Rcpt # 0005951165
PF1/PF/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN# Lot 010, Block 6763

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

Conveyance transferring grantor's interest into Revocable Living Trust and not pursuant to sale
R&T Code §11930

The undersigned grantor(s) declare(s) the Documentary Transfer Tax is \$ None.

Documentary transfer tax is

- () computed on the full value of the interest or property conveyed, or -
- () computed on full value less liens and encumbrances remaining at time of sale.
- () Unincorporated Area (X) City of San Francisco

This transfer is exempt from the fee imposed by GC 27388.1(a)(1) due to being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier of the dwelling. [GC 27388.1(a)(2)]

This is a Trust Transfer under Sec. 62 of the Revenue and Taxation Code and is excluded on the basis that it is a transfer to a revocable trust for the benefit of the Grantor(s) and not pursuant to sale. There is no consideration for this transfer, and no real property transfer tax, documentary transfer tax or city transfer tax is due [R&T Code Section 11930].

GRANTORS: Michael J. Rosenbluth and Kathryn H. Rosenbluth, husband and wife as community property with right of survivorship

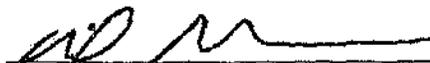
HEREBY GRANT TO: Michael J. Rosenbluth and Kathryn H. Rosenbluth, trustees of the Rosenbluth Family Living Trust dated January 30, 2018 that certain real property situated in the City and County of San Francisco State of California, more particularly described as follows:

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

COMMONLY KNOWN AS: 43 Nordhoff Street, San Francisco, CA 94131

APN# Lot 010, Block 6763

Dated: 2-4-, 2018


Michael J. Rosenbluth


Kathryn H. Rosenbluth

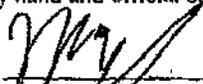
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

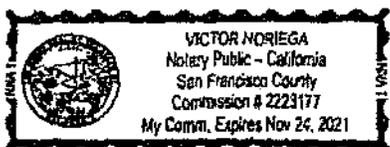
STATE OF CALIFORNIA) ss.
COUNTY OF SAN FRANCISCO)

On this 4 day of Feb, 2018, before me, Victor Noriega, a Notary Public, personally appeared Michael J. Rosenbluth and Kathryn H. Rosenbluth, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that s/he/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature: 



MAIL TAX STATEMENTS TO: SAME AS ABOVE

EXHIBIT "A"

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

Beginning at a point on the Westerly line of Nordhoff Street distance thereon 150.10 feet Northerly from the Southerly boundary line of Block M according to the map hereinafter referred to; said point being also distant (along said line on Nordhoff Street, extending Southerly) 186.53 feet Northerly from the Northerly line of Mangels Avenue; thence running Northerly along line of Nordhoff Street 25 feet, and thence at a right angle Easterly 135 to the point of beginning.

Being Lot 6, Block M, addition to Castro Street extension in Glen Park Terrace as per map of the same filed in the office of the Recorder of the City and County of San Francisco, State of California on March 25, 1910.

A.P.N Lot 10, Block 6763 (43 Nordhoff Street, SF, CA)

MAIL TAX STATEMENTS TO: SAME AS ABOVE

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762023

Address 44 NORDHOFF ST

Assessed Values

Land	\$734,096.00
Structure	\$214,610.00
Fixtures	-
Personal Property	-
Last Sale	2/12/2019
Last Sale Price	\$1,711,000.00
Year Built	1948
Building Area	1,363 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	2
Bathrooms	2
Basement	348 sq ft
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

Recording Requested by:
First American Title Co

20199K73079900003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2019-K730799-00
Acct 6002-First American Title Co.- Redwood City
Tuesday, FEB 12, 2019 13:12:39
Ttl Pd\$12,862.50 Nbr-0005952387
dar/RE/1-3

When Recorded Mail to:
Ben Coene
44 Nordhoff St
SF CA 94131

Assessor Parcel Number (APN): Block 6762 Lot 023

Street Address: 44 Nordhoff St, SF CA 94131

Grant Deed

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
the Coene Trust, dated February 4, 2019
44 Nordhoff St
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 023, BLOCK: 6762

File No.: 3807-5825450 (MA)

Site Address: 44 Nordhoff St, San Francisco, CA 94131

Property Address: **44 Nordhoff St, San Francisco, CA 94131**

Lot Number: **023**

Block Number: **6762**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$12,832.50; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$ 0

[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of San Francisco, and

~~EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Scott M. Berning, As Trustee of the Scott M. Berning Revocable Trust, Dated October 20, 2016 ("Trust")**

hereby GRANTS to **Ben Coene and Pariya Coene, Trustees of the Coene Trust, dated February 4, 2019**

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

LOT NO. 20, IN BLOCK "L" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, AND RECORDED IN LIBER "G" OF MAPS, AT PAGES 60, 61, 62 AND 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

Date: 02/04/2019

A.P.N.: LOT: 023, BLOCK: 6762

File No.: 3807-5825450 (MA)

Dated: February 04, 2019

Scott M. Berning, as trustee of The Scott M. Berning Revocable Trust dated October 20, 2016

Scott M. Berning
Scott M. Berning, Trustee

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

STATE OF California)SS

COUNTY OF Alameda)

On February 05, 2019 before me, Douglas J Lee, Notary Public, personally appeared Scott M Berning

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

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

WITNESS my hand and official seal.

This area for official notarial seal.

Notary Signature

[Handwritten Signature]



we would recommend for this
property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763009

Address 49 NORDHOFF ST

Assessed Values

Land	\$18,615.00
Structure	\$37,048.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1953
Building Area	900 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	4
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 114
49 Nordhoff St.
Block - 6763
Lot - 9
Parcel Square Footage - 3371

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762024

Address 56 NORDHOFF ST

Assessed Values

Land	\$49,681.00
Structure	\$95,245.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1939
Building Area	1,200 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 7

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 115
56 Nordhoff St.
Block - 6762
Lot - 24
Parcel Square Footage ~3371

WHEN RECORDED MAIL THIS DEED TO
AND MAIL TAX STATEMENTS TO

GERARDUS and ANNELORE
VANDERHEIDEN
56 Nordhoff Street
San Francisco, CA 94131


San Francisco Assessor-Recorder
Habel S. Teng, Assessor-Recorder
DOC- 2005-H886030-00
Acct 3-FIRST AMERICAN Title Company
Tuesday, JAN 11, 2005 08:00:00
Trl Pd \$15.00 Nbr-0002664696
REEL I803 IMAGE 0036
of a/FT/1-3

Lot 24 Block 6762
Accommodation only

GRANT DEED

7335940-024

36

"This instrument filed for record by First American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title."

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$

Computed on the full value of the property conveyed

Computed on the full value less liens and encumbrances remaining at the time of sale

Not a sale (Rev. & Tax Code section 11930)

See below

Signature of Declarant or Agent Determining Tax

FOR NO CONSIDERATION, GERARDUS VANDERHEIDEN AND ANNELORE
VANDERHEIDEN, husband and wife, as joint tenants, grant to GERARDUS
VANDERHEIDEN and ANNELORE VANDERHEIDEN, Trustees of the Vanderheiden
Family Trust dated January 5, 2005 their entire right, title and interest
in the real property located in San Francisco, County, California described as follows:

Lot No. 21 in Block Lettered "L" according to map entitled "Addition to
Castro Street Addition and Glen Park Terrace," filed March 25, 1910, and
recorded in Book "G" of Maps, at pages 60 to 63, inclusive, in the office
of the Recorder of the City and County of San Francisco, State of
California.

- ✓ Commonly known as 56 Nordhoff Street, San Francisco, CA 94131
- ✓ APN: Block 6762, Lot 24

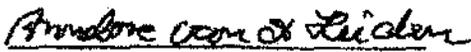
Note 1: The transfer made pursuant to this deed is not a change in ownership because it
is a transfer by the grantors to a revocable trust of which they are the trustees and
beneficiaries. Rev. & Tax. Code section 62(d).

886030

Note 2: The transfer made pursuant to this deed is not subject to the documentary transfer tax because it is a transfer to a trust for the benefit of the grantors. Rev. & Tax. Code section 11930.

Executed on January 5, 2005 at San Francisco, California.


GERARDUS VANDERHEIDEN


ANNELORE VANDERHEIDEN

ACKNOWLEDGEMENT

State of California)
)
County of San Francisco)

On JANUARY 5, 2005, before me, the undersigned notary public, personally appeared GERARDUS VANDERHEIDEN and ANNELORE VANDERHEIDEN, personally known to me (or 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.

WITNESS my hand and official seal.

David M. Valdez



STATE OF CALIFORNIA
CERTIFICATE OF VITAL RECORDS

COUNTY OF SAN MATEO
HEALTH SYSTEM
SAN MATEO, CALIFORNIA

308201500922		CERTIFICATE OF DEATH	3201541000791		
NAME OF DECEASED BETTY		SEX JANE	MARRIAGE JONES		
DATE OF BIRTH 05/08/1922		AGE 92	RACE CAUCASIAN		
EDUCATION SOME COLLEGE		OCCUPATION ASSISTANT TO THE DIRECTOR		EDUCATIONAL FOUNDATION	
RESIDENCE 49 NORDHOFF STREET		CITY SAN FRANCISCO	STATE CA	ZIP 94131	
RELATIONSHIP TO DECEASED NANCY J. MURRAY, DAUGHTER		RESIDENCE OF DECEASED 57 NORDHOFF STREET, SAN FRANCISCO, CA 94131			
MOTHER'S NAME THOMAS		FATHER'S NAME DANIEL	MOTHER'S MAIDEN NAME KEENAN		
MOTHER'S BIRTH FLORENCE		FATHER'S BIRTH MINNIE	MOTHER'S BIRTH KRIENS		
DATE OF DEATH 02/26/2015		PLACE OF DEATH RESIDENCE OF NANCY J. MURRAY		DEATH NUMBER 57 NORDHOFF STREET, SAN FRANCISCO, CA 94131	
CAUSE OF DEATH CVRES		EMBALMED NOT EMBALMED		DISPOSAL SCOTT MORROW, MD	
PLACE OF BURIAL ST. FRANCIS HEIGHTS		CITY DAILY CITY			
ADDRESS 99 ESCUELA DRIVE		CITY DAILY CITY			
IMMEDIATE CAUSE CARDIORESPIRATORY ARREST		PERIOD OF ILLNESS 2 WKS			
OTHER CAUSE BACTERIAL PNEUMONIA		PERIOD OF ILLNESS WKS			
CORONARY ARTERY DISEASE NO		PERIOD OF ILLNESS NO			
SIGNATURE OF REGISTRAR JUDY D. MAMAOLAY M.D.		DATE 02/25/2015			

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
 COUNTY OF SAN MATEO } 55

DATE ISSUED

MAR 09 2015

This is a true and exact reproduction of the document officially registered and placed on file in the office of the SAN MATEO COUNTY HEALTH SYSTEM.

