

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.

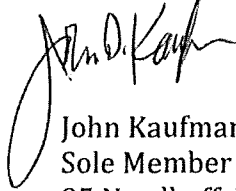
This data demonstrates that the lawful owners of interests of only 14.2 percent (14.2%) of the necessary property square footage has joined the appeal documentation. As such,

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

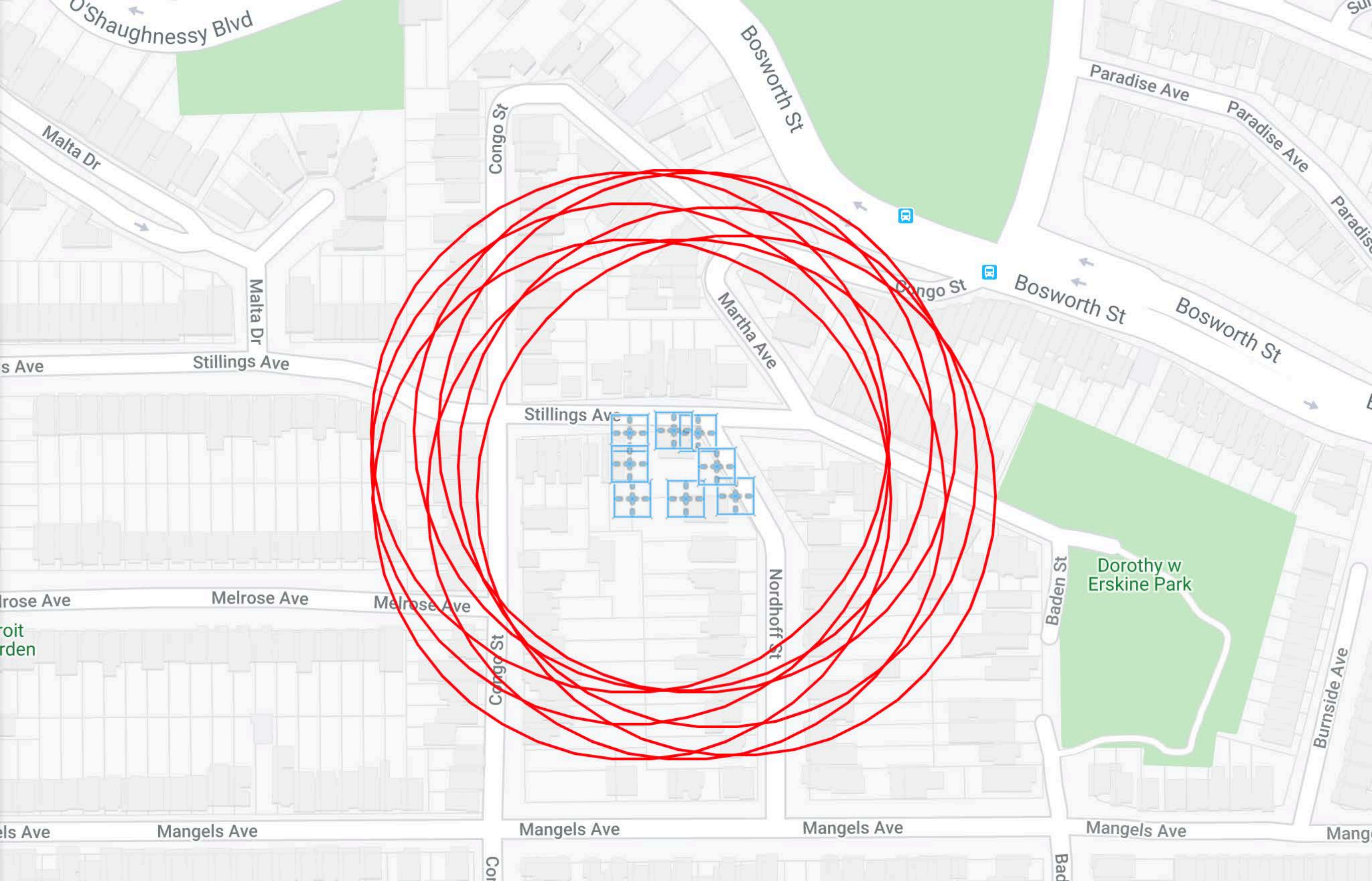
Respectfully, I must respectfully that a proper audit be conducted before certifying a meeting so that I have proper notice of the lawful appealing parties so that I can allot my seven minutes of oral presentation time before the Board of Supervisors.

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

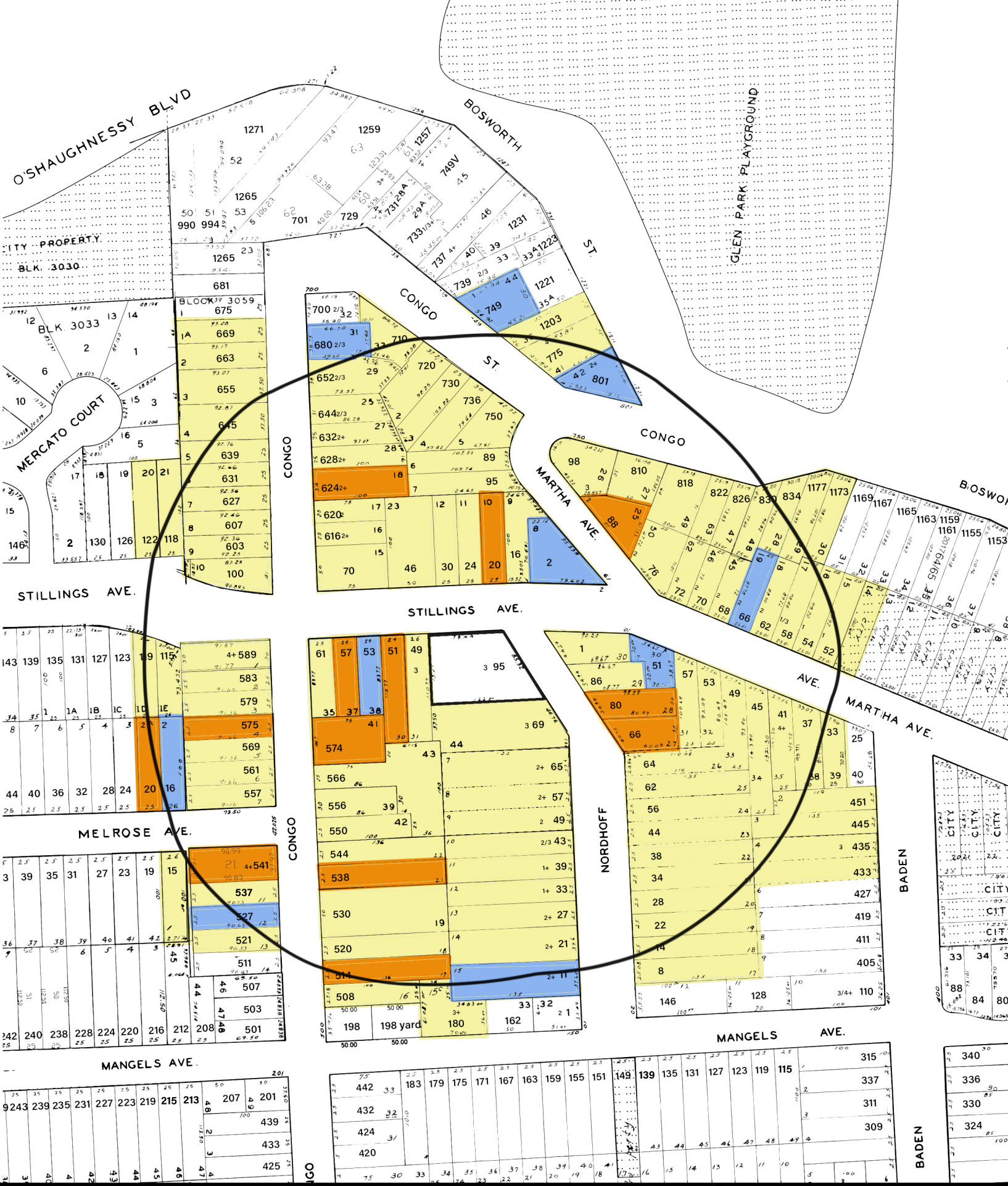
Sincerely,

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

John Kaufman  
Sole Member and Manager  
95 Nordhoff, LLC







0% Signed
  50% Signed
  100% Signed



Exhibit	Address	Block	Lot	Deeded Owner(s)	Subscribed	Sq.Ft.	% Signing	Effective	
	<u>Stillings</u>								
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	
	<u>Martha</u>								
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 Getz/Lopato Revicable Trust 9/29/06	No	2504	0	0	
26	53 Martha	6762	32	Not Submitted - George H. 2018 Main Houghtista Reviocable Trust	No	2157	0	0	
27	54 Martha	6735	16	Not Submitted - Mary K. Cabot t2002 Revicable 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 - Charlottet; 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	

38	95 Martha	6734	6	Not Submitted - Scott C. Kogan Revocable Trust 11/7/08	No	2709	0	0	
39	98 Martha	6735	26	* McSween - No Signature/Document Produced	No	3410	0	0	
	<u>Baden</u>								
40	433 Baden	6762	5	Not Submitted - Peter F. Rojas & Jill Fehrenbacher	No	3375	0	0	
41	435 Baden	6762	4	Not Submitted - The Liddrey Trust 12/20/93	No	3371	0	0	
42	445 Baden	6762	3	Not Submitted - O'Leary Trust 2/15/90	No	3375	0	0	
43	451 Baden	6762	2	Not Submitted	No	2750	0	0	
	<u>Mangels</u>								
44	180 Mangels	6763	15C	Not Submitted - Greenough Hasselmen Trust 11/18/2013	No	3445	0	0	
	<u>Congo</u>								
45	508 Congo	6763	16	Not Submitted	No	2504	0	0	
46	514 Congo	6763	17	Stuart Pilorz & Susan Ostermann	Both	3400	100	3400	
47	520 Congo	6763	15	Gary N. Wong & Flora N. Wong Trust 1991	No	3400	0	0	
48	521 Congo	6764	13	Thomas W. Trent & Laurel I. Schaefer-Trent	Both	2260	0	0	
49	527 Congo	6764	12	Roland Luistro & Herbert Ramirez	Herbert	2265	50	1133	
50	530 Congo	6763	19	Not Submitted	No	6800	0	0	
51	538 Congo	6763	21	Paul R. Cort & Elizabeth Murdock	Both	3400	100	3400	Is there a new Deed?
52	541 Congo	6764	21	Jason A. Keel & Neeru Gupta	Both	3446	100	2270	
53	544 Congo	6763	22	Gregory Ridenour & Deborah May Trust 3/13/15	No	2500	0	0	
54	550 Congo	6763	42	Jennifer M. Lucero	No	2500	0	0	
55	556 Congo	6763	39	James J. Vogt Living Trust Living Trust 1/18/16	No	2578	0	0	
56	557 Congo	6764	7	Not Submitted	No	2278	0	0	
57	561 Congo	6764	6	* - Koenigsberg * - No Proof of Ownership Produced	No	2282	0	0	
58	566 Congo	6763	43	The Blue Pearl Trust 10/9/2013	No	7023	0	0	
59	569 Congo	6764	5	Not Submitted - Maryanne Huey and Gregory Huey	No	2283	0	0	
60	574 Congo	6763	41	Theodore D. Harris & Faye L. Harris	Both	3524	100	3524	
61	575 Congo	6764	4	Jane C. Mangini	Yes	2286	100	2286	
62	579 Congo	6764	3	Not Submitted	No	2286	0	0	
63	583 Congo	6764	2	Not Submitted	No	2293	0	0	
64	589 Congo	6764	1	Not Submitted	No	2755	0	0	
65	603 Congo	3059	9	Not Submitted - V - Renee Yates 2009 Trust	No	2304	0	0	
66	607 Congo	3059	8	Not Submitted - Renee Yates 2009 Trust	No	2308	0	0	
67	616 Congo	6734	16	Not Submitted - Thomas J. Poye	No	1873	0	0	
68	620 Congo	6734	17	James E. Skeen Jr. 1998 Revocable Trust 10/23/14 (70%)	No	1873	0	0	
	620 Congo	6734	17	Kenneth C. Avery 1998 Revocable Trust 2/12/14 (30%)	No		0	0	
69	624 Congo	6734	18	Chang Liu & Wenwei Zhao	Both	3400	100	3400	
70	627 Congo	3059	7	Not Submitted - Jean Michele Schael & Kathryn Podgonoff Revocable Inter-Vivos Trust	No	2308	0	0	

