

## 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 1:

That certain parcel of land bounded by a line which begins at a point in the Northwesterly boundary line of Hahn Street, distant South 19° 24' West 81.0 feet from the intersection of the Northeasterly prolongation of the Northwesterly boundary line of Hahn Street with the Northeasterly boundary line of Sunnydale Avenue, and runs thence South 19° 24' West, along the Northwesterly boundary line of Hahn Street, and the same prolonged Southwesterly, 276.042 feet; thence North 70° 36' West 110.0 feet; thence South 19° 24' West 177.0 feet thence South 70° 36' East 110.0 feet; thence South 19° 24' West 12.062 feet; thence Westerly along a curve concave to the North, with a radius of 20 feet and tangent to the last described course, 31.416 feet; thence North 70° 36' West 104.815 feet; thence Westerly along a curve concave to the South, with a radius of 825 feet and tangent to the last described course, 322.537 feet; thence South 87° 00' West 94.628 feet; thence Westerly and Northerly along a curve concave to the right, with a radius of 29 feet and tangent to the last described course, 51.184 feet; thence Northerly along a curve concave to the West, with a radius of 622 feet and tangent to the last described curve, 125.836 feet; thence North 3° 28' West 160.854 feet; thence Northerly and Easterly along a curve concave to the right, with a radius of 200 feet and tangent to the last described course, 338.012 feet; thence Southeasterly along a curve concave to the Southwest with a radius of 1132 feet and tangent to the last described curve, 316.773 feet; thence South 70° 36' East 203.862 feet; thence Southerly along a curve concave to the West with a radius of 20 feet and tangent to the last described course, 31.416 feet to the point of beginning.

Assessor's Lot 001; Block 6311

### PARCEL 2:

That certain parcel of land bounded by a line which begins at a point in the Northeasterly boundary line of Velasco Avenue, distant thereon South 70° 36' East 317.846 feet from the intersection thereof with the Northwesterly boundary line of Carrizal Street, and runs thence Northeasterly along a curve concave to the Southeast, with a radius of 240 feet and tangent at the Southerly terminus thereof to a line bearing North 25° 04' 31" East, 76.479 feet; thence Northeasterly along a curve concave to the Northwest, with a radius of 451 feet and tangent to the last described curve, 192.599 feet; thence Northeasterly along a curve concave to the Southeast, with a radius of 24 feet and tangent to the last described curve 28.540 feet; thence North 87° 00' East 129.569 feet; thence Easterly along a curve concave to the South, with a radius of 775 feet and tangent to the last described course, 302.989 feet; thence South 70° 36' East 104.815 feet; thence Southerly along a curve concave to the West, with a radius of 20 feet and tangent to the last described course, 31.416 feet; thence South 19° 24' West 14.0 feet; thence North 70° 36' West 110.0 feet; thence South 19° 24' West 33.0 feet; thence North 70° 36' West 1.0 foot; thence South 19° 24' West 324.060 feet to a point in the Northeasterly

boundary line of Velasco Avenue; thence North 70° 36' West along the Northeasterly boundary line of Velasco Avenue, 502.009 feet to the point of beginning.

Assessor's Lot 001; Block 6312



**OLD REPUBLIC**  
TITLE COMPANY

275 Battery Street, Suite 1500  
San Francisco, CA 94111  
(415) 397-0500 Fax: (415) 397-0199

## PRELIMINARY REPORT

MERCY HOUSING CALIFORNIA  
1256 Market Street  
San Francisco, CA 94102

Attention: RAMIE DARE

SECOND UPDATED REPORT

Our Order Number 0227021502-MN

When Replying Please Contact:

Martha Nakagawa  
MNakagawa@ortc.com  
(415) 397-0500

Property Address:

1501 Sunnydale Avenue and Blythdale Avenue, San Francisco, CA 94134

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

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

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

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

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

Dated as of July 18, 2019, at 7:30 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227021502-MN  
SECOND UPDATED REPORT

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

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

The Housing Authority of the City and County of San Francisco, a public body corporate and politic

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

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Assessor's Lot 001; Block 6311

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to the last described course, 302.989 feet; thence South 70° 36' East 104.815 feet; thence Southerly along a curve concave to the West, with a radius of 20 feet and tangent to the last described course, 31.416 feet; thence South 19° 24' West 14.0 feet; thence North 70° 36' West 110.0 feet; thence South 19° 24' West 33.0 feet; thence North 70° 36' West 1.0 foot; thence South 19° 24' West 324.060 feet to a point in the Northeasterly boundary line of Velasco Avenue; thence North 70° 36' West along the Northeasterly boundary line of Velasco Avenue, 502.009 feet to the point of beginning.