By Gloria Lee

Scott Morrow MD
 SCOTT MORROW, M.D.
 HEALTH OFFICER AND REGISTRAR



This copy not valid unless prepared on engraved border displaying seal and signature of County Health Officer.



we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763008

Address 57 NORDHOFF ST

Assessed Values

Land	\$704,701.00
Structure	\$302,012.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1906
Building Area	2,308 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Flats & Duplex
Units	2
Stories	2
Rooms	8
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 116
57 Nordhoff St.
Block - 6763
Lot - 8
Parcel Square Footage - 3371

RECORDING REQUESTED BY
ATTORNEYS

AND WHEN RECORDED MAIL TO
PETERSON & PETERSON
769 Monterey Blvd.
San Francisco, CA 94127

MAIL TAX STATEMENTS TO
NANCY J. MURRAY
57 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K198129-00

Check Number 5787
Thursday, FEB 04, 2016 11:47:45
Ttl Pd \$21.00 Rpt # 0005308861
tn2/TN/1-2

Trust Transfer Deed

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

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$NONE Exempt under Revenue and Taxation Code §11930.

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

Transfer to a revocable trust for the benefit of Transferor.

GRANTOR(S): NANCY JANET MURRAY, a single woman

hereby **GRANT(S)** to NANCY J. MURRAY, Trustee of the NANCY J. MURRAY TRUST
2016 dated February 1, 2016

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

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT A, AND
INCORPORATED HEREIN BY THIS REFERENCE

A.P.N. Block 6763; Lot 008; Address: 57 Nordhoff Street, San Francisco, California

Dated: February 1, 2016


NANCY JANET MURRAY

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

State of California
County of San Francisco

On February 1, 2016, before me, ROBERT HOWARD PETERSON, a notary public for the State of California, personally appeared NANCY JANET MURRAY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.



A handwritten signature in black ink, appearing to read "R. Peterson", written over a horizontal line.

ROBERT HOWARD PETERSON
NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot Number Four (4) in Block "M" as the same are designated and delineated on that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace" which was filed for record on March 25, 1910 in Map Book "G" page 62, in the office of the County Recorder of the City and County of San Francisco.

A.P.N. Block 6763; Lot 008; Address: 57 Nordhoff Street, San Francisco, California

RECORDING REQUESTED BY
ATTORNEYS

AND WHEN RECORDED MAIL TO
PETERSON & PETERSON
769 Monterey Blvd.
San Francisco, CA 94127

MAIL TAX STATEMENTS TO
Nancy Janet Murray
57 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K048257-00

Check Number 5567
Friday, APR 17, 2015 11:02:12
Ttl Pd \$21.00 Rcpt # 0005134988
OKC/KC/1-2

Trust Transfer Deed

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

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is **SNONE**. Exempt under Revenue and Taxation Code §11930.

This is a Trust Transfer under §53.1 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer from parent to child.

GRANTOR(S): NANCY JANET MURRAY, Successor Trustee of the MARCUS DEAN JONES and BETTY JANE JONES Revocable Living Trust dated November 29, 2005

hereby **GRANT(S)** to NANCY JANET MURRAY, a single woman

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

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT A, AND INCORPORATED HEREIN BY THIS REFERENCE

A.P.N. Block 6763; Lot 008; Address: 57 Nordhoff Street, San Francisco, California

Dated: April 13, 2015


NANCY JANET MURRAY,
Successor Trustee of the
Marcus Dean Jones and Betty
Jane Jones Revocable Living Trust

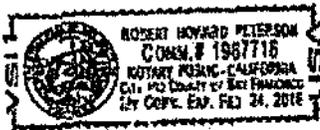
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

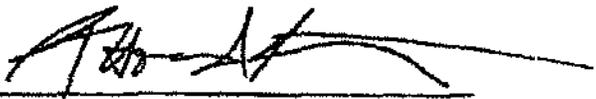
State of California
County of San Francisco

On April 13, 2015, before me, ROBERT HOWARD PETERSON, a notary public for the State of California, personally appeared NANCY JANET MURRAY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.




ROBERT HOWARD PETERSON
NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION**

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

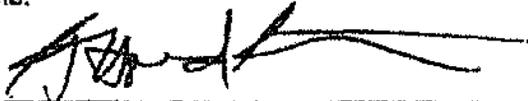
Lot Number Four (4) in Block "M" as the same are designated and delineated on that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace" which was filed for record on March 25, 1910 in Map Book "G" page 62, in the office of the County Recorder of the City and County of San Francisco.

A.P.N. Block 6763; Lot 008; Address: 57 Nordhoff Street, San Francisco, California

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

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 13th day of April, 2015, by NANCY JANET MURRAY, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



ROBERT HOWARD PETERSON, Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot Number Four (4) in Block "M" as the same are designated and delineated on that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace" which was filed for record on March 25, 1910 in Map Book "G" page 62, in the office of the County Recorder of the City and County of San Francisco.

A.P.N. Block 6763; Lot 008; Address: 57 Nordhoff Street, San Francisco, California

RECORDED BY
 ATTORNEY
 AND WHEN RECORDED SHALL BE
 FREDERICK PETERSON
 215 Market Street
 San Francisco, CA 94102
 MAR. 27 1997
 MARY H. SUNDQUIST
 27 Market Street
 San Francisco, CA 94102

San Francisco Co Assessor-Recorder
 Doris M. Ward, Assessor-Recorder
 DDC - 97-0275880-00
 Check Number 9527
 Tuesday, DEC 23, 1997 10:41:43
 REC \$5.00/PAG \$1.00/NO \$1.00
 NYE \$0.00
 TOL Pd \$7.00 REC-0000988712
 BUREAU NO 25 TRACER 0338 CWD/BR/L-1

Trust Transfer Deed

Grant Deed (excluded from Reciprocity Under Proposition 13, See Civil Code Section 4141 et seq.)
 This instrument (which is) (which is not) subject to the following conditions:
 THERE IS NO CONSIDERATION FOR THIS TRANSFER.
 Decedent's Death Tax is (IS) (IS NOT)
 This is a Trust Transfer under (Part of the Marital and Family Code and Community Law) (None) check of the applicable exclusion
 (X) Transfer to a Revocable Trust.

GRANTOR(S) FRED JOHN SUNDQUIST and MARIE HELEN SUNDQUIST
 hereby GRANT(S) to MARIO H. SUNDQUIST, Trustee of the SUNDQUIST FAMILY TRUST 1997
 Dated December 19, 1997

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

Lot Number Four (4) in Block "A" as the same are depicted and delineated on that certain Map entitled "Additions to Campo Street Addition and Green Park Drive" which was filed for record on March 23, 1932 in Map Book "A" page 52, in the office of the County Recorder of said City and County of San Francisco.
 APN: Block 878; Lot 4

Dated December 19, 1997

Fred John Sundquist
 FRED JOHN SUNDQUIST
Maria Helen Sundquist
 MARIE HELEN SUNDQUIST

State of California,
 County of San Francisco
 1997
 On this 19th day of December 1997, before me, MARIANO H. SUNDQUIST, the undersigned Notary Public, personally appeared FRED JOHN SUNDQUIST and MARIE HELEN SUNDQUIST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names were subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in the capacity and for the purposes and for the purposes stated on the instrument, and that they executed the same for the purposes and for the purposes stated on the instrument, and that they executed the same for the purposes and for the purposes stated on the instrument.



WITNESS my hand and official seal.
Mario H. Sundquist
 Notary Signature

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762025

Address 62 NORDHOFF ST

Assessed Values

Land	\$335,657.00
Structure	© 2020 San Francisco Planning \$143,132.00
Fixtures	-
Personal Property	-
Last Sale	7/15/1997
Last Sale Price	\$334,500.00
Year Built	1939
Building Area	1,175 sq ft
Parcel Area	3,375 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	Rectangular
Parcel Depth	35 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 117
62 Nordhoff St.
Block - 6762
Lot - 25
Parcel Square Footage - 3375

Recorded by and
When Recorded Mail to:
Kimberly D. Osmer
c/o James A. Wattson, Esq.
330 Ignacio Blvd. Suite 201
Novato, CA 94949


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2006-I138506-00
Check Number 9342
Friday, MAR 03, 2006 09:29:01
Ttl Pd \$12.00 Nbr-0002952711
REEL J089 IMAGE 0321
0J1/JL/1-2

X 2 ✓

GRANT DEED

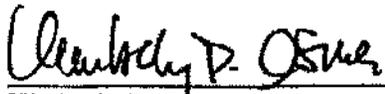
THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS \$ NONE.
THIS CONVEYANCE IS A TRANSFER TO A REVOCABLE TRUST FOR BENEFIT OF GRANTOR.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kimberly D. Osmer, an unmarried woman, hereby grants to Kimberly D. Osmer, Trustee of the
Kimberly D. Osmer 2006 Trust under declaration of trust dated January 25, 2006, all of that real
property located in the City and County of San Francisco, State of California and more particularly
described as:

Lot No. 22 in Block Lettered "L" as said Lot and Block are shown on that certain
Map entitled "Additions to Castro Street addition and Glen Park Terraces" filed
March 25th, 1910, and recorded in Liber "G" of Maps, at pages 60 to 63, inclusive,
in the Office of the Recorder of the City and County of San Francisco, State of
California

ADDRESS: 62 NORDHOFF ST.
APN: 6762 025

IN WITNESS WHEREOF this deed is executed this 25th day of January 2006.

By: 
Kimberly D. Osmer

Mail Tax Statements to: Kimberly D. Osmer, 440 A School Road, Novato, CA 94945-2713.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762026

Address 64 NORDHOFF ST

Assessed Values

Land	\$1,680,000.00
Structure	\$720,000.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	12/4/2018
Last Sale Price	\$2,400,000.00
Year Built	1910
Building Area	2,080 sq ft
Parcel Area	2,750 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	6
Rooms	3
Bathrooms	3
Basement	-
Parcel Shape	Rectangular
Parcel Depth	10 ft

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 118
64 Nordhoff St.
Block - 6762
Lot - 26
Parcel Square Footage - 2750

Recording Requested by:

When Recorded Mail to:
Andrew and Claire Droog
64 Nordhoff Street, San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K841077-00

Check Number 101
Tuesday, OCT 08, 2019 08:34:24
Ttl Pd- \$23.00 Rcpt # 0005084691
PF1/PF/1-4

Assessor Parcel Number (APN) Block 6762 Lot 026

Street Address: 64 Nordhoff Street, San Francisco, CA 94131

TRUST TRANSFER DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

Recording Requested By:
Grantors

And When Recorded Mail To:
Andrew Philip Droog and Claire Anne Droog
64 Nordhoff Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: Lot 026, Block 6762

TRUST TRANSFER DEED

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

The undersigned grantors declare under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$0

THERE IS NO CONSIDERATION FOR THIS TRANSFER

This is a Transfer under §§62(d) and 11930 of the Revenue and Taxation Code and Grantor(s)
have selected the applicable exclusion:

Transfer to a Revocable Trust

GRANTOR(S): Andrew Philip Droog and Claire Anne Droog, husband and wife, as joint
tenants

hereby GRANT(S) to: Andrew Philip Droog and Claire Anne Droog, Trustees of the Andrew
and Claire Droog Living Trust dated August 1, 2019 and any amendments
thereto

any and all interest held by the Grantor(s) in the following described real property in the City of
San Francisco, County of San Francisco, State of California. The real property commonly known
as 64 Nordhoff Street, San Francisco, California 94131 and more particularly described as
follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Dated: August 10, 2019


Andrew Philip Droog
Grantor


Claire Anne Droog
Grantor

Mail tax statements to: Andrew Philip Droog and Claire Anne Droog, 64 Nordhoff Street, San Francisco, California 94131

NOTARY ACKNOWLEDGEMENT

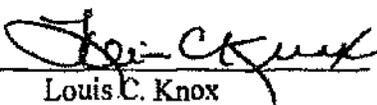
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