71	628 Congo	6734	28	May 9 1996 Revocable Trust	No	2482	0	0	Defective Deed Noted
72	631 Congo	3059	6	Not Submitted - Justin Williams & Meija Jacobs	No	2313	0	0	
76	639 Congo	3059	5	* Newburn Trust Power of Appointment Trust	No	2317	0	0	
77	645 Congo	3059	4	Not Submitted	No	3542	0	0	
78	652 Congo	6734	29	Ronal M. Gallego Living Trust 3/13/2003	No	3240	0	0	
79	655 Congo	3059	3	Not Submitted - Chang-Chien Liaw Family Trust 2/8/19	No	3484	0	0	
80	663 Congo	3059	2	The Pouchard Trust 8/31/16	No	2328	0	0	
81	669 Congo	3059	1A	Newburn Trust Power of Appointment Trust	No	2332	0	0	
82	680 Congo	6734	31	Chance Elliot & Lisa McCahon	Lisa	2509	50	1255	
83	710 Congo	6734	33	Allan B. Pleanor & Ruth E. Pleanor Revocable Trust 4/16/15	No	2439	0	0	
84	720 Congo	6734	2	Jeffrey C. Laffranchini 2015 Trust 7/15/15; Robert E. Kates 1997 Trust	No	3075	0	0	Defective Deed Noted
85	730 Congo	6734	3	Revocable Trust 12/4/98	No	2465	0	0	Defective Deed Noted
86	736 Congo	6734	4	Not Submitted - V	No	2770	0	0	
87	749 Congo	6706	44	Marry Ellen Muckerman & Michael Youngblood	Michael	2829	50	1415	
88	750 Congo	6734	5	Not Submitted - Steven L. Eprin & Claire J. Bunton	No	2809	0	0	
89	775 Congo	6706	41	Not Submitted - Valeskie Roth Revocable Trust 1/10/2020	No	2866	0	0	
90	801 Congo	6706	42	Kathleen M. Garvey & Christopher Garvey	Christopher	2509	50	1250	
91	810 Congo	6735	27	Kammerud Family Trust 3/26/15	No	2735	0	0	
92	818 Congo	6735	49	Not Submitted - Rettig Family Trust 2/21/97	No	3371	0	0	
93	822 Congo	6735	63	Mar & Choy Family Trust 3/2/15	No	1810	0	0	
94	826 Congo	6735	47	Not Submitted - Caesar Morales and Elba Morales	No	1890	0	0	
95	830 Congo	6735	48	The Miriam A. Moss Revocable Trust 3/26/2009	No	2151	0	0	
96	834 Congo	6735	28	Not Submitted - Mark C. Davis & Lisa H. Kluber	No	2186	0	0	
	<u>Melrose</u>								
97	15 Melrose	6764	1	Pryor Family Trust Agreement 12/3/2003	No	2596	0	0	
98	16 Melrose	3060	2	James M. Ramsey & Vicki Chiang	Vicki	2596	50	1298	
99	20 Melrose	3060	2A	Julie L. Goot	Yes	2500	100	2500	
	<u>Bosworth</u>								
100	1173 Bosworth	6735	29	Not Submitted	No	2482	0	0	
101	1177 Bosworth	6735	28	Not Submitted	No	2548	0	0	
125	1203 Bosworth	6706	36	Not Submitted	No	2234	0	0	
	<u>Nordhoff</u>								
124	8 Nordhoff	6762	17	Not Submitted	No	3384	0	0	
102	11 Nordhoff	6763	15	Jin W. Park & Jeong W. Park	Jin	5074	50	2537	
103	14 Nordhoff	6762	18	Not Submitted	No	3375	0	0	
104	21 Nordhoff	6763	14	Not Submitted	No	5061	0	0	
105	22 Nordhoff	6762	19	* - No Proof of Ownership Produced	No	3375	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 Revocable 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		
					<b>Difference</b>	<b>20190</b>		
					<b>Actual Percentage</b>	<b>0.14212</b>		

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	\$118,021.00
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

EXHIBIT 1  
2 Stillings Ave.  
Block - 6734  
Lot - 8  
Parcel Square Footage - 3645

RECORDING REQUESTED BY  
 ORDER # Old Republic Title Company  
 314242-KN 8/6734  
 APN  
 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	PTN

The undersigned grantor(s) declare(s):  
 Documentary transfer tax is \$ 0 DEED TO CORRECT NAME SPELLING ONLY  
 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 Grantees 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)

FRS-14021

MAIL TAX STATEMENTS AS DIRECTED ABOVE



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 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.**

**RECORDING REQUESTED BY**  
First American Title Company

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

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

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 \$ **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, **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 )

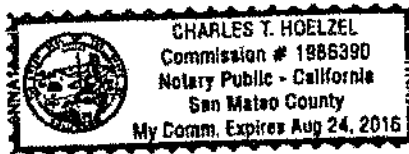
On 04/13/2015 before me, Charles T. Hoelzel, Notary Public, personally appeared Dugan Moore

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 <sup>Reel</sup> F150 <sup>Image</sup> 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.:

**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 <b>HERBERT</b>		2. MIDDLE <b>MILLER</b>		3. LAST (Family) <b>DONALDSON</b>	
4. DATE OF BIRTH (month, day, year) <b>02/12/1927</b>		5. SEX <b>B</b>		6. RACE <b>M</b>	
7. BIRTH STATE (include County) <b>WV</b>		8. SOCIAL SECURITY NUMBER <b>9791</b>		9. TYPE OF MARRIAGE <input checked="" type="checkbox"/> <b>W</b> <input type="checkbox"/> <b>L</b> <input type="checkbox"/> <b>C</b> <input type="checkbox"/> <b>S</b>	
10. MARRIAGE STATUS <b>DOCTORATE</b>		11. DATE OF MARRIAGE <b>12/08/2008</b>		12. YEAR OF BIRTH <b>1940</b>	
13. EDUCATION <b>JUDGE</b>		14. PLACE OF BIRTH <b>CALIFORNIA STATE COURT</b>		15. YEARS IN COUNTY <b>25</b>	
16. US CITY <b>34 CASTRO STREET</b>		17. STATE OF BIRTH <b>SAN FRANCISCO</b>		18. YEARS IN COUNTY <b>52</b>	
19. US STATE OF BIRTH <b>LOUISE SWIG, DPOA</b>		20. COUNTY OF BIRTH <b>555 MANGELS AVE. SAN FRANCISCO, CA 94127</b>		21. YEARS IN COUNTY <b>CA</b>	
22. NAME OF DECEASED SPOUSE - FIRST <b>DONALD</b>		23. MIDDLE <b>PAUL</b>		24. LAST (Family) <b>DONALDSON</b>	
25. NAME OF SPOUSE - FIRST <b>IRENE</b>		26. MIDDLE <b>WILMET</b>		27. LAST (Family) <b>MILLER</b>	
28. BIRTH STATE <b>WV</b>		29. BIRTH STATE <b>WI</b>		30. BIRTH STATE <b>WI</b>	
31. PLACE OF DEATH <b>OWN RESIDENCE</b>		32. PLACE OF DEATH <b>AT SEA OFF THE COAST OF SAN FRANCISCO COUNTY, CA</b>		33. PLACE OF DEATH <b>SAN FRANCISCO</b>	
34. TYPE OF DEATH <b>CRUISEA</b>		35. MANNER OF DEATH <b>NOT EMBALMED</b>		36. OTHER NUMBER <b>FO</b>	
37. NAME OF FUNERAL HOME <b>PACIFIC INTERMENT SERVICE</b>		38. LICENSE NUMBER <b>FD1454</b>		39. LICENSE NUMBER <b>MITCHELL, KATZ, MD.</b>	
40. DATE OF DEATH <b>12/17/2008</b>		41. DATE OF DEATH <b>12/08/2008</b>		42. DATE OF DEATH <b>12/08/2008</b>	
43. CITY <b>SAN FRANCISCO</b>		44. CITY <b>34 CASTRO ST.</b>		45. CITY <b>SAN FRANCISCO</b>	
46. CAUSE OF DEATH <b>PANCREATIC CANCER</b>		47. ICD-10 CODE <b>10 MOS</b>		48. ICD-10 CODE <b>NC2008-2853</b>	
49. OTHER CAUSE OF DEATH <b>DIABETES, PARKINSON'S DISEASE</b>		50. OTHER CAUSE OF DEATH <b>DISTAL PANCREATECTOMY 02/2008</b>		51. OTHER CAUSE OF DEATH <b>FO</b>	
52. SIGNATURE AND TITLE OF CLERK <b>PHILIP J OKEEFE M.D.</b>		53. SIGNATURE AND TITLE OF CLERK <b>PHILIP J OKEEFE M.D.</b>		54. SIGNATURE AND TITLE OF CLERK <b>PHILIP J OKEEFE M.D.</b>	
55. DATE OF DEATH <b>12/15/2008</b>		56. DATE OF DEATH <b>12/05/2008</b>		57. DATE OF DEATH <b>12/08/2008</b>	
58. PLACE OF DEATH <b>OWN RESIDENCE</b>		59. PLACE OF DEATH <b>OWN RESIDENCE</b>		60. PLACE OF DEATH <b>OWN RESIDENCE</b>	
61. PLACE OF DEATH <b>OWN RESIDENCE</b>		62. PLACE OF DEATH <b>OWN RESIDENCE</b>		63. PLACE OF DEATH <b>OWN RESIDENCE</b>	
64. PLACE OF DEATH <b>OWN RESIDENCE</b>		65. PLACE OF DEATH <b>OWN RESIDENCE</b>		66. PLACE OF DEATH <b>OWN RESIDENCE</b>	
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70. PLACE OF DEATH <b>OWN RESIDENCE</b>		71. PLACE OF DEATH <b>OWN RESIDENCE</b>		72. PLACE OF DEATH <b>OWN RESIDENCE</b>	
73. PLACE OF DEATH <b>OWN RESIDENCE</b>		74. PLACE OF DEATH <b>OWN RESIDENCE</b>		75. PLACE OF DEATH <b>OWN RESIDENCE</b>	
76. PLACE OF DEATH <b>OWN RESIDENCE</b>		77. PLACE OF DEATH <b>OWN RESIDENCE</b>		78. PLACE OF DEATH <b>OWN RESIDENCE</b>	
79. PLACE OF DEATH <b>OWN RESIDENCE</b>		80. PLACE OF DEATH <b>OWN RESIDENCE</b>		81. PLACE OF DEATH <b>OWN RESIDENCE</b>	
82. PLACE OF DEATH <b>OWN RESIDENCE</b>		83. PLACE OF DEATH <b>OWN RESIDENCE</b>		84. PLACE OF DEATH <b>OWN RESIDENCE</b>	
85. PLACE OF DEATH <b>OWN RESIDENCE</b>		86. PLACE OF DEATH <b>OWN RESIDENCE</b>		87. PLACE OF DEATH <b>OWN RESIDENCE</b>	
88. PLACE OF DEATH <b>OWN RESIDENCE</b>		89. PLACE OF DEATH <b>OWN RESIDENCE</b>		90. PLACE OF DEATH <b>OWN RESIDENCE</b>	
91. PLACE OF DEATH <b>OWN RESIDENCE</b>		92. PLACE OF DEATH <b>OWN RESIDENCE</b>		93. PLACE OF DEATH <b>OWN RESIDENCE</b>	
94. PLACE OF DEATH <b>OWN RESIDENCE</b>		95. PLACE OF DEATH <b>OWN RESIDENCE</b>		96. PLACE OF DEATH <b>OWN RESIDENCE</b>	
97. PLACE OF DEATH <b>OWN RESIDENCE</b>		98. PLACE OF DEATH <b>OWN RESIDENCE</b>		99. PLACE OF DEATH <b>OWN RESIDENCE</b>	
100. PLACE OF DEATH <b>OWN RESIDENCE</b>		101. PLACE OF DEATH <b>OWN RESIDENCE</b>		102. PLACE OF DEATH <b>OWN RESIDENCE</b>	



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



14

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 -GLH 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

herby 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 6734110

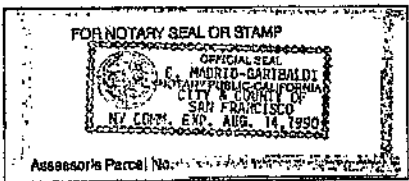
Dated June 18, 1990

*Thelma 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.