Assessor's Lot 001; Block 6312

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, as follows:

Assessor's Parcel No	:	LOT 001; BLOCK 6311	
Bill No.	:	176724	
Code No.	:	01-000	
1st Installment	:	\$0.00 No Tax Due	Marked Paid
2nd Installment	:	\$0.00 No Tax Due	Marked Paid

Said matters affect Parcel 1

3. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, as follows:

Assessor's Parcel No	:	LOT 001; BLOCK 6312	
Bill No.	:	176732	
Code No.	:	01-000	
1st Installment	:	\$0.00 No Tax Due	Marked Paid
2nd Installment	:	\$0.00 No Tax Due	Marked Paid

Said matters affect Parcel 2

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

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5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the map filed on [December 30, 1941 in Map Book "O" of Official Records, at Page 57](#)

For : Utilities  
Affects : The Northerly, Southerly, Westerly and Easterly 3.00 feet of Block 6311

For : Utilities  
Affects : The Northerly, Westerly and a portion of the Easterly boundary 3.00 feet of Block 6312

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the map filed on [December 30, 1941 in Map Book "O" of Official Records, at Page 57](#)

For : Sewer, 10' in width  
Affects : A central portion of Block 6311

For : Sewer  
Affects : Easterly 30' of Southerly 235' of Block 6312

7. ANY EASEMENT for existing utilities within that portion of the herein described property lying within the former lines of Sunnydale Avenue, now abandoned and relocated.

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed  
Granted To : The City and County of San Francisco  
For : Sewers, sewer lines together with rights incidental thereto over a portion of the premises herein  
Recorded : [February 21, 1940 in Reel 3575 of Official Records, Image 68](#)  
Affects : A portion of the premises herein

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9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed  
Granted To : The City and County of San Francisco  
For : Sewers together with the rights incidental thereto over a portion of the premises herein  
Recorded : [December 19, 1940 in Reel 3722 of Official Records, Image 31](#)  
Affects : A portion of the premises herein

10. Terms and provisions as contained in an instrument,

Entitled : Memorandum of Easement MUD Broadband Services Agreement  
Executed By : Television Signal Corporation, San Francisco Housing Authority and AT&T  
Recorded : [August 3, 2001 in Reel H944 of Official Records, Image 0158 under Recorder's Serial Number 2001-G991676](#)  
Returned to Address : P.O. Box 5147, San Ramon, CA 94583

Said matters affect Lot 1, Block 6311

11. Terms and provisions as contained in an instrument,

Entitled : MDU Broadbank Services Agreement  
Executed By : Television Signal Corporation, San Francisco Housing Authority and AT&T  
Recorded : [August 3, 2001 in Reel H944 of Official Records, Image 0159 under Recorder's Serial Number 2001-G991677-00](#)

Said matters affect Lot 1, Block 6311

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12. Terms and provisions as contained in an instrument,

Entitled : Master Development Agreement  
Executed By : Housing Authority of the City and County of San Francisco, a public body, corporate and politic, City and County of San Francisco, a municipal corporation, and Sunnydale Development Co., LLC, a California limited liability company  
Dated : March 3, 2017  
Recorded : [March 3, 2017 in Official Records under Recorder's Serial Number 2017-K416598-00](#)

13. Terms and provisions as contained in an instrument,

Entitled : Development Agreement  
Executed By : City and County of San Francisco, a municipal corporation, Housing Authority of the City and County of San Francisco, a public body, corporate and politic, and Sunnydale Development Co., LLC, a California limited liability company  
Dated : March 3, 2017  
Recorded : [March 3, 2017 in Official Records under Recorder's Serial Number 2017-K416604-00](#)

14. Terms and provisions as contained in an instrument,

Entitled : Use Agreement; Sunnydale Velasco -- Phase 1A-1/1A-2  
Executed By : U.S. Department of Housing and Urban Development, Sunnydale Development Co. LLC, a California limited liability company, and Sunnydale Infrastructure LLC, a California limited liability company  
Recorded : [July 5, 2019 in Official Records under Recorder's Serial Number 2019-K791255-00](#)

15. An unrecorded lease upon the terms, covenants, and conditions contained or referred to therein,

Lessor : The Housing Authority of the City and County of San Francisco, a public body, corporate and politic  
Lessee : Sunnydale Infrastructure LLC, a California limited liability company  
Disclosed by : Memorandum of Ground Lease  
Dated : July 1, 2019  
Recorded : [July 5, 2019 in Official Records under Recorder's Serial Number 2019-K791256-00](#)



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16. A Notice of Completion was

Recorded [August 5, 2019 in Official Records under Recorder's Serial Number 2019-K812146-00](#)

Completion date shown as June 30, 2019.

17. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement Agreement  
Granted To : Sunnysdale Infrastructure LLC, a California limited liability company  
For : the purposes of constructing, operating and maintaining a privately-maintained road and utilities  
Dated : August 1, 2019  
Recorded : [August 5, 2019 in Official Records under Recorder's Serial Number 2019-K812147-00](#)

Upon the terms and conditions contained therein.

18. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

19. Any unrecorded and subsisting leases.

20. The requirement that the Company be provided with a copy of the "rent roll" and "tenant estoppel certificates" for its review.

The Company may have different and/or additional requirements after its review.

21. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

22. The requirement that satisfactory evidence be furnished to this Company of compliance with applicable statutes, ordinances and charters governing the ownership and disposition of the herein described land.