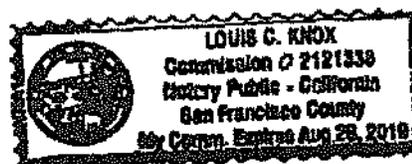
On August 10, 2019, before me, Louis C. Knox, a Notary Public, personally appeared Andrew Philip Droog and Claire Anne Droog, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same 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 
Louis C. Knox

(Seal)



Mail tax statements to: Andrew Philip Droog and Claire Anne Droog, 64 Nordhoff Street, San Francisco, California 94131

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 026, Block 6762

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:

LOT 23, IN BLOCK "L", AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK ", FILED MARCH 25, 1910, IN LIBER "G" OF MAPS, AT PAGES 60, 61, 62, AND 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763007

Address 65 NORDHOFF ST

Assessed Values

Land	\$224,259.00
Structure	\$185,044.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1911
Building Area	1,410 sq ft
Parcel Area	5,061 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	8
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 119
65 Nordhoff St.
Block - 6763
Lot - 7
Parcel Square Footage - 5061

we would recommend for this property at SF Plant Finder [↗](#)

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

OFFICE OF RECORDER
COUNTY OF ALAMEDA
OAKLAND, CALIFORNIA

CERTIFICATE OF DEATH 3200001002641

STATE FILE NUMBER		DATE OF CALIFORNIA BIRTH OR DEATH, IMMIGRATION OR ALTERATION		LOCAL REGISTRATION NUMBER	
1 NAME OF DECEASED—FIRST MIDDLE		2 LAST NAME		3 SEX	
KENNETH		MICHAEL		MALE	
4 DATE OF BIRTH		5 AGE		6 DATE OF DEATH	
03/09/1950		50		03/21/2000	
7 STATE OF BIRTH		8 RACE		9 MARITAL STATUS	
IL		White		Never Married	
10 SOCIAL SECURITY NO.		11 MILITARY SERVICE		12 HIGHEST GRADE COMPLETED	
[REDACTED] 1433		[REDACTED]		16	
13 SEX		14 COLOR		15 OCCUPATION	
Male		White		Kaiser Permanente	
16 OCCUPATION		17 TYPE OF BUSINESS		18 PLACE OF BUSINESS	
Aide Benefit Coordinator		Healthcare		8	
19 RESIDENCE—STREET AND NUMBER OR LOCATION					
65 Nordhoff Street					
20 CITY		21 COUNTY		22 ZIP CODE	
San Francisco		San Francisco		94131	
23 STATE OF DEATH		24 COUNTY		25 ZIP CODE	
CA		San Francisco		94131	
26 NAME, RELATIONSHIP					
Lorry Katalnar, Autho-Agent, 65 Nordhoff Street, San Francisco, CA 94131					
27 NAME OF FATHER—FIRST		28 MIDDLE		29 LAST	
Bernall		Edward		Wesvke	
30 STATE OF BIRTH		31 MIDDLE		32 LAST	
Shirley		-		Thomas	
33 DATE BIRTH		34 PLACE OF BIRTH			
04/11/2000		Res: Lorry Katalnar, 65 Nordhoff Street, San Francisco, CA 94131			
35 TYPE OF INTERMENT		36 NATURE OF BURIAL		37 GRAVE NO.	
CR/RES		Not Embalmed		-	
38 NAME OF FUNERAL DIRECTOR		39 LICENSE NO.		40 DATE OF INTERMENT	
Naptuna Society Of No. CA		FD 1325		04/11/2000	
41 PLACE OF DEATH		42 CITY		43 COUNTY	
KAISER FOUNDATION HOSPITAL		OAKLAND		ALAMEDA	
44 STREET ADDRESS—STREET AND NUMBER OR LOCATION		45 CITY		46 COUNTY	
280 W. MACARTHUR BLVD		OAKLAND		ALAMEDA	
47 IMMEDIATE CAUSE					
A1) ASPIRATION PNEUMONIA					
48 DUE TO					
B1) ILIUS					
49 DUE TO					
C1) SQUAMOUS CELL CANCER OF ASUS					
50 DUE TO					
D1) ACQUIRED IMMUNODEFICIENCY SYNDROME					
51 TIME OF DEATH					
DIVERGING COLONY 03/22/2000					
52 SIGNATURE OF PHYSICIAN		53 COUNTY AND TITLE OF PHYSICIAN		54 LICENSE NO.	
03/22/2000		Richard Godfrey M.D.		A045061	
55 DATE OF DEATH		56 PLACE OF DEATH		57 DATE OF INTERMENT	
03/22/2000		RICHARD GODFREY, M.D., 280 W. MACARTHUR BL., OAKLAND 94611		04/07/2000	
58 SIGNATURE OF DECEASED OR DEPUTY SIGNER					
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472 SIGNATURE OF DEPUTY SIGNER					

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 6762027

Address 66 NORDHOFF ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$504,561.00	Use Type	Dwelling
Structure	\$286,270.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	5
Last Sale	11/30/2001	Rooms	2
Last Sale Price	\$635,000.00	Bathrooms	2
Year Built	1911	Basement	-
Building Area	1,800 sq ft		
Parcel Area	2,465 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder .

Close

NORTH AMERICAN TITLE
55903-1143567



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J440369-00
Check Number 5480
Friday, JUN 20, 2012 11:00:33
Ttl Pd \$17.00 Rcpt # 0004437620
REEL K679 IMAGE 0401
ogL/AK/1-1

Recording Requested By
North American Title Company, Inc.
File No. 55903-1143567-12

AND WHEN RECORDED MAIL TO:
Name: Timothy M. Polishook and Jennifer L. Polishook
Street Address 66 Nordhoff Street
City & State San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE *for*

GRANT DEED

File No.: 55903-1143567-12

* Property Address: 66 Nordhoff Street, San Francisco, CA 94131
Lot Number: 027 Block Number: 6762

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$NONE;
[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of San Francisco, and

This conveyance transfers Grantor's interest into or out of his/her revocable trust and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to § 11930 of the Revenue and Taxation Code.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Timothy Polishook and Jennifer Polishook, Trustees of Tim and Jen's Trust
hereby GRANTS to Timothy M. Polishook and Jennifer L. Polishook, husband and wife

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

LOT 27, BLOCK L, AS SHOWN ON THAT CERTAIN MAP ENTITLED CASTRO STREET ADDITION AND GLEN PARK TERRACE, FILED MARCH 25, 1910, IN MAP BOOK G, PAGE(S) 60 TO 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Dated: 06/25/2012
STATE OF CALIFORNIA
COUNTY OF San Mateo

On June 26, 2012 before me,
Catherine Berggren, Notary Public, personally
appeared Timothy Polishook &
Jennifer Polishook

Timothy Polishook and Jennifer Polishook, Trustees of Tim and Jen's Trust
[Signature]
Timothy Polishook, Trustee
[Signature]
Jennifer Polishook, Trustee

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

Real Tax Statements To: SAME AS ABOVE

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763044

Address 69 NORDHOFF ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$35,798.00	Use Type	Dwelling
Structure	\$21,203.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	6
Last Sale	-	Rooms	3
Last Sale Price	-	Bathrooms	1
Year Built	1910	Basement	-
Building Area	1,475 sq ft		
Parcel Area	6,466 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

RECORDING REQUESTED BY:

BASHIR A. ABDULLAH
69 Nordhoff Street
San Francisco, California 94131

WHEN RECORDED MAIL DEED TO:

BASHIR A. ABDULLAH
69 Nordhoff Street
San Francisco, California 94131



San Francisco Assessor-Recorder
Habel S. Teng, Assessor-Recorder
DOC- 2004-H728776-00

Check Number 4563
Wednesday, MAY 26, 2004 13:05:27
Ttl Pd \$9.00 Nbr-0002488192
REEL 1846 IMAGE 0561
oJa/ER/1-1

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

21

The undersigned Quitclaimor(s) declare: Documentary transfer tax is NONE; No monetary consideration is given; This conveyance transfers the Quitclaimor(s) interest into a Quitclaimor(s)' Revocable Living Trust; Quitclaimor(s) are the same person as the Trustee(s) of Quitclaimor(s)' Revocable Living Trust. This transfer is not pursuant to a sale of the property conveyed.

FOR VALUE RECEIVED, receipt of which is hereby acknowledged, but without monetary consideration

BASHIR A. ABDULLAH

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

BASHIR A. ABDULLAH, Trustee of THE BASHIR A. ABDULLAH TRUST dated

May 24, 2004

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

COMMENCING at a point on the southwesterly line of Nordhoff Street, distant thereon 85.32 feet southeasterly from the southerly line of Stillings Avenue; running thence southeasterly along said line of Nordhoff Street, a distance of 43.76 feet to the westerly line of Nordhoff Street; thence southerly along said westerly line of Nordhoff Street a distance of 9.83 feet; thence at right angles westerly 133 feet; thence at right angles northerly 12.50 feet; thence at right angles westerly 11 feet; thence at right angles northerly 37.50 feet; thence at right angles easterly 122.17 feet, more or less, to the southwesterly line of Nordhoff Street and the point of commencement.

BEING all of Lot 1, the northerly portion of Lot 2 and the southerly portion of Lot 21, in Block "N" as the same are designated and delineated on that certain map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," which was filed for record on March 25, 1910 in the office of the Recorder of the City and County of San Francisco, State of California, Book "G" of Maps, on pages 60 to 63 inclusive.

QUITCLAIMOR SIGNATURE(S)

APN: 6763-044
Situs: 69 Nordhoff Street
San Francisco, California 94131

Bashir A. Abdullah
BASHIR A. ABDULLAH

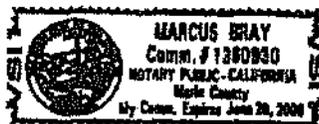
Dated: 5/24/04

ACKNOWLEDGMENT

State of California
County of San Francisco

On May 24, 2004, before me, Marcus Bray Notary Public, personally appeared **BASHIR A. ABDULLAH**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



Marcus Bray
Signature of Notary Public

[SEAL]

MAIL TAX STATEMENTS TO BASHIR A. ABDULLAH, 69 Nordhoff Street, San Francisco, California 94131

55

409061

RECORDING REQUESTED BY

Fidelity National Title

MAIL TAX STATEMENT TO

BASHIR A. ABDULLAH
SABINA J. ABDULLAH
69 NORDHOFF ST
SAN FRANCISCO, CA 94131

SAN FRANCISCO, CA RECORDER'S OFFICE

Bruce Jamison, Recorder

DOC - F890187

FIDELITY NATIONAL TITLE

Wednesday, March 25, 1992 08:00/00am

Rec 4.00 --- Pa 2.00

Stp 1.00 --- Mfc 1.00

Ant 8.00 ---

TOTAL -> \$8.00

REEL F591 IMAGE 0223

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER NO. 408051
ESCROW NO. 960483DC-TF

GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s): TRANSFER SOLELY BETWEEN HUSBAND AND WIFE.