*C. 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 GASTRO STREET ADDITION AND GLEN PARK TERRACE, AS PER MAP RECORDED MARCH 25, 1910 IN BOOK "C" OF MAPS, PAGES 50 TO 52 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

EXHIBIT 4  
24 Stillings Ave.  
Block - 6734  
Lot - 11  
Parcel Square Footage - 1250

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

Signature \_\_\_\_\_ M.  
Print name \_\_\_\_\_  
Capacity \_\_\_\_\_

Signature \_\_\_\_\_ M.  
Print name \_\_\_\_\_  
Capacity \_\_\_\_\_

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 [Handwritten 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

ANNIE LASKEY  
24 STILLINGS AVENUE  
SAN FRANCISCO, CA 94131

D0C - 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

Escrow No. 3660901  
Order No. 036800801

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

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,

*Annie J. Laskey*  
ANNIE J. LASKEY

MARY K. YOL  
a Notary Public in and for said County and State, personally appeared  
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/her/their signature(s) on the instrument the person(s), or the entity upon behalf of whom 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.

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	\$287,401.00
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 \*

When Recorded Mail Document and Tax Statements to:

46 Stillings Properties, LLC, a California corporation

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

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

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 © 2020 San Francisco Planning \$457,641.00  
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

EXHIBIT 7  
49 Stillings Ave.  
Block - 6763  
Lot - 31  
Parcel Square Footage - 2886

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/HR/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

*ma*

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  
 340426-MBR  
 Vol 91, Book 6763  
 WITH RECORDING MAIL TO

Name Steven J. Ganz & Judith H.  
 Street Address 40 Stalling Avenue  
 City State Zip San Francisco, CA 94131

San Francisco Co Recorder's Office  
 Gregory Joseph Diaz, County Recorder  
 92-5979010-00  
 Acc# 7-OLD REPUBLIC Title Company  
 Thursday, MAY 23, 1996 14:40:25  
 REC \$6.00/PAGE \$2.00/MIC \$1.00  
 RTP \$1.00/TK2 \$2,621.40  
 T11 Pd \$2,631.40 Nbr-0000553424  
 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,  
 OCE Mortgage Corporation, a Texas Corporation

herely GRANT(S) to Steven J. Ganz and Judith H. Ganz, 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 Grantor 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.

OCE Mortgage Corporation

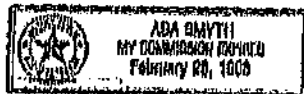
*[Signature]*  
 LES W. CARTER

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) bears 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]*  
 Name *[Signature]*  
 (typed or printed)



(This area for official notarial seal)

MAIL TAX STATEMENTS AN DELIVERY ABOVE

Exhibit A

Order No. 340426 SAN

PD70010

**Legal description of the property**

TRP 00, Block "B", according to Map entitled, "Map of Addition to Ocean Street  
Arbitration and also with "Ordinance", filed March 08, 1910, in Book "A" of Maps at  
page 60 to 62, 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 © 2020 San Francisco Planning \$123,505.00  
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

*Dg* 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, *Robyn 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 *Robyn Garcia*

This area for official notarial seal.



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

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

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 Stillings 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  
PTN.

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 \_\_\_\_\_  
 Realty not sold.

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

CRISTINA D. DOBLEMAN, a married woman, who acquired title as  
CHRISTINA 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 Public



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 San Francisco Planning \$523,538.00  
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 A. 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, 2016 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 © 2020 San Francisco Planning \$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

**EXHIBIT 10**  
57 Stillings Ave.  
Block - 6763  
Lot - 37  
Parcel Square Footage - 2094

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  
081/08/1-3

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 File No.: 3808-3705757 (NS) 6763

STATE OF Calif )  
COUNTY OF Santa Cruz )

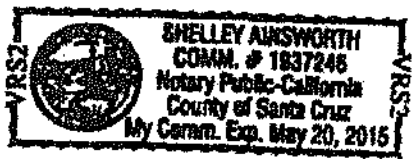
On 8.31.11 before me, Shelley Answorth, Notary Public, personally appeared WALTER R. FREDERICK JR

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. U308815  
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 12:54:58  
Tk1 Pd 93,141.00 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

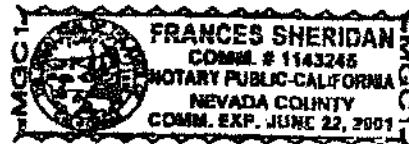
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

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



Notary Public Seal



***First American Title Insurance Company***

*A subsidiary of The First American Financial Corporation.*

6886926

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

EXHIBIT 11  
61 Stillings Ave.  
Block - 6763  
Lot - 35  
Parcel Square Footage - 2094



RECORDING REQUESTED BY

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

Name: SCOTT SARRAN  
Street Address: 61 STILLINGS AVENUE  
City & State: SAN FRANCISCO, CA 94131  
Zip: 35-6763 1128201A

Title Order No. 1128201A Escrow No.

San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2002-H157448-00  
Acct 3-FIRST AMERICAN Title Company  
Tuesday, APR 30, 2002 13:00:00  
Tel Pd \$12.00 Nbr-0001846869  
REEL I127 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 } SS.
COUNTY OF San Francisco

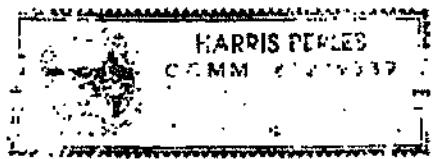
On 4/17/02 before me, the undersigned, a Notary Public in and for said State, personally appeared SCOTT A SARRAN and TINA POPKHADZE

Handwritten signatures of Scott A. Sarran and Tina Sarran

(I have fully 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 the satisfaction of me to be the person(s) who 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 Peoples



(This area for official notarial seal)

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

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 © 2020 San Francisco Planning \$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

EXHIBIT 12  
70 Stillings Ave.  
Block - 6734  
Lot - 15  
Parcel Square Footage - 3750

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 \$6.00;PAG \$2.00;MIC \$1.00  
STP \$1.00;TX242,652.00;  
Til 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 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 - 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 San Francisco  
County of 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,  
D. KILLIAN

personally appeared 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) here 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 D. Killian

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

A. Robert Moog  
A. Robert Moog  
Ursula A. Bendixen  
Ursula A. Bendixen



(This area for official notarial use)

Order No. C-256823-DK

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	\$40,774.00 Planning
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: 21<sup>st</sup> FEBRUARY 1991

  
Emmy Stout

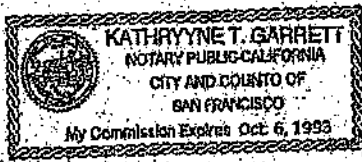
APN 31-3059-10

State of California )

E867426

County of San Francisco ss.

On this 21st day of February, in the year 1991, before me, Kathryne T. Garrett, a notary public, personally appeared Emmy Stout, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that she executed the same.



Kathryne T. Garrett

Notary Public for the  
State of California

My commission expires:  
October 6, 1993



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 Terrace", 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

EXHIBIT 14  
115 Stillings Ave.  
Block - 3060  
Lot - 1E  
Parcel Square Footage - 2042

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 Stillings 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\*1,836.00!  
Ttl Pd \$1,846.00 Nbr-0000488840  
REEL 6559 IMAGE 0176 ded/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 25, 1996 before me,  
MARLENE 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 *Marlene B. Crowley*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Map No. 1005528-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 3080

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

Land © 2020 San Francisco Planning \$26,074.00  
Structure \$38,287.00  
Fixtures -  
Personal Property -  
Last Sale -  
Last Sale Price -  
Year Built 1950  
Building Area 1,000 sq ft  
Parcel Area 2,495 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 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

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-J383176-00  
Check Number 5886  
Thursday, MAR 29, 2012 10:48:22  
Ttl Pd \$20.00 Rcpt # 0004371912  
REEL K614 IMAGE 0309  
odm/DM/1-2

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 Emil, 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)



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



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2012-J383177-00  
Check Number 5898  
Thursday, MAR 29, 2012 10:48:38  
Ttl Pd \$23.00 Rcpt # 0004371913  
REEL K614 IMAGE 0310  
oda/DM/1-3

Mail Tax Statement To:  
same as above

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:


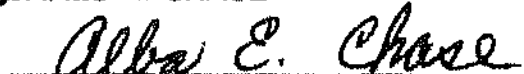
BEGINNING at a point of the northerly line of Stillings Avenue, distant thereon 182.094 feet easterly from the easterly extremity of

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 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

**EXHIBIT 17**  
122 Stillings Ave.  
Block - 3033  
Lot - 20  
Parcel Square Footage - 2500

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**  
Recd 1-CHICAGO Title Company  
Wednesday, JAN 05, 2011 08:00:00  
Ttl Pd \$14.00 Rcpt # 0004065521  
**REEL K305 IMAGE 0096**  
ata/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**

Escrow No.: 10-35413385-LR  
Locate 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



7

RECORDING REQUESTED BY  
Financial Title Company  
AND WHEN RECORDED MAIL TO

Name Mustafa S. Habib  
Street Address 122 Stillings Avenue  
San Francisco, CA 94131  
City, State  
Zip  
Order No. 43108415-510-CG1

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2005-1094151-00  
Acct 8-Financial Title  
Tuesday, DEC 20, 2005 08:00:00  
Ttl Pd \$5,788.48 Nbr-000292742  
REEL J040 IMAGE 0201  
081/00/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

122 Stillings Avenue

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
City of San Francisco or  Unincorporated Area  
City Conveyance Tax is \$ -0-  
Parcel No. Lot 020 Block 3033

Documentary Transfer Tax is \$5,698.40  
 computed on full value of interest or property conveyed, or  
 full value less value of liens or encumbrances remaining at  
the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Tahl Milburn, a single man**  
hereby GRANT(s) to  
~~Mustafa~~ Mustafa ~~Mustafa~~ Mustafa Sayed Mustafa Habib, an unmarried man  
the following real property:  
See Exhibit A attached hereto and made a part hereof.

Dated: December 6, 2005

STATE OF CALIFORNIA  
COUNTY OF San Francisco ) s.s.

Tahl Milburn  
Tahl Milburn

On December 6, 2005 before me,

Celeste Welton  
a Notary Public in and for said County and State, personally appeared  
Tahl Milburn

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 Celeste Welton

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

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° 26' 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

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

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

Close

**EXHIBIT 18**  
33 Martha Ave.  
Block - 6762  
Lot - 39  
Parcel Square Footage - 1900



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2010-J086789-00

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

Check Number 7868  
Wednesday, NOV 24, 2010 11:06:08  
Ttl Pd \$8,536.50 Rcpt # 0004037261  
**REEL K277 IMAGE 0381**  
of a/FT/1-3

*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

**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.: 6762-039

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 ) SS  
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

Notary Public  
State of Washington  
DIANA L. BENDICKSON  
MY COMMISSION EXPIRES  
July 28, 2014

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

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



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**

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

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.

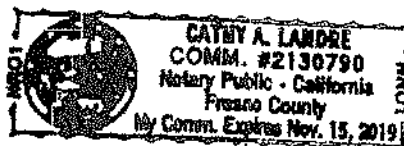
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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.: CAFNY0938-0938-0006-0000950298  
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

Acct 11-FIDELITY NATIONAL Title Company  
Tuesday, JAN 31, 2012 08:00:00  
Ttl Pd \$20.00 Rpt # 0004330956  
REEL K573 IMAGE 0119  
ogt/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 \$ 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, 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 }

On 1-23-2012 before me,  
Raul Paredes-Sermeno, Notary Public  
(here insert name and title of the officer), personally appeared  
William Craig Noblett,

William Craig Noblett  
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**

Escrow No.: 12-950298-PS  
Locate No.: CAFNT0938-0938-0005-0000950298  
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 FRANCISCA 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$228,387.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$49,076.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	7
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	2
<b>Year Built</b>	1913	<b>Basement</b>	-
<b>Building Area</b>	1,014 sq ft		
<b>Parcel Area</b>	3,449 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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 611927(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.