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23. Any claim of lien for services, labor or material arising from an improvement or work under construction or completed at the date hereof.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2.

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a multi-family residence known as 1501 Sunnydale Avenue and Blythdale Avenue, San Francisco, CA 94134.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

By/From : Pacific Gas & Elec. Co.  
To : Housing Auth. of the City & County of S. F.  
Dated : August 6, 1940  
Recorded : [August 29, 1940 in Reel 3658 of Official Records, Image 150](#)

**AMERICAN LAND TITLE ASSOCIATION  
LOAN POLICY OF TITLE INSURANCE - 2006  
EXCLUSIONS FROM COVERAGE**

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

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

**EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE**

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

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

**FACTS**
**WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?**

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

Questions

 Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>

## Other Important Information

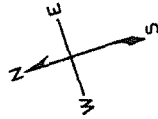
Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

## Affiliates Who May be Delivering This Notice

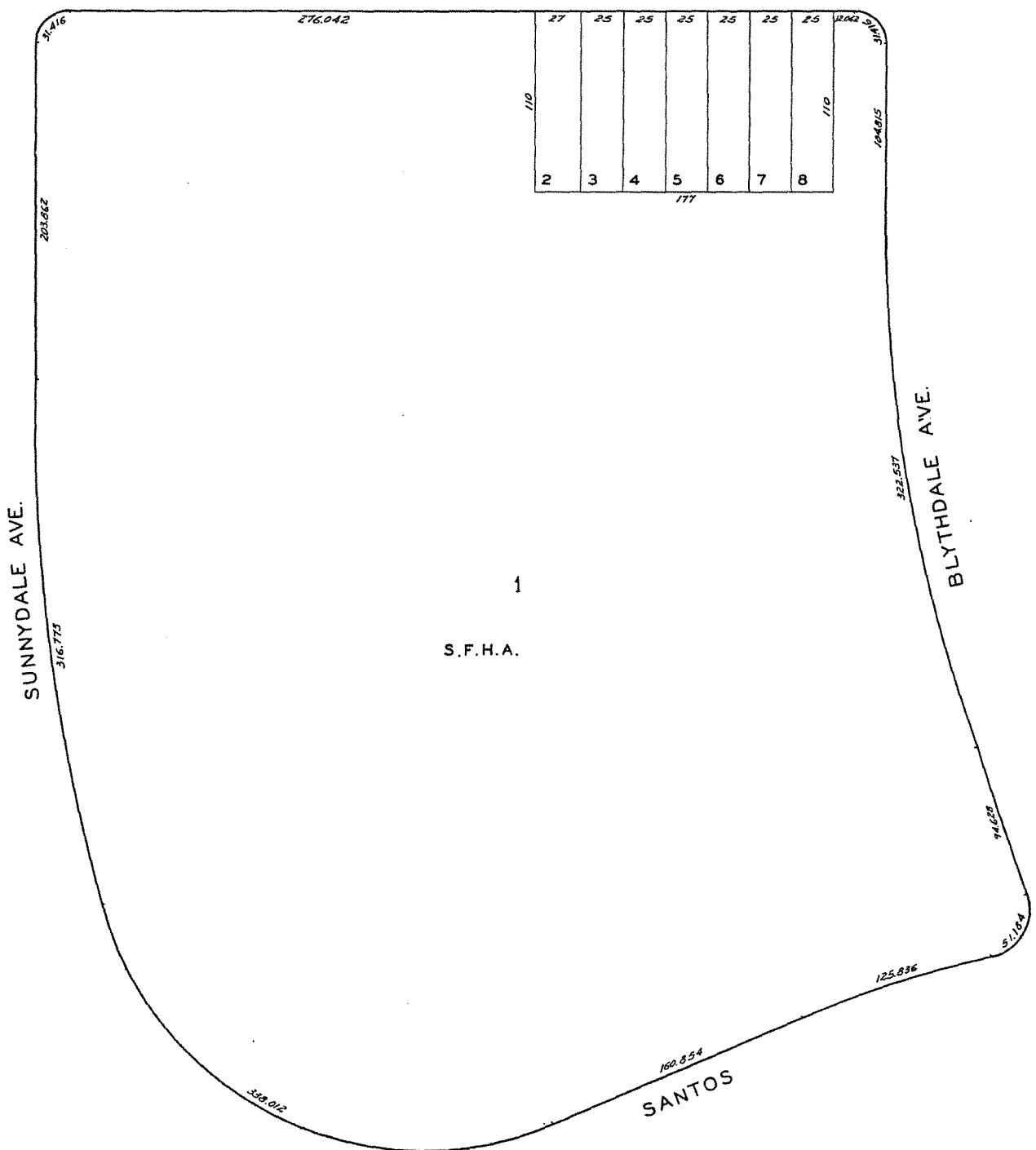
American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

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CITY & COUNTY ASSESSOR 1995



HAHN



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110							104.815	
2	3	4	5	6	7	8		
177								

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S.F.H.A.

SUNNYDALE AVE.

BLYTHDALE AVE.

SANTOS

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