Documentary transfer tax is \$ 0

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area; (XX) City of SAN FRANCISCO

Tax Parcel No. LOT 44 BLOCK 6763

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

BASHIR A. ABDULLAH

hereby GRANT(S) to BASHIR A. ABDULLAH AND SABINA J. ABDULLAH, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the City and
County of SAN FRANCISCO, State of California;

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Dated March 16, 1992

STATE OF CALIFORNIA,

COUNTY OF San Mateo

On March 16, 1992 before me,
the undersigned, a Notary Public in and for the said State, residing therein,
duly commissioned and sworn, personally appeared

Bashir A. Abdullah

Bashir A. Abdullah

BASHIR A. ABDULLAH

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)

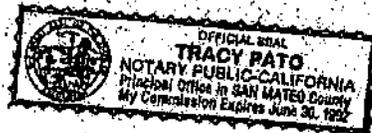
(X) INDIVIDUAL whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it who executed the within instrument as

() CORPORATION president and _____ secretary, on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its articles and by-laws and a resolution of its Board of Directors

() PARTNERSHIP that _____ executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in and for said County and State, the day and year first above written.

Notary Public in and for said State
My commission expires 06/30/92



(SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

F090187

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

COMMENCING at a point on the southwesterly line of Nordhoff Street, distant thereon 88.32 feet southeasterly from the southerly line of Stillings Avenue; running thence southeasterly along said line of Nordhoff Street, a distance of 43.75 feet to the westerly line of Nordhoff Street; thence southerly along said westerly line of Nordhoff Street a distance of 5.83 feet; thence at right angles westerly 135 feet; thence at right angles northerly 12.50 feet; thence at right angles westerly 11 feet; thence at right angles northerly 37.50 feet; thence at right angles easterly 122.17 feet, more or less, to the southwesterly line of Nordhoff Street and the point of commencement.

BEING all of Lot 1, the northerly portion of Lot 2 and the southerly portion of Lot 31, in Block "N" as the same are designated and delineated on that certain map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", which was filed for record on March 25, 1910 in the office of the Recorder of the City and County of San Francisco, State of California, Book "G" of Maps, on pages 60 to 63 inclusive.

A.P.S.: Lot 44, Block 6763.

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762028

Address 80 NORDHOFF ST

Assessed Values

Land	\$753,414.00
Structure	\$222,896.00
Fixtures	-
Personal Property	-
Last Sale	3/4/2013
Last Sale Price	\$975,000.00
Year Built	1927
Building Area	1,614 sq ft
Parcel Area	2,696 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 122
80 Nordhoff St.
Block - 6762
Lot - 28
Parcel Square Footage - 2696

17

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224028561-KT
APN: Lot 028; Block 6762

When Recorded Mail Document and Tax Statements to:

Carolyn J. Fleg
80 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder

DOC- 2013-J613652-00

Acct 4-OLD REPUBLIC Title Company

Monday, MAR 04, 2013 09:00:00

Ttl Pd \$6,658.00 Rcpt # 0004631959

REEL K845 IMAGE 0064

dar/AB/1-2

80 Nordhoff St, SF.

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$6,630.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Andrew Wayne Horton and Dana Anne Horton, husband and wife, as community property with right of survivorship

hereby GRANT(S) to

Carolyn J. Fleg, a married woman, as her sole and separate property

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

Date: February 26, 2013

Dana Anne Horton

Andrew Wayne Horton

State of California

County of San Francisco

On 26th day of February, 2013 before me, Kristin Therre, a Notary Public, personally appeared Andrew Wayne Horton and Dana Anne Horton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Name Kristin Therre
(typed or printed)



(Area reserved for official notarial seal)

EXHIBIT A

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

BEGINNING at a point on the southeasterly line of West Portal Avenue, distant thereon 5.215 feet southwesterly from the subdivisional line between Lots 21 and 22 of Block 2979-A of West Portal Park; running thence southwesterly along said line of West Portal Avenue on a curve to the right of 2450 foot radius, central angle $16^{\circ} 7'$ a distance of 11.484 feet; thence continuing southwesterly along the southeasterly line of West Portal Avenue tangent to the preceding curve south $43^{\circ} 03' 13''$ west, a distance of 20.301 feet; thence southerly along the southeasterly line of West Portal Avenue and the northeasterly line of Vicente Street on a curve to the left of 15 foot radius, tangent to the preceding course, central angle $99^{\circ} 49' 51''$, a distance of 26.136 feet; thence southeasterly along the northeasterly line of Vicente Street on a curve to the right of 967 foot radius, tangent to the preceding curve, central angle $2^{\circ} 35' 42''$, a distance of 43.797 feet; thence northeasterly along a line deflected $87^{\circ} 52' 38''$ to the left from the tangent to the preceding curve (and at right angles with the subdivisional line between Lots 23 and 24, said Block 2979-A), a distance of 45.334 feet; thence at right angles northwesterly 57.082 feet to the point of beginning.

BEING a portion of Lot 21 of Block 2979-A of WEST PORTAL PARK, as per map on file in the Records Office in the City and County of San Francisco, State of California, dated August 7, 1917, in Book "H" of Maps, Pages 79 to 83 inclusive.

Assessors Lot 21A; Block 2979A

16

RECORDING REQUESTED BY:

Old Republic Title Company

Order #: 0224028561-KT
APN #: Lot 028; Block 6762

WHEN RECORDED MAIL TO

Carolyn J. Fleg
80 Nordhoff Street
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J613651-00
Acct 4-OLD REPUBLIC Title Company
Monday, MAR 04, 2013 08:08:00
Ttl Pd \$21.00 Rcpt # 0004631958
REEL K845 IMAGE 0063
oar/AB/1-2

SPACE ABOVE THIS LINE FOR RECORDERS USE

80 Nordhoff St, SF

Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 relinquish community property interest

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of San Francisco \$0.00
- (X) Really not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jerry Chalmers

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
Carolyn J. Fleg, a married woman as her sole and separate property

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

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property, to the grantee as his/her sole and separate property.

Mail Tax Statements to Grantee at address above

Date February 28, 2013

State of California

County of San Francisco

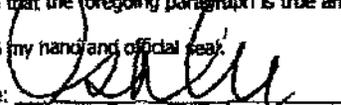
On 2/27/2013 before me,
Amber Hoover a Notary Public,
personally appeared
Jerry Chalmers

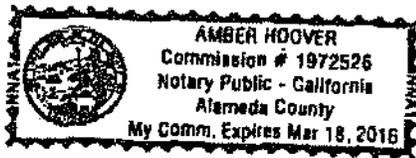

Jerry Chalmers

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

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

WITNESS my hand and official seal.

Signature: 
Name: Amber Hoover
(typed or printed)
(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 0224028561-KT

EXHIBIT A

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

Lot No. 28, in Block "L", as the same is designated and delineated on that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", which was filed for record on March 25, 1910, in the office of the County Recorder of said City and County of San Francisco, State of California, in Book G of Maps, pages 60, 61, 62 and 63.

Assessor's Lot 028; Block 6762

we would recommend for this property at SF Plant Finder [↗](#)

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762029

Address 86 NORDHOFF ST

Assessed Values

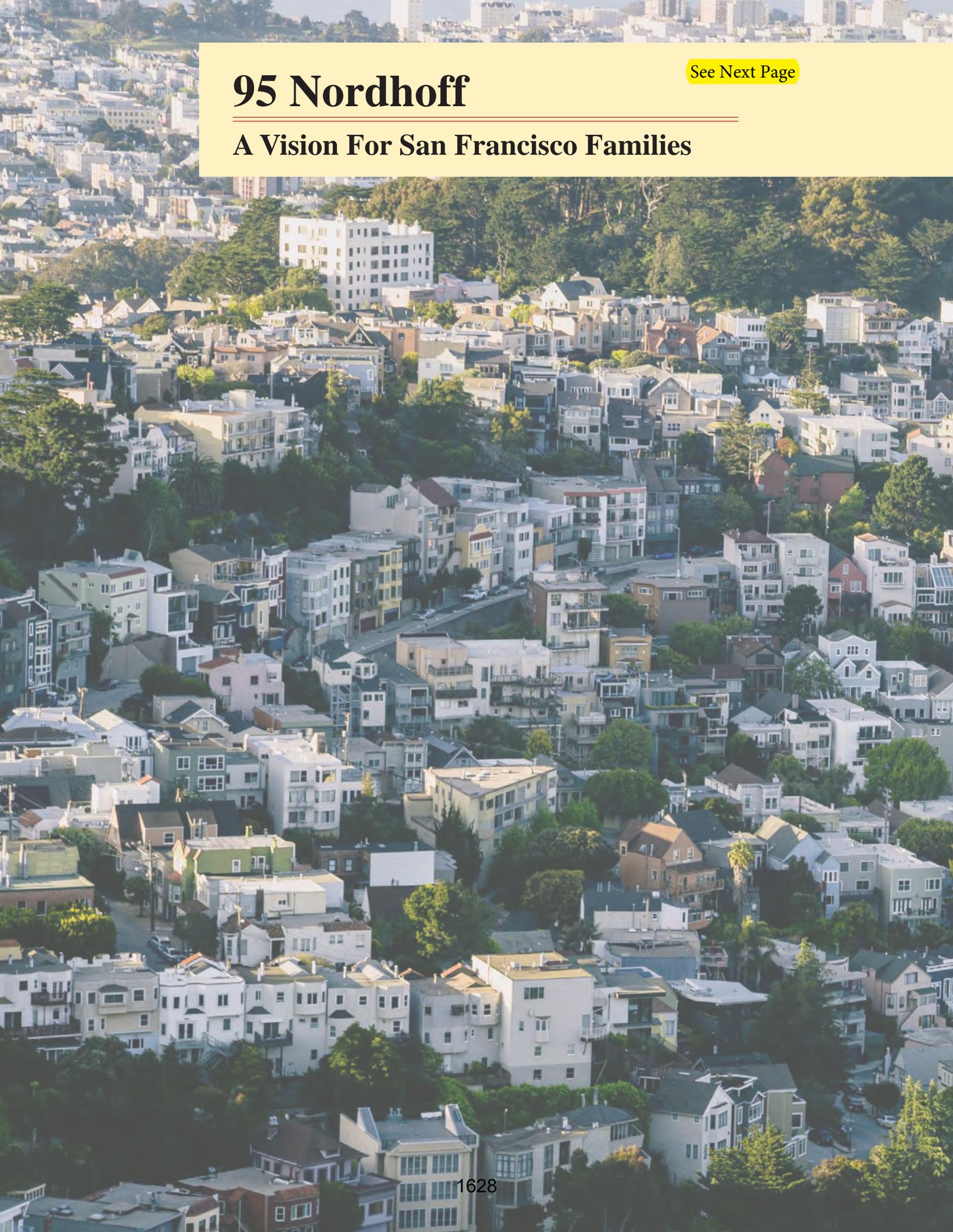
Land	\$14,261.00
Structure	\$24,412.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1914
Building Area	1,146 sq ft
Parcel Area	2,330 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	6
Rooms	-
Bathrooms	1
Basement	-
Parcel Shape	-
Parcel Depth	-

Please send questions about this report to the Office of the Assessor-Recorder [↗](#).