XXX

*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 )

On 4-6-94 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*

*June D. Trost*  
JUNE D. TROST

*Howard J. Trost*  
HOWARD J. TROST



(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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$450,392.00	<b>Use Type</b>	Dwelling
Structure	\$292,753.00	<b>Units</b>	1
Fixtures	© 2020 San Francisco Planning	<b>Stories</b>	1
Personal Property	-	<b>Rooms</b>	4
Last Sale	6/22/2012	<b>Rooms</b>	1
Last Sale Price	\$660,000.00	<b>Bathrooms</b>	1
Year Built	1914	<b>Basement</b>	-
Building Area	814 sq ft		
Parcel Area	2,487 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
Parcel Frontage	-	<b>Parcel Depth</b>	-

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

Close



**EXHIBIT 22**  
49 Martha Ave  
Block - 6762  
Lot - 33  
Parcel Square Footage -2487



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

<b>Assessed Values</b>		<b>Construction Type</b>	-
Land	-	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	2,522 sq ft	Parcel Shape	-
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** 6762030A  
Historic Sanborn Map 

**Address** 51 MARTHA AV

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$37,254.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$62,112.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	4
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1908	<b>Basement</b>	-
<b>Building Area</b>	647 sq ft		
<b>Parcel Area</b>	1,812 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 EXEMPT (5): 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.

*Silvs* 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

(Attached to and becoming a part of Quitclaim Deed dated FEBRUARY 1, 2017, between Frank Chieng-Chun Young and Barbara Le Beau Young, Trustees of The 2005 Young Family Trust dated October 18, 2005, as Seller(s) and Frank Chieng-Chun Young and Barbara Le Beau Young, husband and wife, as joint tenants with right of survivorship, as Purchaser(s).)

WITNESS my/our hand(s), this 1<sup>st</sup> day of February, 2017

Frank Chieng-Chun Young, Trustee  
Frank Chieng-Chun Young, Trustee

Barbara Le Beau Young, Trustee  
Barbara Le Beau Young, 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

88

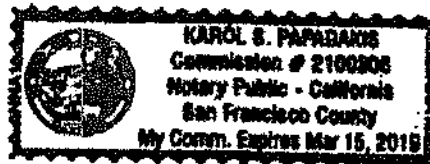
On FEBRUARY 1, 2017, before me, KAROL S. PAPADAKIS, NOTARY PUBLIC,  
(Insert Name of Notary Public and Title)  
personally appeared Frank Chieng-Chun Young and Barbara Le Beau Young, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within 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.

KAROL S. PAPADAKIS  
Notary Public  
Printed Name of Notary Public  
My Commission Expires: MARCH 15, 2019



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.

Title of Document Type: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Date of Document: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$78,045.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$258,713.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	-	<b>Rooms</b>	4
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	2
<b>Year Built</b>	1908	<b>Basement</b>	-
<b>Building Area</b>	1,738 sq ft		
<b>Parcel Area</b>	2,504 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 25**  
52 Martha Ave  
Block - 6735  
Lot - 15  
Parcel Square Footage -2504

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

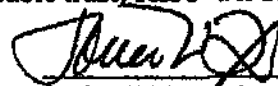
Check Number 1147/724  
Tuesday, JAN 09, 2007 12:38:52  
Ttl Pd \$18.00 Nbr-0003150997  
REEL J303 IMAGE 0441  
of 3/FT/1-3

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

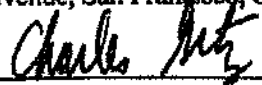
CHARLES GETZ and LESLIE MERNA LOPATO, or their successors, TRUSTEES of THE GETZ/LOPATO REVOCABLE TRUST dated September 29, 2006.

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

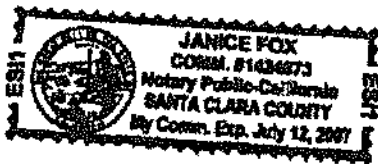
or

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


<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$846,165.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$362,641.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	4/15/2014	<b>Rooms</b>	3
<b>Last Sale Price</b>	\$1,100,000.00	<b>Bathrooms</b>	1
<b>Year Built</b>	1963	<b>Basement</b>	-
<b>Building Area</b>	1,325 sq ft		
<b>Parcel Area</b>	2,157 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 26**  
53 Martha Ave  
Block - 6762  
Lot - 32  
Parcel Square Footage -2157

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 Rcpt # 0005819054  
011/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.*

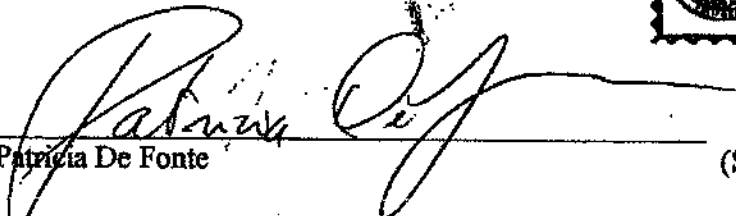
State of California )  
 )  
County of San Francisco )

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.

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

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

Ttl Pd \$21.00

Nbr-0004919283

ear/RE/1-2

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.

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:

(Seal)

Signature of Leonidas Paiz

(typed or printed)

Signature of Phuc Thi Main



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



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

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

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)

**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

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$69,652.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$189,100.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1957	<b>Basement</b>	-
<b>Building Area</b>	1,155 sq ft		
<b>Parcel Area</b>	2,487 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 27**  
54 Martha Ave  
Block - 6735  
Lot - 16  
Parcel Square Footage -2487

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: San Francisco, CA 94131  
State: CA  
Zip: 94131



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  
Ttl Pd \$12.00 Nbr-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*

*[Signature]*  
Mary K. Cabot

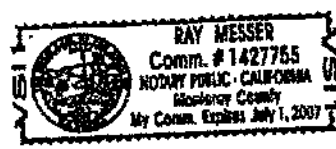
STATE OF CALIFORNIA  
COUNTY OF *San Francisco*

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 *[Signature]*  
Name *Ray Messer*  
(typed or printed)




**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)

<p style="text-align: center;">RECORDING REQUESTED BY</p> <p>JAMES R. BENOIT          Attorney at Law          3554 Round Barn Boulevard, Suite 106          Santa Rosa, CA 95403</p>	 <p>San Francisco Assessor-Recorder          Mabel Teng, Assessor-Recorder  <b>DOC- 2003-H334303-00</b>          Check Number 5738          Monday, JAN 13, 2003 10:41:33          T&amp;I Pd \$12.00 Nbr-0002045000  <b>REEL I302 IMAGE 0299</b>          par/AB/1-2</p>
AND WHEN RECORDED MAIL TO	
<p>Name Mary K. Cabot          Street 54 Martha Avenue          Address          City San Francisco          State CA          Zip 94131</p>	<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE</p>

## 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

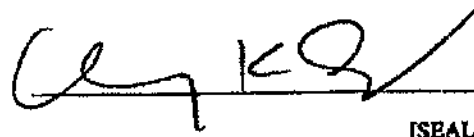
MARY K. CABOT, TRUSTEE OF THE MARY K. CABOT 2002 REVOCABLE LIVING TRUST

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

SEE ATTACHED EXHIBIT 'A'

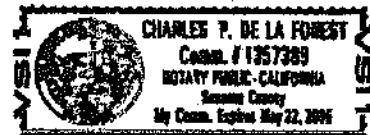
ASSESSOR'S PARCEL NO.: 6735-016

Dated: 12/19/2002

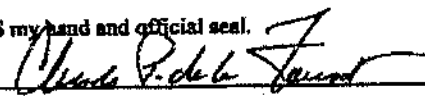
  
 \_\_\_\_\_  
 [SEAL]

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: 

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'**

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 16, Block 8735

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

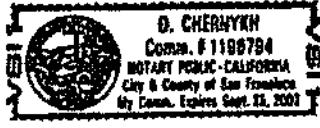
the following described real property in the City of San Francisco,  
 County of San Francisco, State of California:  
 Lot 41, in Block "J" Addition to Castro Street Addition and Glen Park Terrace, as per map filed March 25, 1910, in Book "G" of Maps, Pages 60 to 63, in the office of the Recorder of 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. Cherykh personally appeared  
MARY K. CABOT

*Mary K. Cabot*  
 \_\_\_\_\_  
 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.



Witness my hand and official seal  
 Signature *D. Cherykh*



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

<b>Land</b>	\$1,306,620.00
<b>Structure</b>	\$559,980.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	7/27/2017
<b>Last Sale Price</b>	\$1,830,000.00
<b>Year Built</b>	1962
<b>Building Area</b>	1,605 sq ft
<b>Parcel Area</b>	2,408 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	2
<b>Rooms</b>	7
<b>Rooms</b>	3
<b>Bathrooms</b>	3
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 28**  
57 Martha Ave  
Block - 6762  
Lot - 31  
Parcel Square Footage -2408

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

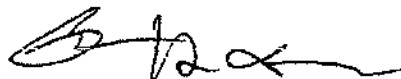
hereby GRANT(S) to David Johnson, a single man

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

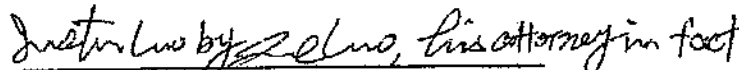
Lot 26 in Block "L" as shown on that certain Map entitled, "Map of Additions to Castro St. Addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, at Pages 60 to 63, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot 031, Block 6762

Date: July 20, 2017



\_\_\_\_\_  
An Hsin Shu



\_\_\_\_\_  
Justin Luo by Joanne Luo, his attorney in fact



\_\_\_\_\_  
Justin 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.

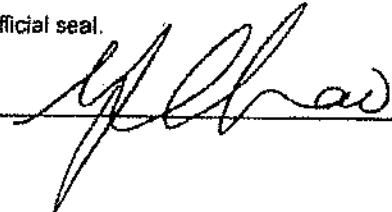
State of California San Francisco  
County of \_\_\_\_\_

On 7/25/2017 before me Y. CHAO Notary Public personally appeared AN HSIIN SHU and Joanne Luo and JUSTIN LEE

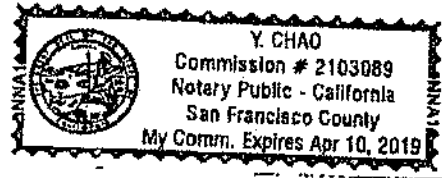
\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$1,299,979.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$557,134.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	10/1/2015	<b>Rooms</b>	2
<b>Last Sale Price</b>	\$1,750,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1957	<b>Basement</b>	-
<b>Building Area</b>	1,155 sq ft		
<b>Parcel Area</b>	2,462.98 sq ft	<b>Parcel Shape</b>	Rectangular
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	98.48 ft

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

Close

20159K1398360004  
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.: FSFM-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

 **DOROTHY LESKO** (Seal)  
Notary Public - State of New Jersey  
Commission # 2279291  
My Comm. Expires Sep. 18, 2016

**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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$17,576.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$52,584.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1957	<b>Basement</b>	-
<b>Building Area</b>	1,480 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Area</b>	2,217 sq ft	<b>Parcel Depth</b>	-
<b>Parcel Frontage</b>	-		

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  
RECD 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 0334 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 67, 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

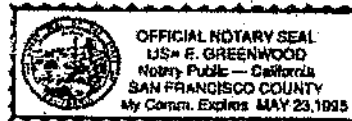
*Maria Durighello*  
\_\_\_\_\_  
MARIA DURIGHELLO

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 Durighello  
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 )  
COUNTY OF SAN FRANCISCO ) ss. A.P. NO. Lot 18  
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