Close

EXHIBIT 123
86 Nordhoff St.
Block - 6762
Lot - 29
Parcel Square Footage - 2696



95 Nordhoff

See Next Page

A Vision For San Francisco Families

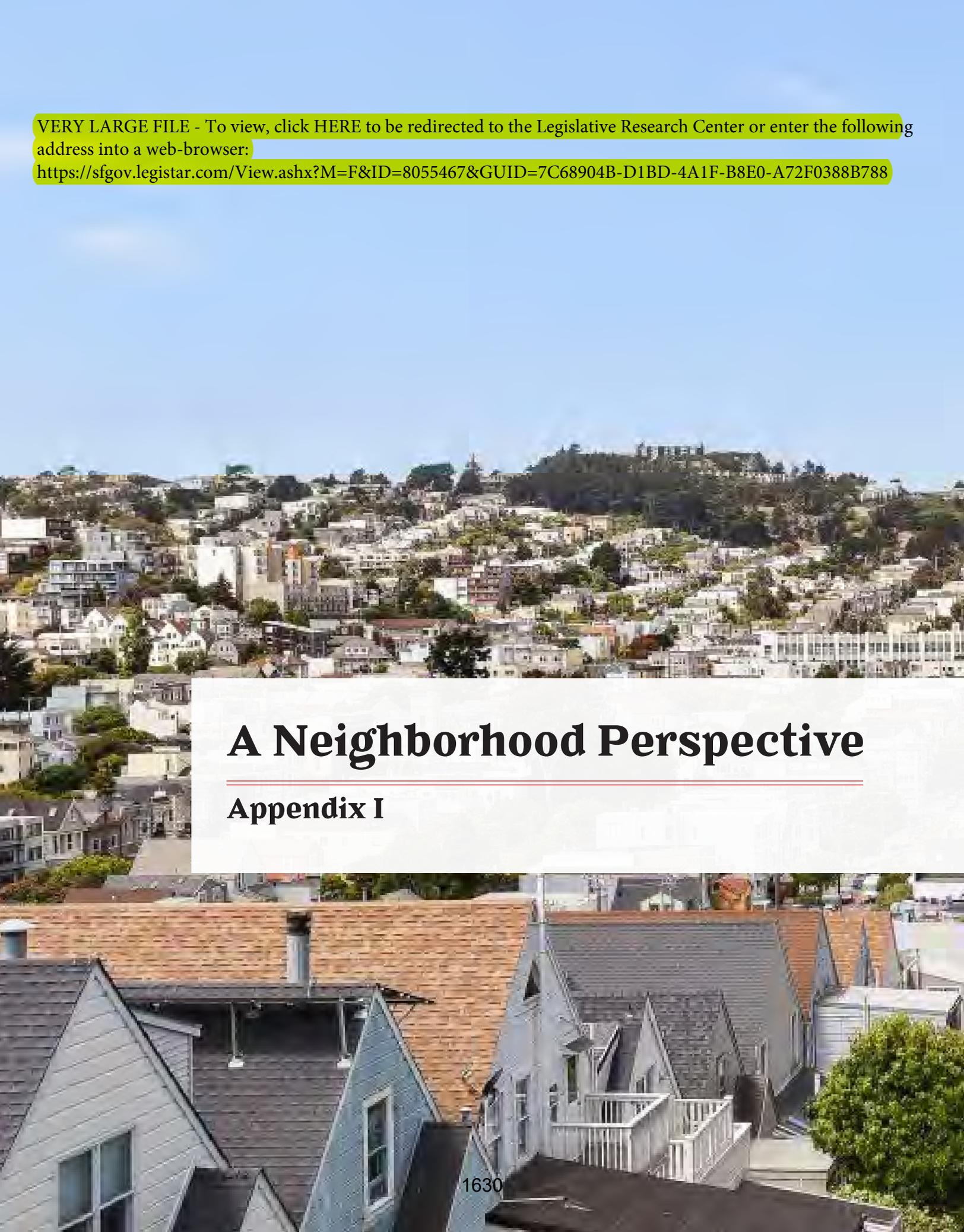
VERY LARGE FILE - To view, click [HERE](#) to be redirected to the Legislative Research Center or enter the following address into a web-browser:

<https://sfgov.legistar.com/View.ashx?M=F&ID=8055532&GUID=1EF0BD11-C5EA-4043-95E0-AD83AF2723A6>

NORDHOFF & STILLINGS

VERY LARGE FILE - To view, click [HERE](#) to be redirected to the Legislative Research Center or enter the following address into a web-browser:

<https://sfgov.legistar.com/View.ashx?M=F&ID=8055467&GUID=7C68904B-D1BD-4A1F-B8E0-A72F0388B788>



A Neighborhood Perspective

Appendix I

From: BOS Legislation, (BOS)
To: ganztick@yahoo.com; voicematch@yahoo.com; tony@kp-architects.com
Cc: PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Gibson, Lisa (CPC); Jain, Devyani (CPC); Varat, Adam (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Pantoja, Gabriela (CPC); Rosenberg, Julie (BOA); Sullivan, Katy (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject: APPELLANT SUPPLEMENTAL APPEAL: Appeal of Conditional Use Authorization - Proposed 95 Nordhoff Street Project - Appeal Hearing on February 11, 2020
Date: Friday, January 31, 2020 10:05:19 AM
Attachments: image001.png

Good morning,

Please find linked below a supplemental appeal letter received by the Office of the Clerk of the Board from the Appellant, Steve Ganz, regarding the Conditional Use Authorization Appeal for the proposed 95 Nordhoff Street Project.

[Appellant Supplemental Appeal Letter - January 31, 2020](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on February 11, 2020.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200067](#)

Regards,

Lisa Lew

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



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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

Board of Supervisors File No. 200067

**Appeal of Conditional Use Authorization
95 Nordhoff Street**

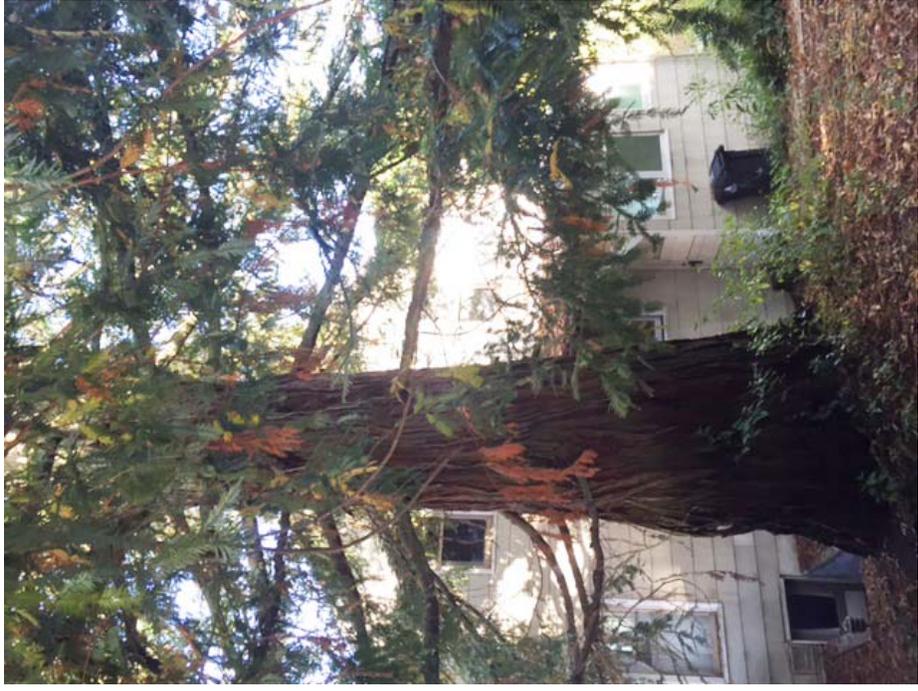
Planning Case No. 2018-015554CUA

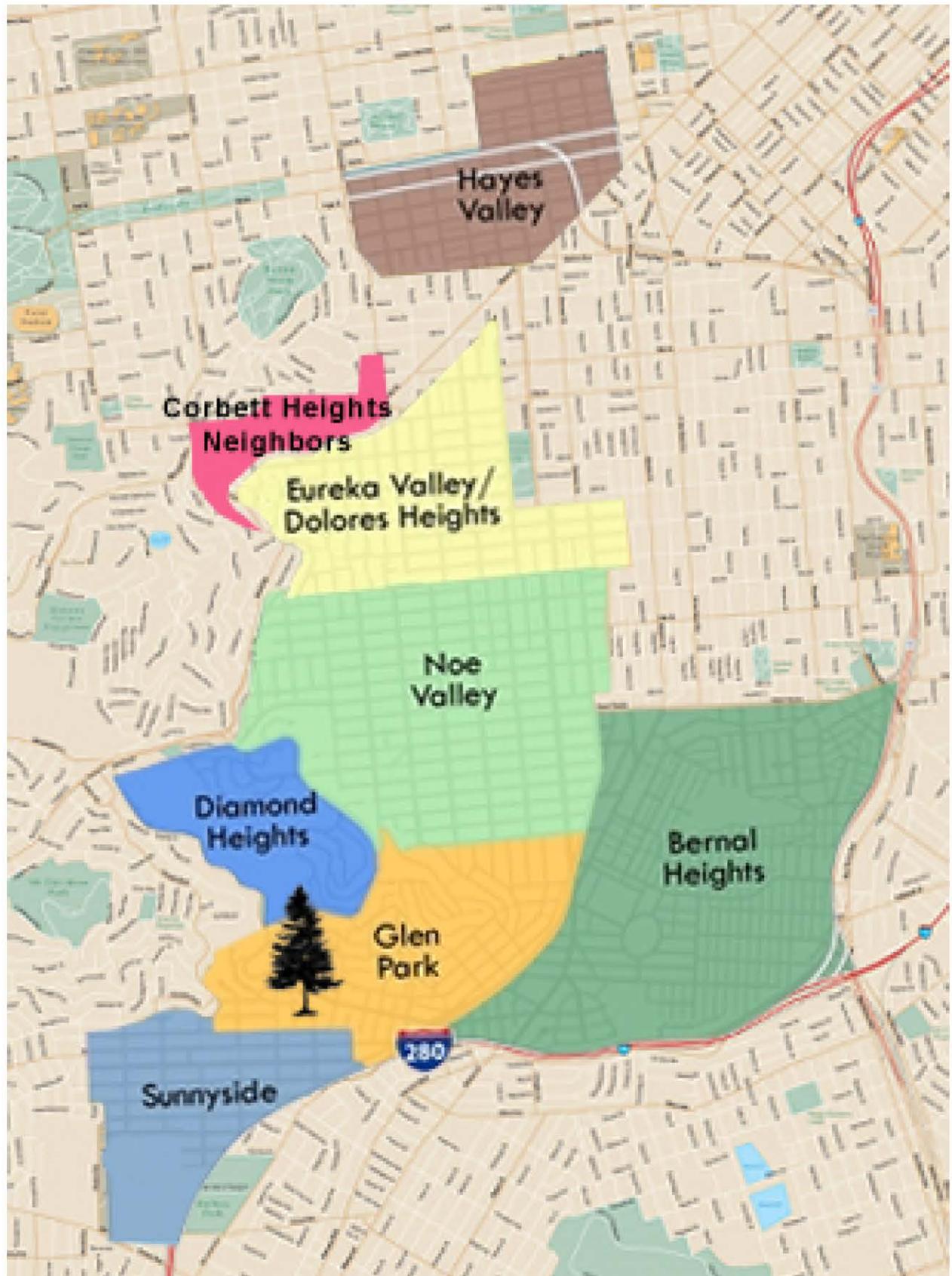
APN 6763 LOT 001

Support for the Redwood Tree at 95 Nordhoff Street



5 Foot Diameter Redwood Tree at 95 Nordhoff Street







May 12, 2016

Darryl Honda, President
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94013

Subject: Appeal of a Denial by the Department of Public Works for a Significant Tree Relocation at 95 Nordhoff Street

President Honda and Members of the Board:

The Glen Park Association board of directors, at our September 9, 2015 meeting, reviewed information about the Appeal of a Denial by the Department of Public Works for a Significant Tree Removal at 95 Nordhoff Street that is before the Board of Appeal. The GPA board then passed a resolution to support the DPW decision to deny the request to remove the Significant Tree at 95 Nordhoff Street, Appeal 15-109.

The Board is now reviewing a proposal to relocate the subject tree to the southwestern portion of the property. As we wrote in September 2015, "The GPA board specifically noted that removal of this tree would be premature while planning and environmental review of the proposed four-unit development at the site is underway. Any decision about the tree must await consideration of possible alternative development plans that could retain the tree. This is consistent with recommendations in DPW Order No: 183854."

We believe the relocation plan must also be deferred for the same reasons, and the Board of Appeal should uphold the DPW decision.

Sincerely,

/s/

Michael

Darryl Honda, President
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94013

RE: Appeal of an Approval by the Department of Public Works for a
Significant Tree Relocation at 95 Nordhoff Street, Appeal No. 16-037

President Honda and Members of the Board:

I am writing on behalf of the Sunnyside Neighborhood Association in support of reversing the decision by the Department of Public Works of a permit to relocate the majestic redwood tree at 95 Nordhoff Street. The approval was issued contrary to the intent of the "Significant Tree" Legislation which was intended to protect trees just such as this. The City has passed legislation to value the natural environment to coexist with our built environment. Please uphold keeping this beautiful redwood tree visible from the public right of way to be enjoyed by all San Francisco residents.

Furthermore, we would ask that you reconsider allowing the demolition of the original Stillings home in order to build four four-story homes which would presumably be nearly identical, void of any character, and have minimal yard or open green space. It is important to realize that although we are in the midst of a housing crisis and there is immense pressure to develop every bit of space that we can in San Francisco, we must not let our sense of urgency to build overwhelm our better judgement, thereby losing the what little open remaining valuable green space we have, and forcing us to live with poorly and hastily planned developments which deteriorate both the quality of life and the character of the neighborhood.

In short, the Stillings home and redwood tree is a hidden gem of a property which contributes to the natural and historic beauty of the Sunnyside and Glen Park neighborhoods. If we allow the demolition of the home and removal or relocation of the redwood tree, we are losing a significant part of the beauty and natural environment of our neighborhood forever.

We propose that you not allow this proposal to proceed. We would like the developer to renovate the home, or if the home is in too poor of a condition to be renovated, allow the developer to demolish the home and build a single property which remains true to the character and style of the original Stillings family home, complete with the redwood tree intact.

We disagree with the Department of Public Works for inappropriately approving the relocation of this tree and encourage you to reverse their action.

Sincerely,



Stephen W. Martinpinto,
President
Sunnyside Neighborhood Association

HD 5/18/16

FILE

BOARD OF APPEALS

APR 21 2016 *CB*

APPEAL #/6-037

Bernal Heights

East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

18 April 2016

Darryl Honda, President
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco CA 94103

Re: Appeal No. 16-037
95 Nordhoff Street

Re: Appeal of Approval by the Department of Public Works
for a Significant Tree Relocation at 95 Nordhoff Street

Members of the Board:

The Bernal Heights neighborhood has historically favored preserving trees, particularly Significant Trees, as valuable markers of distinct neighborhood character.

Our Design Review Board is requesting that you keep the beautiful redwood at 95 Nordhoff St in place, visible from the public right-of-way, for the enjoyment of San Francisco residents. That is the whole point of the Significant Tree legislation which we fought for.

The Department of Public Works erred in approving the relocation and we ask that the Board of Appeals reverse DPWs action. Thank you very much.

Cordially,



Terry Milne, external secretary
Bernal Heights East Slope Design Review Board

September 7, 2015

Ann Lazarus, President
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94013

RE: Appeal of a Denial by the Department of Public Works for a Significant Tree Removal at 95 Nordhoff Street, Appeal No. 15-109

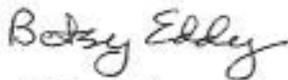
Dear President Lazarus and Members of the Board:

I am writing to request that you vote to support the DPW Bureau of Urban Forestry's decision to save the redwood tree at 95 Nordhoff Street and to deny the appeal to remove the tree. Here are a few reasons to save the tree.

- The tree is healthy as certified by the Bureau of Urban Forestry and is not a danger to the surrounding area.
- The tree is a native California tree. It is a privilege to have such a beautiful tree in the neighborhood.
- Retaining the tree allows development to the property.

Your vote to deny the appeal and save the tree will preserve a beautiful tree that will continue to grace the neighborhood at Nordhoff and Stillings Streets for many years to come.

Sincerely,



Betsy Eddy
President, DHCA (for identification purposes only)

Betsy Eddy, 14 Farnum Street, San Francisco, CA 94131



EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org

EVNA, a 501 (C)(4) Non-profit,
Tax ID: 51-0141022

Eureka Valley Foundation,
a 501(C)(3) Non-profit,
Tax ID: 26-0831195

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Collingwood Street

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17th Street

CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

April 18, 2016

Darryl Honda, President
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94013

RE: Appeal of an Approval by the Department of Public Works for a Significant Tree Relocation at 95 Nordhoff Street, Appeal No. 16-037

President Honda and Members of the Board:

With regard to the subject of this appeal, the redwood tree at 95 Nordhoff Street, the Department of Public Works and the Department of Urban Forestry, in response to neighborhood concerns, denied the permit to remove the tree. The developer appealed the denial to the Board of Appeals but, shortly before the scheduled hearing, withdrew their appeal. As a result the tree was momentarily saved.

However, the developer has since developed a plan to move the redwood tree to a different location on their property. Any attempt to relocate a tree of this type and size would most certainly kill it. As such, the Eureka Valley Neighborhood Association (EVNA) has strong objections to this plan and believes that the approval was issued contrary to the intent of the "Significant Tree" legislation which was intended to protect trees such as this.

The Eureka Valley Neighborhood Association disagrees with the Department of Public Works' approval to relocate the redwood tree at 95 Nordhoff Street and requests that you reverse that action.

Sincerely,

Crispin Hollings
President

Ann Lazarus, President
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94013

RE: Appeal of a Denial by the Department of Public Works for a Significant Tree Removal at 95 Nordhoff Street, Appeal No. 15-109

President Lazarus and Members of the Board:

I am writing to you on behalf of Protect Noe's Charm, a neighborhood organization committed to preserving the character, ecology, and well-being of Noe Valley.

We understand that a 50 foot healthy redwood tree at 95 Nordhoff Street has been targeted for removal but thanks to the thorough work and vigilance of the Department of Public Works, the permit for removal has been denied. The denial was issued on the basis of the "Significant Tree" Legislation, which intends to protect our environment, ecology, and trees such as this. Removing this tree is an act of total disregard for the environment and natural habitat of the city where we live in. Does the interest of a few take precedence over the well-being of a community and sustaining the natural environment?

We commend the Department of Public Work's decision for rightfully denying the permit and we urge you to support them by upholding their decision to save this beautiful redwood, the official California State tree.

Sincerely,

Ozzie Rohm

Co-Founder, Protect Noe's Charm Neighborhood Organization

FILE



CORBETT HEIGHTS NEIGHBORS

www.corbetteheights.org

April 14, 2016

Darryl Honda, President
 San Francisco Board of Appeals
 1650 Mission Street, Room 304
 San Francisco, CA 94013

RE: Appeal of an Approval by the Department of Public Works for a Significant Tree
Relocation at 95 Nordhoff Street, Appeal No. 16-037

President Honda and Members of the Board:

I am writing on behalf of **Corbett Heights Neighbors**. We voted in the past to support the protection of the redwood tree at 95 Nordhoff Street. We now would like to add our support for reversing the decision by the Department of Public Works of a permit to relocate the same tree. The approval was issued contrary to the intent of the "Significant Tree" Legislation which was intended to protect trees just such as this.

As redwood trees have no tap root and depend entirely on surface roots, any attempt at relocation of this tree would almost certainly kill it - immediately or within a couple of years.

We disagree with the Department of Public Works for inappropriately approving the relocation of this tree and encourage you to reverse their action.

Sincerely,

Gary Weiss, President
 Corbett Heights Neighbors

BOARD OF APPEALS

APR 18 2016

APPEAL # 16-037

May 17, 2016

President Darryl Honda
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94103

RE: Appeal 16-037; J. Tick and S. Ganz vs. DPW-BUF, for Hearing May 18, 2016

President Honda and Members of the Board:

I am a member of the Planning and Land Use Committee of the Dolores Heights Improvement Club. I am writing to support appellants Judy Tick and Steven Ganz in their appeal in this matter. I ask that you preserve the integrity of the the City's Significant and Landmark Tree program by overturning the Department of Public Works' order 184613, issued February 19, 2016 (the "Order"), allowing the relocation of a large Coast Redwood (*Sequoia Sempervirens*) tree at 95 Nordhoff Street on Martha Hill in the village of Glen Park.

The Dolores Heights Improvement Club ("DHIC") was established in order to, among other things, maintain and enhance neighborhood appearance and value. The Dolores Heights neighborhood includes the Dolores Heights Special Use District, as described in Section 241 of the Planning Code. Section 241 was put into place "in order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces..."

We are alarmed that the Department of Public Works in its Order is undermining the provisions and intent of the its own Significant and Landmark Tree program. The stated purpose of the program is simple: "that protected trees are appropriately protected" (see The Planning Department Director's Bulletin No. 2006-01). As stated so clearly in the Appellant's April 28, 2016 brief, the Order fails in so many ways to protect this tree, by allowing for its relocation and also by allowing it to lose its protected status as a significant tree.

We in DHIC have a stated goal to preserve, where possible and appropriate existing trees, including the many Significant Trees in our neighborhood and in the Special

Use District. Too often, though, we have seen that the pressure of development has resulted in the loss of plant materials and trees, including Significant Trees. We have to be able to rely on our City's agencies, including DPW, to help us in this effort. I believe that in this case, DPW has failed in its duty to protect this Significant Tree.

Please use your authority find in the Appellant's favor and overturn the decision to approve the Application for Tree Relocation Permit. Protect this tree, Glen Park, Dolores Heights and all of our neighborhoods.

Thank you



Bruce Bowen

4016 20th St SF CA 94114

bruce.v.bowen@gmail.com



The HAYES VALLEY Neighborhood Association | HVNA

May 9, 2016

President Darryl Honda
 San Francisco Board of Appeals
 1650 Mission Street, Room 304
 San Francisco, CA 94103

RE: Appeal 16-037; J. Tick and S. Ganz vs. DPW-BUF, for Hearing May 18, 2016

President Honda and Members of the Board:

The Hayes Valley Neighborhood Association and its Greening Committee are writing to express our support for preserving the redwood tree at 95 Nordhoff in Glen Park in its current location.

We believe that moving the tree from its current location presents a hazard to nearby structures, damages the character of the neighborhood, and sets a dangerous precedent for future debates around Significant Trees. The redwood's dimensions (200,000 pounds, 50 feet tall) make it a hazard to relocate within a densely populated residential area. The benefit to the developer is not worth the risk to residents and their property. This tree enjoys the protections of the Significant Tree precisely because it presents a significant value to the public. In moving the redwood to the proposed location, you deprive the public of a tree that they have a right to enjoy. Finally, approving this move severely limits, if not completely negates, the protections of the Significant Tree legislation. You are deciding the fate of other Significant Trees adorning neighborhoods in our city.