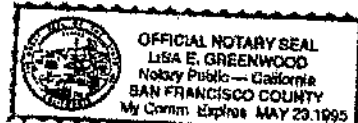
*Maria Durighello*  
MARIA DURIGHELLO

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




**FG55830**  
**CERTIFICATE OF DEATH 107**      **85 38 000294**  
 STATE OF CALIFORNIA      rrp

STATE FILE NUMBER		1A. NAME OF DECEDENT—FIRST		1B. MIDDLE	1C. LAST	LOCAL JURISDICTION DISTRICT AND CERTIFICATE NUMBER	
		ROMOLO			DURIGHELLO	January 16, 1985 1725	
DECEDENT PERSONAL DATA	2. SEX	4. RACE/ETHNICITY	5. SPANISH/Hispanic NO		6. DATE OF BIRTH	7. AGE	8. DATE OF DEATH MONTH, DAY, YEAR   9. HOURS
	MALE	WHITE / Italian			Nov. 23, 1904	80 YEARS	January 16, 1985
	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 Simoni Italy	
11. CITIZEN OF THAT COUNTRY		12. SOCIAL SECURITY NUMBER		13. MARITAL STATUS		14. NAME OF SURVIVING SPOUSE BY WIFE OTHER	
U.S.A.		-4310		Married		Marta Scandiuzzi	
15. PRIMARY OCCUPATION		16. RANGE OF YEARS THIS OCCUPATION		17. EMPLOYER IF 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	
PLACE OF DEATH	19D. COUNTY			19E. STATE		20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP	
	San Francisco			California			
	21A. PLACE OF DEATH			21B. COUNTY			
Congo Street @ Martha Avenue			San Francisco		Maria Durighello (wife)		
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)			21D. CITY OR TOWN		#62 Martha Ave.,		
			San Francisco		San Francisco, CA. 94131		
CAUSE OF DEATH 4254 06	22. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C)						
	22A. IMMEDIATE CAUSE		(A) Acute Cardiac Failure				APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
	22B. INTERMEDIATE CAUSE		(B) Hypertrophic Cardiomyopathy				
	22C. UNDERLYING CAUSE		(C)				22D. WAS DEATH REPORTED TO CORONER?
						Yes	
22E. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTORS TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 22A.		22F. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 22F?				22G. WAS AUTOPSY PERFORMED?	
						Yes	
PHYSICIAN'S CERTIFICATION	23A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.		23B. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE		23C. DATE SIGNED		23D. PHYSICIAN'S LICENSE NUMBER
	(ENTER NO. SA. YK)						
	23E. TYPE PHYSICIAN'S NAME AND ADDRESS						
INJURY INFORMATION	24. SPECIFY ACCIDENT, SUICIDE, ETC.		25. PLACE OF INJURY		26. HOURS AT WORK		27. DATE OF INJURY—MONTH, DAY, YEAR
							28. HOURS
CORONER'S USE ONLY	29. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)			30. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)			
31. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUEST- INVESTIGATION							32. DATE SIGNED
Investigation							1/16/85
33. DISPOSITION		34. DATE—MONTH, DAY, YEAR	35. NAME AND ADDRESS OF CEMETERY OR CREMATORY				36. LOCAL HEALTH OFFICER'S SIGNATURE (SEE INSTRUCTIONS)
INTERMENT		Jan. 21, 1985	Italian Cemetery, Colma, CA.				David Werdegar, MD MPH
37. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)		38. LICENSE NO.	39. LOCAL REGISTRAR'S SIGNATURE		40. DATE ACCEPTED BY LOCAL REGISTRAR		
VALENTE MARINI PERATA & CO.		#100	David Werdegar, MD MPH		JAN 18 1985		
41. 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. 20, 1985



  
 DAVID WERDEGAR, 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$17,576.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$56,726.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	7
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1957	<b>Basement</b>	-
<b>Building Area</b>	1,546 sq ft		
<b>Parcel Area</b>	2,199 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 31**  
66 Martha Ave  
Block - 6735  
Lot - 19  
Parcel Square Footage -2199

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 Jamison, 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 \$ 1.2  
 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 Ebove

*Unita Fay Mitchell*  
 Unita Fay Mitchell

STATE OF CALIFORNIA  
 COUNTY OF SAN FRANCISCO

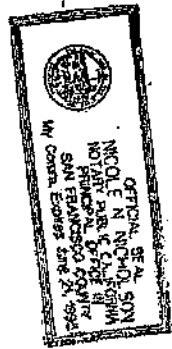
ON 5-20-92 before me, Nicole N. Nicholson, Notary, personally  
 appeared Unita Fay Mitchell

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, *Nicole N. Nicholson*  
 Nicole 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$323,364.00	<b>Use Type</b>	Dwelling
Structure	\$213,664.00	<b>Units</b>	1
Fixtures	© 2020 San Francisco Planning	<b>Stories</b>	1
Personal Property	-	<b>Rooms</b>	5
Last Sale	4/11/1991	<b>Rooms</b>	-
Last Sale Price	\$320,000.00	<b>Bathrooms</b>	1
Year Built	1957	<b>Basement</b>	-
Building Area	1,155 sq ft	<b>Parcel Shape</b>	-
Parcel Area	1,799 sq ft	<b>Parcel Depth</b>	-
Parcel Frontage	-		

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

Close

**EXHIBIT 32**  
68 Martha Ave  
Block - 6735  
Lot - 45  
Parcel Square Footage -1799

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

[Signature]  
Edward S. Ely

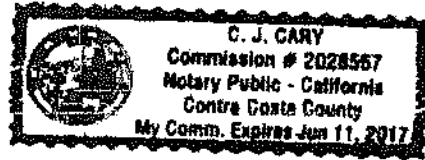
[Signature]  
Natalia W. Ely

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 [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:

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

<b>Land</b>	\$497,385.00
<b>Structure</b>	\$715,072.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	11/19/1999
<b>Last Sale Price</b>	\$461,000.00
<b>Year Built</b>	1957
<b>Building Area</b>	2,462 sq ft
<b>Parcel Area</b>	1,799 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	3
<b>Rooms</b>	8
<b>Rooms</b>	1
<b>Bathrooms</b>	3
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 33**  
70 Martha Ave  
Block - 6735  
Lot - 46  
Parcel Square Footage -1799

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 Rcpt # 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.

X 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

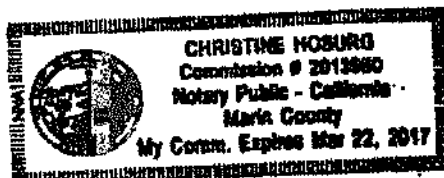
State of California  
County of San Francisco

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 - 97-6158630-00  
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):

Declaratory transfer tax is \$ 0.00  
 unincorporated area  City of San Francisco  
 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

Conveyances transferring grantor's interest into a Revocable Living Trust and not pursuant to sale.

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"

G158630

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

G159630

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SAN MATEO )

On April 23, 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$89,244.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$89,244.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	8
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	3
<b>Year Built</b>	1924	<b>Basement</b>	-
<b>Building Area</b>	1,575 sq ft		
<b>Parcel Area</b>	1,787 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

**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-J066441-00**

Acct 3-FIRST AMERICAN Title Company  
Tuesday, OCT 18, 2010 08:00:00  
Ttl 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  
cgl/GG/1-4

Space Above This Line for Recorder's Use Only

Property: 72 Martha 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. **E893142** 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 *[Handwritten 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

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

CITY AND COUNTY OF SAN FRANCISCO

CERTIFICATE OF DEATH 8 91 38 005252

STATE HEALTH SERVICE

1. NAME OF DECEASED: **James Anthony O'Neill**

2. SEX: **Male**

3. RACE: **White**

4. DATE OF BIRTH: **August 11, 1891**

5. PLACE OF BIRTH: **Ireland**

6. STATE OF BIRTH: **Ireland**

7. COUNTY OF BIRTH: **Ireland**

8. MARRIAGE: **Married**

9. NAME OF SPOUSE: **Maureen Shortt**

10. OCCUPATION: **Building Contractor**

11. RESIDENCE: **2594 26th Avenue, San Francisco, CA 94116**

12. PLACE OF DEATH: **St. Mary's Hospital, 450 Starbuck Street, San Francisco, CA 94116**

13. CAUSE OF DEATH: **Myocardial Infarction**

14. PHYSICIAN'S CERTIFICATION: **David Dawson, M.D., 48 Park Plaza Dr., Daly City, CA**

15. BURIAL PLACE: **Holy Cross Cemetery, Colma, CA**

16. DATE OF BURIAL: **8/11/91**

17. SIGNATURE OF HEALTH OFFICER: **Michael Katz, M.D.**

18. DATE OF SIGNATURE: **AUG 13 1991**



STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO  
This is to certify that the image reproduced hereon is a true copy of the record on file in the SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH as of the date issued.

DATE ISSUED: **OCT 14 2010**



Michael Katz, M.D.  
Health Officer and Coroner Registrar



This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the City and County Health Officer.



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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$597,230.00	<b>Use Type</b>	Flats & Duplex
<b>Structure</b>	\$391,507.00	<b>Units</b>	2
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	10
<b>Last Sale</b>	5/28/1999	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$408,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1900	<b>Basement</b>	-
<b>Building Area</b>	1,580 sq ft		
<b>Parcel Area</b>	3,417 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 35**  
76 Martha Ave  
Block - 6735  
Lot - 50  
Parcel Square Footage -3417



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,

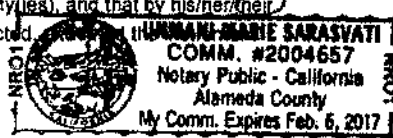
I certify under PENALTY OF PERJURY under the laws of the State of California

that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Unmani Sarasvati



(BEAL)

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

**EXHIBIT 36**  
88 Martha Ave  
Block - 6735  
Lot - 25  
Parcel Square Footage -2622

RECORDING REQUESTED BY

ORDER # 406756-MC  
APN LOT 25; BLOCK 6735  
WHEN RECORDED VAL TO

Name  
Street Address  
City State Zip  
Thomas X. Christian  
88 Martha Ave.  
San Francisco, CA



San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2001-6996598-00

Root 4-OLD REPUBLIC Title Company  
Tuesday, AUG 14, 2001 08:00:00  
Ttl Pd \$12.00 Nbr-0001884314

REEL H951 IMAGE 0019  
ced/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

hereby 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*  
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 M. COOPER  
(typed or printed)



(This area for official notarial seal)

FTSIS-300B94

MAIL TAX STATEMENTS AS DIRECTED ABOVE

6996598

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$878,040.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$376,300.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	3
<b>Personal Property</b>	-	<b>Rooms</b>	9
<b>Last Sale</b>	9/20/2011	<b>Rooms</b>	3
<b>Last Sale Price</b>	\$1,114,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1968	<b>Basement</b>	-
<b>Building Area</b>	2,687 sq ft		
<b>Parcel Area</b>	2,927 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Acct 4-OLD REPUBLIC Title Company

Tuesday, SEP 20, 2011 08:00:00

Ttl Pd \$8,379.00

Rept # 0004246645

REEL K485 IMAGE 0229

par/AB/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

3  
EP

89 Martha Avenue

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$8,355.00

(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,  
Jeffrey Mark Tanenbaum and Catherine Gloria Tripp, Trustees, Tanenbaum-Tripp Trust dated September 12, 2002

hereby GRANT(S) to

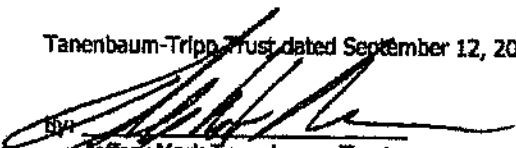
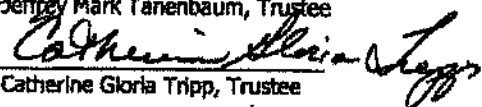
Michael S. Lee and Amy J. Bricker, husband and wife, as Joint Tenants

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



State of California  
County of San Francisco

On 9/12/11 before me, Terry Pizzo  
Notary Public, personally appeared Jeffrey Mack Taubbaum & Catherine Gloria Tripp  
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

<b>Land</b>	\$562,145.00
<b>Structure</b>	\$309,174.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	10/1/1998
<b>Last Sale Price</b>	\$620,000.00
<b>Year Built</b>	1969
<b>Building Area</b>	2,761 sq ft
<b>Parcel Area</b>	2,709 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	2
<b>Rooms</b>	8
<b>Rooms</b>	-
<b>Bathrooms</b>	2
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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:

12  
B, Kyle Childress, Esq.  
Johnston/Childress, LLP  
220 Montgomery Street, 15<sup>th</sup> Floor  
San Francisco, CA 94104



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2012-J552643-00

Acct 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, 15<sup>th</sup> Floor  
San Francisco, CA 94104

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 # 004157835  
REEL K408 IMAGE 0638  
cta/TD/1-2

6734  
APN: Lot 006 Block ~~8734~~  
(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.

May 25 AS  
Dated: January 25, 2011



  
Scott C. Kogan

MAIL TAX STATEMENTS TO:  
Scott C. Kogan, Trustee  
95 Martha Avenue  
San Francisco, CA 94131

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document: Grant Deed (Individual)  
Number of Pages: 2  
Date of Document: January \_\_\_\_, 2011  
Signer(s) Other Than Above-Named: NONE

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO ) ss.  
*Mario CA*

On this 15th day of May, 2011, before me,  
Albert Sison

Notary Public, personally appeared Scott C. Kogan, 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.