We stress our concern over the relocation of this redwood and ask you to make the right decision. Protect this Significant Tree for all to enjoy.

Sincerely,

The Hayes Valley Neighborhood Association

*NOTE OUR NEW MAILING ADDRESS→400 Grove Street, #3, San Francisco, CA 94102
 see us online at www.hayesvalleysf.org*

Steven Ganz

From: Judy Irving <films@pelicanmedia.org>
Sent: Thursday, September 03, 2015 7:01 PM
To: Steven Ganz
Subject: Appeals Board: Deny developer's request to destroy significant tree at 95 Nordhuff

Dear Steven,

The Telegraph Hill Dwellers support your group's efforts to secure protection for the healthy, mature redwood tree at 95 Nordhuff. We understand that this is a significant tree, and that DPW and the Department of Environment both agree that it should be protected. THD asks that the Board of Appeals deny the developer's request to destroy this beautiful tree.

Judy Irving, Co-Chair,
Parks, Trees, and Birds Committee
Telegraph Hill Dwellers

Advanced Tree Care

965 East San Carlos Ave, San Carlos

95 Nordhoff St San Francisco CA 94131

November 9, 2019

Joseh Della Santina
95 Nordhoff St
San Francisco, CA 94131

Site: 95 Nordhoff St, San Francisco,

Dear Joe,

At your request I visited the above site for the purpose of inspecting and commenting on the redwood at the rear of property. An addition and remodel is planned, prompting the need for this tree protection report.

Method:

The location of the redwood can be found on the plan provided by you. The tree is measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to the tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree. The tree has also been photographed.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the tree during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Observations

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood <i>Sequoia sempervirens</i>	60.1"	60/55	50	Fair health and condition

The redwood is located at the rear of the property, raised up on the hillside above a 2 foot retaining wall. The tree is located approximately 12 feet from the existing house. The existing house has a basement with stairs leading down to the basement that start at about 7 feet from the base of the tree. The surrounding landscape is unmaintained. The location of the tree, the surrounding landscape and existing house can be found on the drawings and seen in the attached photographs.

The tree is in fair health and poor condition. The lower half of the **canopy** is thick and healthy whereas the upper canopy is thin and sparse. The tree has codominant trunks at 30 feet above grade. Both co-dominant trunks have been severely reduced (**Topped**) at 60 feet above grade. The root flare which is where the trunk meets the roots is large. There are no signs of damage to the root flare and minimal damage to the surrounding landscape and hardscape from the root flare. The tree has not been maintained for many years. There are no signs of disease or insect infestation.

The tree is in fair health and poor condition. The thinning upper canopy suggests drought stress. The co-dominant trunks are typically a poor, structural weakness and this may be the reason for the 'topping' of the canopy at 60 feet. The tree may also have been 'topped' because the tops were dead due to decline from drought stress; or they may have been topped to provide for a view for a neighbor. The tree is quite old and may be declining. There is minimal, visible root activity close to the house suggesting that most of the root system extends uphill into the landscape.



Tree # 1: Coastal redwood



Trunk of redwood, existing house and steps down to basement





Existing basement and surrounding landscape



Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the **dripline** of the tree. I recommend the TPZ as follows:-

TPZ should be at 15 feet from the trunk of the tree where possible, closing on the rear property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6) . The ‘Ideal’ TPZ is marked in a red chain dot line, this is impractical and would make the improvements to the property unbuildable. A ‘Modified’ TPZ is shown in a solid red line which is where the TPZ fencing could be located to allow for proposed construction. Where possible the fencing should be located out at its fullest extent to the ‘Ideal’ TPZ.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

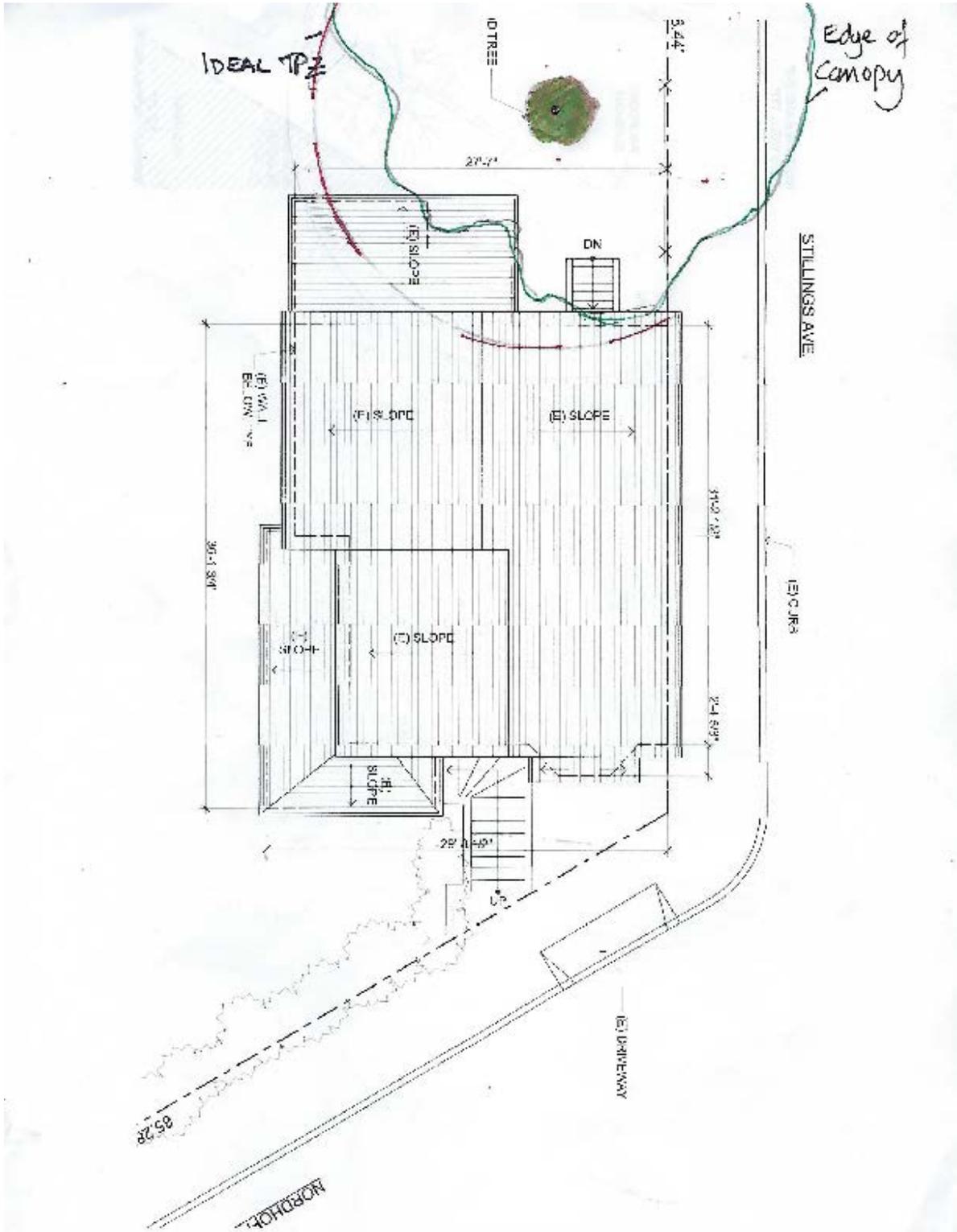
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

It has been requested that an ADU be placed at the rear of this property. The proposed location for the ADU would be entirely within the TPZ of the tree. I would **strongly** recommend against this for several reasons; the required excavation for the foundation of the ADU would cause significant damage to the critical root zone of the tree; if this tree were to survive with the new ADU construction, any remaining roots under the ADU would cause significant damage to the foundation and structure of the ADU in years to come..

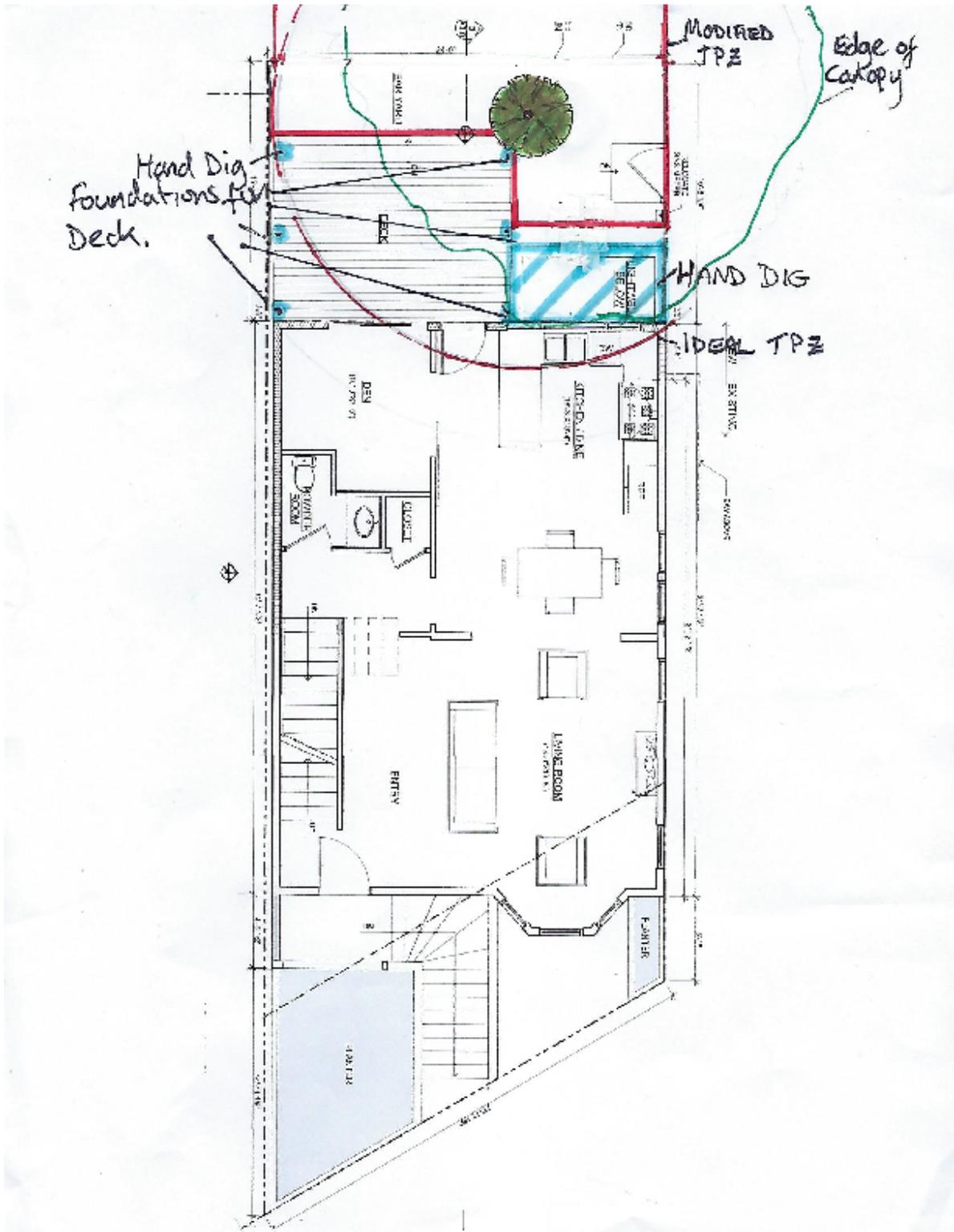
Excavation for the light well at the rear of the property within the TPZ of the tree should be hand dug. It may be beneficial to determine the extent of the roots at the edge of the light well by hand digging an exploratory trench prior to finalizing any architectural plans. Area for hand dig is marked in blue on the drawing. Any roots within this excavation greater than 4 inches in diameter should be preserved for inspection. If there are many large roots discovered that cannot be cut then the light well may have to be redesigned.

2. The foundation for the decking should be piers. The first 2 feet of the excavation for the piers should be done by hand. If any roots greater than 4 inches in diameter are encountered, the pier should be relocated and the root remain intact. Typical locations for piers are marked in blue on the drawing
3. Any pruning and maintenance of the tree shall be carried out before demolition and construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** Pruning should not exceed a maximum of 15% of the living canopy.
4. Demolition within the TPZs should be done either by hand or by machinery located outside the TPZ and reaching in.
5. Compaction of the soil within the dripline shall be kept to a minimum. ⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction with steel plates or with 4" of wood chip overlaid with plywood.
6. Any excavation in ground where there is a potential to damage roots of 2" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾ Excavation for the proposed foundations within the TPZ, should be hand dug. No roots greater than 4 "in diameter should be cut. If roots are encountered they should be protected by encasing in PVC pipe filled with expanding foam before pouring concrete around them. This will allow for root expansion.
7. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
8. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
10. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾

11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.⁽⁴⁾
12. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
13. Ensure upon completion of the project that the original ground level is restored



Location of existing house, redwood tree and 'Ideal' Tree Protection Zone



Location of proposed construction, 'Modified' Tree Protection Zone and areas of required hand digging for root protection

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level
Topping	A pruning practice that results in removal of terminal growth leaving a stub cut end. Topping causes serious damage to the tree.

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 11/9/19

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

From: BOS Legislation, (BOS)
To: ganztick@yahoo.com; voicematch@yahoo.com; tony@kp-architects.com
Cc: PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Gibson, Lisa (CPC); Jain, Devyani (CPC); Varat, Adam (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Pantoja, Gabriela (CPC); Rosenberg, Julie (BOA); Sullivan, Katy (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject: HEARING NOTICE: Appeal of Conditional Use Authorization - Proposed 95 Nordhoff Street Project - Appeal Hearing on February 11, 2020
Date: Friday, January 31, 2020 8:33:37 AM
Attachments: image001.png

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **February 11, 2020, at 3:00 p.m.**, to hear an appeal of a Conditional Use Authorization, for the proposed 95 Nordhoff Street project.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - January 31, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200067](#)

Regards,

Lisa Lew

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



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, February 11, 2020

Time: 3:00 p.m.

Location: Legislative Chamber, City Hall, Room 250
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102

Subject: **File No. 200067.** Hearing of persons interested in or objecting to the certification of Conditional Use Authorization pursuant to Planning Code, Sections 121 and 303, for a proposed project at 95 Nordhoff Street, Assessor's Parcel Block No. 6763, Lot No. 001, identified in Planning Case No. 2018-015554CUA, issued by the Planning Commission by Motion No. 20602, dated December 12, 2019, for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, within the RH-1 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District. (District 8) (Appellant: Steven Ganz) (Filed January 13, 2020)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, February 7, 2020.


f Angela Calvillo
Clerk of the Board

BOARD of SUPERVISORS



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Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

PROOF OF MAILING

Legislative File No. 200067

Description of Items: Hearing - Appeal of Conditional Use Authorization - 95 Nordhoff Street - 248 Notices Mailed

I, Lisa Lew, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: January 31, 2020

Time: 8:45am

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS



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San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

January 22, 2020

File Nos. 200067-200070
Planning Case No. 2018-015554CUA

Received from the Board of Supervisors Clerk's Office one check payment in the amount of Six Hundred Forty Dollars (\$640), representing the filing fee paid by Steven Ganz for the appeal of the Conditional Use Authorization for the proposed 95 Nordhoff Street Project.

Planning Department
By:

Tony Young
Print Name

[Signature] 1/23/20
Signature and Date

From: BOS Legislation, (BOS)
To: ganztick@yahoo.com; voicematch@yahoo.com; tony@kp-architects.com
Cc: Rahaim, John (CPC); Storrs, Bruce (DPW); Tse, Bernie (DPW); Rivera, Javier (DPW); Wong, Jason (DPW); Duran, Vanessa (DPW); PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Gibson, Lisa (CPC); Jain, Devyani (CPC); Varat, Adam (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Pantoja, Gabriela (CPC); Rosenberg, Julie (BOA); Sullivan, Katy (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject: Appeal of Conditional Use Authorization - 95 Nordhoff Street - Appeal Hearing on February 11, 2020
Date: Wednesday, January 22, 2020 11:38:33 AM
Attachments: image001.png

Dear Mr. Ganz,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **February 11, 2020, at 3:00 p.m.** Please find linked below a letter of appeal filed regarding the proposed project at 95 Nordhoff Street, as well as direct links to the City Surveyor's determination of the sufficiency of the filing signatures for the appeal, and an informational letter from the Clerk of the Board.

[Conditional Use Authorization Appeal Letter - January 13, 2020](#)

[Public Works Memo - January 21, 2020](#)

[Clerk of the Board Letter - January 22, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200067](#)

Best regards,

Lisa Lew

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



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January 22, 2020

Steven Ganz
49 Stillings Avenue
San Francisco, CA 94131

**Subject: File No. 200067 - Appeal of Conditional Use Authorization -
95 Nordhoff Street**

Dear Mr. Ganz,

The appeal filing period for the Conditional Use approval for the proposed project at 95 Nordhoff Street closed on January 13, 2020.

The City and County Surveyor has informed the Board of Supervisors in a letter received January 21, 2020, (copy attached), that the signatures represented with your appeal filing on January 13, 2020, have been checked pursuant to the Planning Code, and represent owners of more than 20% of the property involved and are sufficient for an appeal.

Pursuant to Planning Code, Section 308.1, a hearing date has been scheduled for **February 11, 2020, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please provide to the Clerk's Office by noon:

15 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

11 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and two copies of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact Legislative Clerks, Brent Jalipa, at (415) 554-7712, Lisa Lew, at (415) 554-7718, or Jocelyn Wong, at (415) 554-7702.

Very truly yours,


f Angela Calvillo
Clerk of the Board

- c: John Kaufman, Property Owner
Bruce Storrs, Public Works
Bernie Tse, Public Works
Javier Rivera, Public Works
Jason Wong, Public Works
Vanessa Duran, Public Works
Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
Adam Varat, Planning Department
Joy Navarette, Planning Department
Laura Lynch, Planning Department
Corey Teague, Planning Department
Scott Sanchez, Planning Department
Dan Sider, Planning Department
Aaron Starr, Planning Department
Jonas Ionin, Planning Commission
Gabriela Pantoja, Planning Staff
Julie Rosenberg, Board of Appeals
Katy Sullivan, Board of Appeals
Alec Longaway, Board of Appeals



London N. Breed
Mayor

Mohammed Nuru
Director

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

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

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

January 21, 2020

Ms. Angela Calvillo
Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall – Room 244
San Francisco, CA 94102

RE: Planning Case No. 2018-015554CUA
95 Nordhoff Street – Conditional Use Authorization Appeal
APN 6763 LOT 001

Dear Ms. Calvillo:

This letter is in response to your January 14, 2020 request for our Department to check the sufficiency of the signatures with respect to the above referenced appeal. Please be advised that per our calculations the appellants' signatures represent 27.97% of area, which is greater than 20% of the area involved and is therefore enough for appeal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce R. Storrs".

Bruce R. Storrs, P.L.S.
City & County Surveyor

From: [BOS Legislation, \(BOS\)](#)
To: [Storrs, Bruce \(DPW\)](#)
Cc: [Tse, Bernie \(DPW\)](#); [Rivera, Javier \(DPW\)](#); [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal of Conditional Use Authorization - Proposed Project at 95 Nordhoff Street - Verification of Signatures
Date: Wednesday, January 15, 2020 9:22:51 AM
Attachments: [image001.png](#)
[Appeal Ltr 011320.pdf](#)
[COB Ltr 011420.pdf](#)

Greetings Mr. Storrs,

The Office of the Clerk of the Board is in receipt of an appeal of the Conditional Use Authorization for the proposed project at 95 Nordhoff Street. The appeal was filed by Steven Ganz on January 13, 2020.

Please find attached the appeal filing packet, and a letter requesting verification of signatures submitted with the appeal filing.

Kindly review for verification of signatures. Thank you.

Best regards,

Lisa Lew

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
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lisa.lew@sfgov.org | www.sfbos.org



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TDD/TTY No. 554-5227

January 14, 2020

Bruce R. Storrs
City and County Surveyor, Public Works
1155 Market Street, 3rd Floor
San Francisco, CA 94103

**Planning Case No. 2018-015554CUA
95 Nordhoff Street - Conditional Use Authorization Appeal**

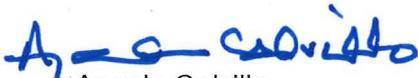
Dear Mr. Storrs:

The Office of the Clerk of the Board is in receipt of an appeal filed by Steven Ganz, from the decision of the Planning Commission on December 12, 2019, relating to the approval of a Conditional Use Authorization (Case No. 2018-015554CUA) for a subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, within the RH-1 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District for a proposed project located at:

95 Nordhoff Street, Assessor's Parcel Block No. 6763, Lot No. 001

By copy of this letter, the City and County Surveyor is requested to determine the sufficiency of the signatures in regard to the percentage of the area represented by the appellant. Please submit your determination no later than 5:00 p.m. on January 17, 2020.

Sincerely,


Angela Calvillo
Clerk of the Board

- c: Bruce Storrs, Public Works
- Bernie Tse, Public Works
- Javier Rivera, Public Works
- Anne Pearson, Deputy City Attorney
- Kate Stacy, Deputy City Attorney
- Kristen Jensen, Deputy City Attorney
- Lisa Gibson, Planning Department
- Devyani Jain, Planning Department
- Adam Varat, Planning Department
- Joy Navarette, Planning Department
- Laura Lynch, Planning Department
- Corey Teague, Planning Department
- Scott Sanchez, Planning Department
- Dan Sider, Planning Department
- Aaron Starr, Planning Department
- Jonas Ionin, Planning Commission
- Gabriela Pantoja, Planning Department
- Julie Rosenberg, Board of Appeals
- Katy Sullivan, Board of Appeals
- Alec Longaway, Board of Appeals

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Conditional Use Authorization - 95 Nordhoff Street

The text is listed:

Hearing of persons interested in or objecting to the certification of Conditional Use Authorization pursuant to Planning Code, Sections 121 and 303, for a proposed project at 95 Nordhoff Street, Assessor's Parcel Block No. 6763, Lot No. 001, identified in Planning Case No. 2018-015554CUA, issued by the Planning Commission by Motion No. 20602, dated December 12, 2019, for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, within the RH-1 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District. (District 8) (Appellant: Steven Ganz) (Filed January 13, 2020)

Signature of Sponsoring Supervisor: 

For Clerk's Use Only