*Albert Sison*  
\_\_\_\_\_

CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL(S)
- CORPORATE \_\_\_\_\_
- OFFICER(S) \_\_\_\_\_ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER:

SIGNER IS REPRESENTING:

Name of person(s) or entity(ies):



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

Recd 11-FIDELITY NATIONAL Title Company  
Friday, NOV 30, 2012 13:08:00  
Ttl Pd \$20.00 Rcpt # 0004562736  
REEL K783 IMAGE 0545  
OKC/DH/1-2

APN: Lot 006, 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**



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

<b>Land</b>	\$22,528.00
<b>Structure</b>	\$61,073.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	-
<b>Last Sale Price</b>	-
<b>Year Built</b>	1968
<b>Building Area</b>	1,576 sq ft
<b>Parcel Area</b>	3,410 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	6
<b>Rooms</b>	-
<b>Bathrooms</b>	2
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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



Close

**EXHIBIT 39**  
98 Martha Ave  
Block - 6735  
Lot - 26  
Parcel Square Footage -3410

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

(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,  
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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$6,595.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$268,729.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	3
<b>Year Built</b>	1900	<b>Basement</b>	-
<b>Building Area</b>	2,553 sq ft		
<b>Parcel Area</b>	3,371 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 41**  
435 Baden St.  
Block - 6762  
Lot - 4  
Parcel Square Footage -3371

RECORDING REQUESTED BY

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

NAME: David G. Waugh  
 STREET ADDRESS: 435 Baden Street  
 CITY: San Francisco, CA 94131

THIS Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SAN FRANCISCO, CA RECORDER'S OFFICE  
 Bruce Jamison, Recorder  
 DOC- F522311

Monday, January 03, 1994 02:35:44pm  
 Rec 3.00 --- Pa 1.00  
 Stp --- Mic 1.00  
 AmI 5.00 ---  
 TOTAL -> \$3.00  
 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.

*R. P. M. Law Offices of Carl Wolf*  
 Signature of Declarant or Agent Determining Tax Firm 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  
 (Name of grantee(s))  
 all that real property situated in the City of San Francisco  
 (City and State)  
 (or in an unincorporated area of) San Francisco County,  
 (Name of 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 30, 1993 at San Francisco, California  
 (City and State)

STATE OF CALIFORNIA }  
 COUNTY OF SAN FRANCISCO } ss. David G. Waugh

On 12/20/93 before me, CARL WOLF  
 (Name, title or office (e.g., "Notary Public"))  
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:  
 NAME OF PERSON OR ENTITY

MAIL TAX STATEMENTS TO

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

WOLECOTS FORM 378 - Rev 1-93 (Print class 3)  
 GRANT DEED



Before you use this form read it all in of blank and make whatever changes are appropriate and necessary to your particular situation. Complete a copy of this form if you submit the form to a third party for your personal use. PREPARE THIS FORM FOR THE RECORDATION OR RECORDING OFFICE, with respect to the responsibility or interest of this form for an intended use or purpose.

© 1993 WOLECOTS 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$1,240,037.00	<b>Use Type</b>	Dwelling
Structure	\$826,686.00	<b>Units</b>	1
Fixtures	© 2020 San Francisco Planning	<b>Stories</b>	2
Personal Property	-	<b>Rooms</b>	8
Last Sale	6/30/2000	<b>Rooms</b>	4
Last Sale Price	\$1,500,000.00	<b>Bathrooms</b>	4
Year Built	1980	<b>Basement</b>	500 sq ft
Building Area	3,500 sq ft	<b>Parcel Shape</b>	Rectangular
Parcel Area	3,375 sq ft	<b>Parcel Depth</b>	35 ft
Parcel Frontage	-		

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



RECORDING REQUESTED BY:  
Fidelity National Title Company  
Escrow No. 1010094 JLM  
Title Order No. 01010084

When Recorded Mail Document  
and Tax Statement To:  
Mr. and Mrs. Paul G. O'Leary  
446 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 26, 2000 20:58:00  
T11 P4311,255.00 Mr-0001428338

REEL H670 IMAGE 0108  
ocr/FT/1-4

APN: Lot 3, Block 6762

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

4 03

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

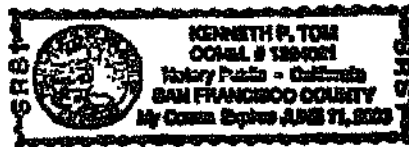
DATED: June 26, 2000

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 26, 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) 652-3640

G794396

DATE: June 28, 2000  
ESCROW NO: 1010094-JLM

## CERTIFICATION OF TRUST PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.6

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 1993.

Dated: 6-28-00

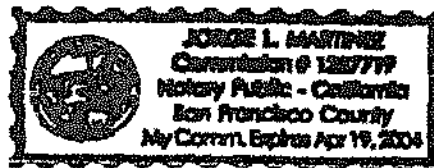
[Signature]  
TRUSTEE  
Elizabeth O'Leary  
TRUSTEE

\_\_\_\_\_  
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 (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



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

**EXHIBIT 43**  
451 Baden St.  
Block - 6762  
Lot - 2  
Parcel Square Footage -2750

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$597,576.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$1,027,122.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	4
<b>Last Sale</b>	7/10/2007	<b>Rooms</b>	2
<b>Last Sale Price</b>	\$725,000.00	<b>Bathrooms</b>	3
<b>Year Built</b>	1914	<b>Basement</b>	-
<b>Building Area</b>	2,676 sq ft		
<b>Parcel Area</b>	3,445 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 44**  
180 Mangels Ave.  
Block - 6763  
Lot - 15C  
Parcel Square Footage -3445

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)

*Handwritten initials*

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

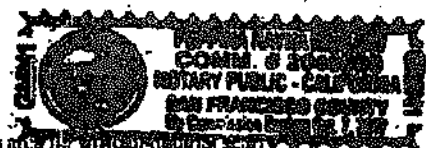
On November 23<sup>rd</sup> 2013, before me, Reynold Raymond, Notary Public, personally appeared Joshua M. Greenough and Margaret E. Hasselman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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: *[Handwritten Signature]*



(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 Mangles Avenue, San Francisco, California and more particularly described as follows:

Parcel I:

Beginning at a point on the Northerly line of Mangles Avenue, distant thereon 100 feet Easterly from the Easterly line of Congo Street; running thence Easterly along the said line of Mangles 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 Mangles 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	\$18,852.00
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

<b>Land</b>	\$427,588.00
<b>Structure</b>	\$215,258.00 <small>© 2020 San Francisco Planning</small>
<b>Fixtures</b>	-
<b>Personal Property</b>	-
<b>Last Sale</b>	8/2/2011
<b>Last Sale Price</b>	\$542,500.00
<b>Year Built</b>	1919
<b>Building Area</b>	845 sq ft
<b>Parcel Area</b>	3,400 sq ft
<b>Parcel Frontage</b>	-

**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

EXHIBIT 46  
514 Congo St.  
Block - 6763  
Lot - 17  
Parcel Square Footage -3400



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 Rept # 0004202099  
**REEL K451 IMAGE 0068**  
 ata/MA/1-2

3A

**RECORDING REQUESTED BY:**  
 Fidelity National Title Company  
 Escrow No.: 11-555667-CG  
 Locata No.: CARYTD938-0938-0019-0000555667  
 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~~ Washington  
 County of ~~San Francisco~~ King

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

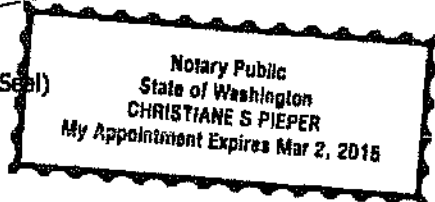
By:   
 Mary P. Travers, Trustee

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**

Escrow No.: 11-555667-CG  
Locate No.: CAFNT0938-0938-0019-0000555667  
Title No.: 11-555667-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 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	\$51,805.00 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

EXHIBIT 47  
520 Congo St.  
Block - 6763  
Lot - 15  
Parcel Square Footage -3400

RECORDING REQUESTED BY  
ATTORNEYS  
AND WHEN RECORDED MAIL TO

Name  
FIRM  
Address  
City & State  
**PETERSON & PITCHFORD**  
AN ASSOCIATION OF ATTORNEYS  
769 MONTEBELLI BOULEVARD  
SAN FRANCISCO, CA 94127-2299

SAN FRANCISCO, CA RECORDER'S OFFICE  
Bruce Jamison, Recorder  
DOC- E896216

Wednesday, April 24, 1991 01:31:33pm  
Rec 3.00 -- Pa 1.00  
Pic 1.00 -- Amt 5.00  
TOTAL -> 45.00  
REEL F361 IMAGE 0459

MAIL TAX STATEMENTS TO  
Name  
FIRM  
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 879 HM

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

161619

## Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A31 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

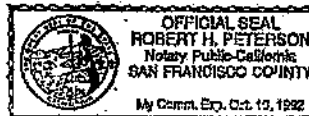
*Gary N. Wong*  
GARY N. WONG

*Flora M. Wong*  
FLORA M. WONG  
Grantor - Transferor(s)

State of California  
County of San Francisco  
On this the 19<sup>th</sup> day of March April 19 91  
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

PARCEL  
PAGE  
MAP BOOK  
Instrument Number

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	\$143,033.00 <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  
Ordg. 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/PAG \$2.00/MIC \$1.00  
STP \$1.00/TX2\$2,006.00  
Til Pd \$2,016.00 Nbr-0000348147  
REEL 6367 IMAGE 0019 ata/TD/2

DOCUMENTARY TRANSFER TAX \$ 2,006.00

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

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 21, 1995 before me,  
W. H. Rice

personally appeared Alfred G. DeVico and Charlene A. Aron

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.

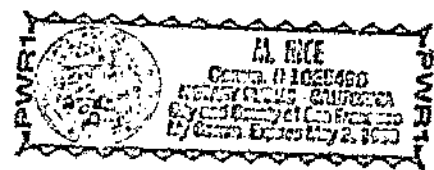
Signature W. H. Rice

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

*Alfred G. DeVico*  
Alfred G. DeVico, Trustee, ARON-DEVICO 1991 TRUST

*Charlene A. Aron*  
Charlene A. Aron, Trustee, ARON-DEVICO 1991 TRUST



(This area for official official 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$631,388.00	<b>Use Type</b>	Dwelling
Structure	\$420,018.00	<b>Units</b>	1
Fixtures	-	<b>Stories</b>	1
Personal Property	-	<b>Rooms</b>	4
Last Sale	5/25/2006	<b>Rooms</b>	-
Last Sale Price	\$859,000.00	<b>Bathrooms</b>	1
Year Built	1924	<b>Basement</b>	-
Building Area	848 sq ft		
Parcel Area	2,265 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
Parcel Frontage	-	<b>Parcel Depth</b>	-

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  
ojl/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,

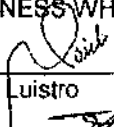
hereby GRANT(S) to Roland Luistro and Herbert Ramirez, registered domestic partners as community property with right of survivorship,

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

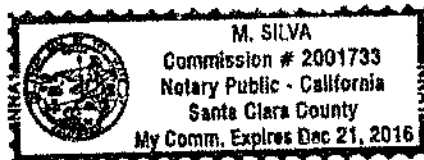
County of San Francisco

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.

Signature M. Silva



(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 © 2020 San Francisco Planning \$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

EXHIBIT 50  
530 Congo St.  
Block - 6763  
Lot - 19  
Parcel Square Footage - 6800

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- 8890350  
First American Title Company  
Wednesday, April 17, 1991 09:00:00am  
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 RETURN  
DOCUMENTARY TRANSFER TAX 2,525.00  
X... 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

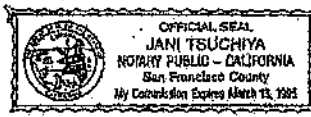
STATE OF CALIFORNIA  
COUNTY OF San Francisco  
On April 12, 1991

before me, the undersigned, a Notary Public in and for said State, personally appeared Suzan Ballsun Friedman

*Robert Friedman*  
ROBERT FRIEDMAN  
*Suzan Friedman*  
SUZAN BALLSUN FRIEDMAN

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.

WITNESS my hand and official seal.  
Signature *Jani Tsuchiya*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3001 (9/82) (Individual) First American Title Company

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ES90350

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 © 2020 San Francisco Planning \$736,182.00  
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

EXHIBIT 51  
538 Congo St.  
Block - 6763  
Lot - 21  
Parcel Square Footage -3400

**RECORDING REQUESTED BY:**

Chicago Title Company  
Escrow No.: 12-35022067-CC  
Locate No.: CACTI7738-7738-235D-0035022067  
Title No.: 12-35022067-MG

**When Recorded Mail Document  
and Tax Statement To:**

Paul R. Cort  
538 Congo Street  
San Francisco, CA 94131



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC-2012-J430022-00**

Recd 1-CHICAGO Title Company  
Wednesday, JUN 13, 2012 08:00:00  
Ttl Pd \$20.00 Rcpt # 0004424863  
**REEL K667 IMAGE 0104**  
akc/AK/1-2

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

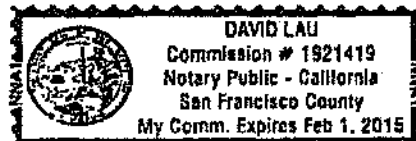
By: Paul Cort, Trustee

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**

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 <small>© 2020 San Francisco Planning</small>
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

EXHIBIT 52  
541 Congo St.  
Block - 6764  
Lot - 21  
Parcel Square Footage - 3446

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  
Ttl 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*

Darlene Foreman  
Vice President

J.P. MORGAN CHASE CUSTODY SERVICES, INC

By:

*Arcola Freeman*

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*

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

DK



San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
DOC- 2012-J563217-00

Check Number 1038  
Friday, DEC 14, 2012 11:32:44  
Ttl Pd \$38.00 Rept # 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

SAH Congo Street SPACE ABOVE THIS LINE FOR RECORDER'S USE

**INTERSPOUSAL TRANSFER 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

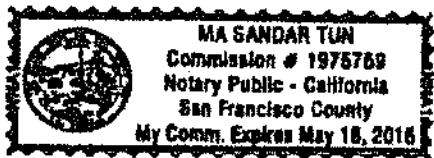
State of California  
County of San Francisco

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 [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

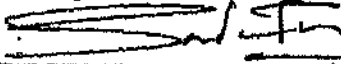
On Dec 8, 2012 before me, Ma Sandar Tun, Notary Public  
(Here insert name and title of the officer)

personally appeared Jason A Keel

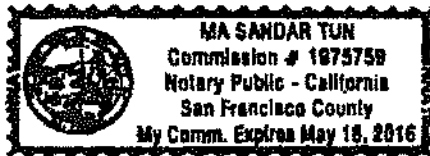
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

<b>DESCRIPTION OF THE ATTACHED DOCUMENT</b>
_____ <small>(Title or description of attached document)</small>
_____ <small>(Title or description of attached document continued)</small>
Number of Pages _____ Document Date _____
_____ <small>(Additional Information)</small>

<b>CAPACITY CLAIMED BY THE SIGNER</b>
<input type="checkbox"/> Individual (s)
<input type="checkbox"/> Corporate Officer
_____ <small>(Title)</small>
<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Attorney-in-Fact
<input type="checkbox"/> Trustee(s)
<input type="checkbox"/> Other _____

### 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. certify the authorized capacity of the signer). Please check the document carefully for proper verbiage 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. before/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 remains, 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.

**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 "G" 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** © 2020 San Francisco Planning \$163,226.00  
**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

EXHIBIT 53  
544 Congo St.  
Block - 6763  
Lot - 22  
Parcel Square Footage - 2500

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  
Ttl Pd \$24.00 Rcpt # 0005150796  
CMA/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

*SEE ATTACHED*

On APRIL \_\_\_\_, 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 § 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 Mateo )

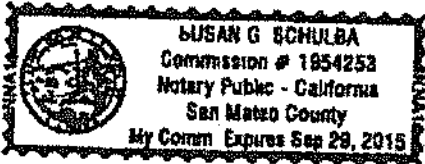
On May 14, 2015 before me, Susan G Schulba, Notary Public  
Date Here Insert Name and Title of the Officer

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 \_\_\_\_\_  
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 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 \_\_\_\_\_  
 Corporate Officer -- Title(s) \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other \_\_\_\_\_  
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 © 2020 San Francisco Planning \$293,556.00  
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

57886725-2085597

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 ) <sup>88</sup>

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.

WITNESS my hand and official seal.

NOTARY STAMP/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 25, 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	\$112,005.00
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

EXHIBIT 55  
556 Congo St.  
Block - 6763  
Lot - 39  
Parcel Square Footage - 2578



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 \_\_\_\_\_

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/DH/1-4

T 355 Legal (2-04)

### Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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 \_\_\_\_\_

(This 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.

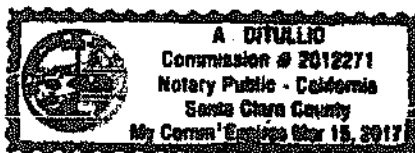
State of California )

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

A handwritten signature in black ink, appearing to read "A. DiTullio", written over a horizontal line.

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	\$120,003.00 <small>© 2020 San Francisco Planning</small>
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

EXHIBIT 56  
557 Congo St.  
Block - 6764  
Lot - 7  
Parcel Square Footage - 2278




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

<b>Land</b>	\$76,455.00	<b>Construction Type</b>	Wood or steel frame
<b>Structure</b>	\$162,832.00	<b>Use Type</b>	Dwelling
<b>Fixtures</b>	-	<b>Units</b>	1
<b>Personal Property</b>	-	<b>Stories</b>	1
<b>Last Sale</b>	-	<b>Rooms</b>	5
<b>Last Sale Price</b>	-	<b>Rooms</b>	-
<b>Year Built</b>	1990	<b>Bathrooms</b>	2
<b>Building Area</b>	1,165 sq ft	<b>Basement</b>	-
<b>Parcel Area</b>	2,281.5 sq ft	<b>Parcel Shape</b>	Rectangular
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	91.26 ft

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

Close

**EXHIBIT 57**  
561 Congo St.  
Block - 6764  
Lot - 6  
Parcel Square Footage - 2282

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  
Nabel S. Teng, Assessor-Recorder  
DOC- 2005-H975818-00

Check Number 8959/2778  
Tuesday, JUN 21, 2005 14:10:45  
Ttl Pd \$19.00 Nbr-0002767872  
REEL I915 IMAGE 0578  
cta/TD/2-2

**SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE**

WASHINGTON MUTUAL - CLIENT 908 #:6163518888 "ARON" Lender ID:220003/0382820082 San Francisco, California PIF: 04/05/2005

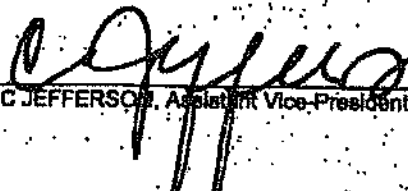
The undersigned WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED Beneficiary(ies), in and under the provisions of that certain Deed of Trust executed by CHARLES D ARON Trustor, to SKO-FED MORTGAGE CORPORATION, AN ILLINOIS CORPORATION as Trustee for SKO-FED MORTGAGE CORPORATION, AN ILLINOIS 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 defined 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. 6764 -006

On May 16th, 2005

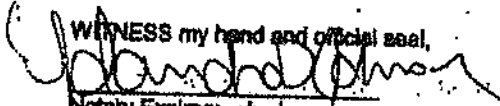
WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED as Current Beneficiary and Trustee

  
C. JEFFERSON, Assistant Vice-President

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,



Notary Expires: 7 / 1



Yolandra D. Jolinson  
Commission # DD401803  
Expires March 1, 2009

(This area for notarial seal)

Prepared By: Paula E. Harley, WASHINGTON MUTUAL BANK, PA, PO BOX 43176, JACKSONVILLE, FL 32232-8179  
1-888-628-8937

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 © 2020 San Bruno Planning \$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

EXHIBIT 58  
566 Congo St.  
Block - 6763  
Lot - 43  
Parcel Square Footage - 7023

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 7197  
Wednesday, DEC 04, 2013 13:16:27  
Tel Pd \$21.00 Rept # 0004845373  
REEL L036 IMAGE 0562  
of a/FT/1-2

77

**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 © 2020 San Francisco Planning \$417,820.00  
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

EXHIBIT 59  
569 Congo St.  
Block - 6764  
Lot - 5  
Parcel Square Footage - 2283

Recording Requested by:

GREGORY HUET  
569 CONRO STREET  
SAN FRANCISCO, CA 94131

When Recorded Mail to:

GREGORY HUET  
569 CONRO 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 CONRO 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 \$ <sup>500.00</sup> ~~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**

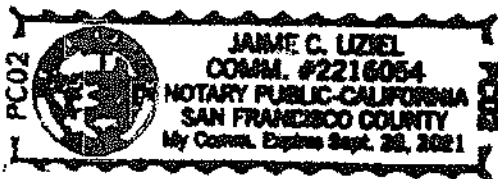
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 Jaime C. Uziel  
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)

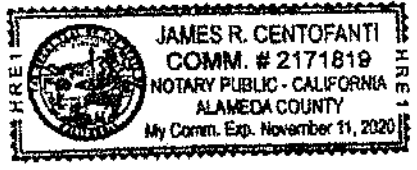
personally appeared ANDREW J. WEILL  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by 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.

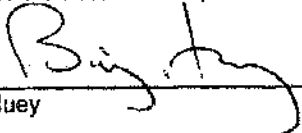
**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bing Huey, spouse of Grantee hereby GRANT(S) to Maryann Huey, a married woman as her sole and separate property the real property in the City of San Francisco, County of San Francisco, State of California:**

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

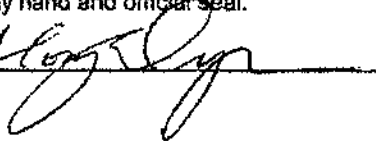
On 10/5/2017 before me, Hong K. Diep, Notary Public,  
(here insert name and title of the officer)

personally appeared Bing 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.

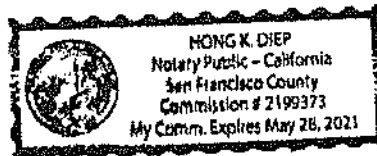
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

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  
Ttl Pd \$21.00 Nbr-0005144847  
okc/RE/1-2

AND WHEN RECORDED MAIL TO:

Name: Theodore D. Harris and Faye L. Harris  
Street Address 574 Congo Street  
City & State San Francisco, CA 94131

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**

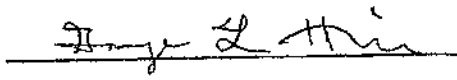
the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

**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 h. 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

*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
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-AF  
Title Order No. 00027634

When Recorded Mail Document  
and Tax Statement To:  
Ms. Janet C. Mangini  
676 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 6936 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 N. Tarjan*  
Notary Public

My Commission expires 5/31/00

MAIL TAX STATEMENTS AS DIRECTED ABOVE

G193848

Order No. 827834

**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 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 8764

RECORDING REQUESTED BY:  
Fidelity National Title Company  
Ref No. 027834-AP  
Title Order No. 00887834

When Recorded Mail Document To:  
Suzette A. Martinez  
42 Burray 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  
SER \$1.00  
Ttl Pd \$10.00 Nbr-0000834178  
REF 0836 INGR 0294 ofa/PT/1-2

APN: Lot 4 Block 0704

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**INTERSPOUSAL TRANSFER DEED**

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

Documentary transfer tax is \$ 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

herely GRANT(S) to Suzette Martinez, who acquire 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

DATED: 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. Director*

SUZANNE J. DIRECTOR  
Notary Public, State of Connecticut  
License Number 64842  
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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$18,615.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$66,041.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	8
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	3
<b>Year Built</b>	1964	<b>Basement</b>	-
<b>Building Area</b>	1,860 sq ft		
<b>Parcel Area</b>	2,286 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

EXHIBIT 62  
579 Congo St.  
Block - 6764  
Lot - 3  
Parcel Square Footage - 2286

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 # 0005663266

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 of declarant)  
Alain Piccinini aka Alain William Piccinini  
(Print name)

Date 2/15/17

(Signature of declarant)  
DIANA M. PICCININI  
(Print name)

Date 2/15/17

(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 )

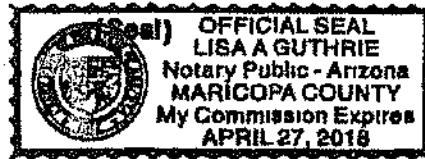
On January 31, 2017 before me, Lisa A Guthrie  
(insert name and title of the officer)

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 )

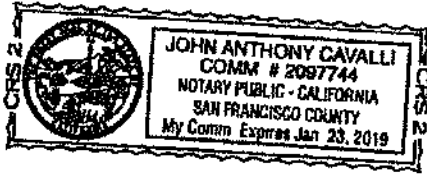
On Feb 15, 2017, before me, John Anthony Cavalli, Notary Public, personally appeared

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) ~~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 [Handwritten Signature]

**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  
okc/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

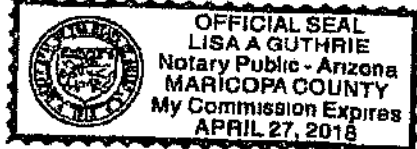
State of Arizona

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 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 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$619,302.00	<b>Use Type</b>	Dwelling
Structure	\$485,436.00	<b>Units</b>	1
Fixtures	-	<b>Stories</b>	1
Personal Property	-	<b>Rooms</b>	7
Last Sale	3/21/2003	<b>Rooms</b>	-
Last Sale Price	\$795,000.00	<b>Bathrooms</b>	2
Year Built	1964	<b>Basement</b>	-
Building Area	1,702 sq ft		
Parcel Area	2,293 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
Parcel Frontage	-	<b>Parcel Depth</b>	-

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

Close

EXHIBIT 63  
583 Congo St.  
Block - 6764  
Lot - 2  
Parcel Square Footage -2293

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 © 2020 San Francisco Planning \$787,203.00  
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

EXHIBIT 64  
589 Congo St.  
Block - 6764  
Lot - 1  
Parcel Square Footage - 2755



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 08:12:11  
Ttl Pd \$9.00 Nbr-0002388593  
REEL I558 IMAGE 0210  
of a/FT/1-1

3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
Wayne R. Pryor and Laureen 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

EXHIBIT 65  
603 Congo St  
Block - 3059  
Lot - 9  
Parcel Square Footage - 2304

Recording Requested by:

KURT D. HUYSENTRUYT  
3650 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  
3650 LAWTON STREET  
SAN FRANCISCO, CA 94122

Check Number 6244  
Friday, NOV 22, 2019 11:43:55  
Tel Pd \$23.00 Rcpt # 0025108729  
000/ES/1-4

Assessor Parcel Number (APN): Block 3059 Lot 849

Street Address: 603-607 LOWGO 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,

RENEE T. YATES, who took title as RENEE THERESA YATES,

hereby grant(s) to

RENEE T. YATES, Trustee of the RENEE 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**

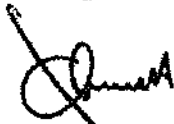
(A notary public or other office completing this certificate )  
(verifies only the identity of the individual who signed the )  
(document to which this certificate is attached, and not the )  
(truthfulness, accuracy or validity of that document. )  
( )

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

On Nov 5<sup>th</sup> 2012, 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 8888  
Tuesday, OCT 29, 2019 10:48:10  
Ttl Pd \$23.00 Rpt # 0006094964  
par/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 )

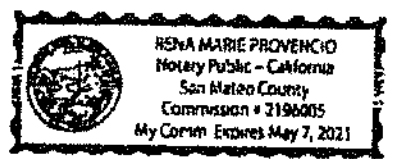
COUNTY OF San Mateo )<sup>ss.</sup>

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 3059008

Address 607 CONGO ST

### Assessed Values

Land	\$18,200.00
Structure	\$28,750.00
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

EXHIBIT 66  
607 Congo St.  
Block - 3059  
Lot - 8  
Parcel Square Footage -2308

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  
Ttl Pd \$23.00 Rcpt # 0006108729  
088/ES/1-4

Assessor Parcel Number (APN): Block 3059 Lot 819

Street Address: 603-607 LOWGO 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,

RENEE T. YATES, who took title as RENEE THERESA YATES,

hereby grant(s) to

RENEE T. YATES, Trustee of the RENEE 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

  
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. 4 9

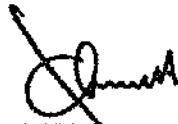
(A notary public or other office completing this certificate )  
(verifies only the identity of the individual who signed the )  
(document to which this certificate is attached, and not the )  
(truthfulness, accuracy or validity of that document. )  
( )

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

On NOV 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 5898  
Tuesday, OCT 29, 2019 10:46:19  
Ttl Pd \$23.00 Rcpt # 0006094964  
car/RR/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:  
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- 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

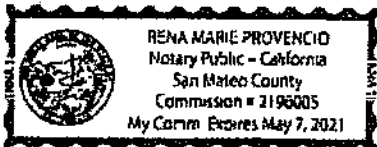
STATE OF CALIFORNIA )

COUNTY OF San Mateo )<sup>ss.</sup>

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.



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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$205,892.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$281,603.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	4
<b>Last Sale</b>	10/9/1987	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$237,000.00	<b>Bathrooms</b>	1
<b>Year Built</b>	1953	<b>Basement</b>	-
<b>Building Area</b>	925 sq ft		
<b>Parcel Area</b>	1,873 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 67**  
616 Congo St.  
Block - 6734  
Lot - 16  
Parcel Square Footage - 1873

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-F546843-00  
Acct 2-COMMONWEALTH Title Company  
Tuesday, FEB 15, 1994 13:27:05  
REC \$6.00/PAG \$2.00/MIC \$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 or value of property conveyed; OR  
.... Computed on the consideration or value less liens or encumbrances remaining at time of sale.  
*J. M. Sacks*  
Signature of Declarant or Agent Collecting 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  
On 2/15/94

before me, *Angela A. Cathley*  
personally appeared

JUDITH M. SACKS

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 *Angela A. Cathley*



F546843

Exhibit "A"

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	\$245,556.00 <small>© 2020 San Francisco Planning</small>
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

EXHIBIT 68  
620 Congo St.  
Block - 6734  
Lot - 17  
Parcel Square Footage - 1873

RECORDING REQUESTED BY  
**CHICAGO TITLE COMPANY**

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

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

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$1,131,259.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$484,824.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	5/22/2019	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$1,860,000.00	<b>Bathrooms</b>	1
<b>Year Built</b>	1937	<b>Basement</b>	-
<b>Building Area</b>	1,521 sq ft		
<b>Parcel Area</b>	3,400 sq ft	<b>Parcel Shape</b>	Rectangular
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 69**  
624 Congo St.  
Block - 6734  
Lot - 18  
Parcel Square Footage -3400

**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.

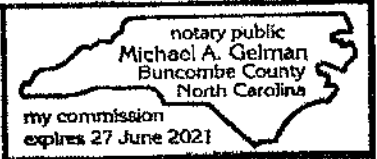
I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ <sup>NC</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

EXHIBIT 70  
627 Congo St.  
Block - 3059  
Lot - 7  
Parcel Square Footage -2308

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 08:02:00  
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  
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)



**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.: 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  
091/DM/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

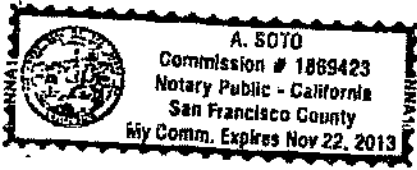
On July 14, 2012 before me, A. SOTO,  
Notary Public, personally appeared Kathryn Podgornoff

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)

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

T&I Pd \$14.00

Receipt # 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

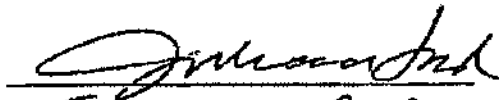
County of San Francisco

On May 16, 2011 before me, JULIANA SIDO, 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/(s) 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.

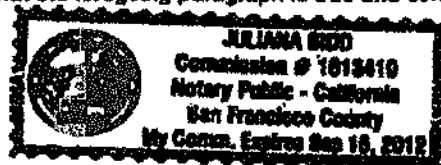
WITNESS my hand and official seal.

Signature



Name

JULIANA SIDO  
(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	© 2020 San Francisco Planning \$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

EXHIBIT 71  
628 Congo St.  
Block - 6734  
Lot - 28  
Parcel Square Footage - 2482

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 - 96-6024401-00  
Check Number 2779  
REQD BY  
Tuesday, AUG 27, 1996 15:41:32  
REC \$6.00;PAG \$2.00;MIC \$1.00  
STP \$1.00  
Ttl Pd \$10.00 Nbr-0000612188  
REEL 6705 IMAGE 0607 ofa/AB/2

2 AB

**Trust Transfer Deed**

Block 6734 Lot 2 Y

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, Barbara Kockerols hereby releases, remises and quitclaims to

Barbara E. Kockerols or the Successor in Trust, Trustee of a Revocable Trust of May 9, 1996, all her 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 9, 1996

Barbara Kockerols  
Barbara Kockerols

STATE OF CALIFORNIA

)

) ss.

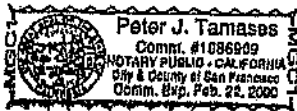
COUNTY OF SAN FRANCISCO

)

On May 9, 1996, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Barbara Kockerols, 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.

Peter J. Tamases  
Notary Public



Mail Tax Statements: As before; no change

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 X, 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 G 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 © 2020 San Francisco Planning \$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

EXHIBIT 72  
631 Congo St.  
Block - 3059  
Lot - 6  
Parcel Square Footage -2313

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

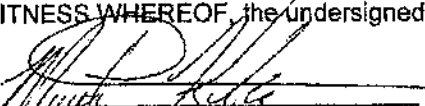
hereby GRANT(S) to Justin Williams and Meija Jacobs, husband and wife as community property with right of survivorship

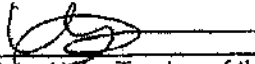
the following described real property in the City of San Francisco, County of San Francisco, State of California:

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

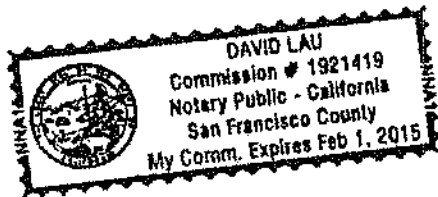
On 10/14/14 before me, DAVID LAU, Notary Public, personally

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	\$64,182.00 <small>© 2020 San Francisco Planning</small>
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 Sanborn Planning \$889,038.00  
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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$58,283.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$68,605.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1927	<b>Basement</b>	-
<b>Building Area</b>	1,100 sq ft		
<b>Parcel Area</b>	3,240 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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 "E" 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 degree 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 "Q" 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

<b>Land</b>	\$782,901.00
<b>Structure</b>	\$415,089.00
<b>Fixtures</b>	-
<b>Personal Property</b>	-
<b>Last Sale</b>	10/27/2016
<b>Last Sale Price</b>	\$1,075,000.00
<b>Year Built</b>	1949
<b>Building Area</b>	1,658 sq ft
<b>Parcel Area</b>	3,484 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	2
<b>Rooms</b>	8
<b>Rooms</b>	4
<b>Bathrooms</b>	2
<b>Basement</b>	639 sq ft
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 79**  
655 Congo St.  
Block - 3059  
Lot - 3  
Parcel Square Footage - 3484

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	\$229,527.00
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

EXHIBIT 80  
663 Congo St.  
Block - 3059  
Lot - 2  
Parcel Square Footage -2328



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

Check Number 482  
 Tuesday, FEB 21, 2017 08:08:31  
 Ttl Pd \$21.00 Rcpt # 000555243  
 okc/KC/1-2

Recording requested by  
 Sarah Summerall  
 Summerall Law, PC

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

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

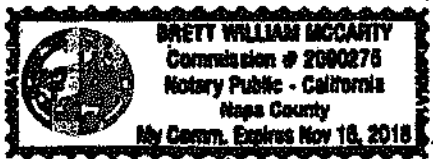



Exhibit A


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

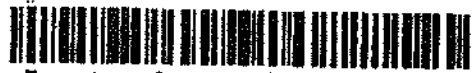
<b>Land</b>	\$18,200.00
<b>Structure</b>	\$42,435.00
<b>Fixtures</b>	-
<b>Personal Property</b>	-
<b>Last Sale</b>	-
<b>Last Sale Price</b>	-
<b>Year Built</b>	1949
<b>Building Area</b>	1,019 sq ft
<b>Parcel Area</b>	2,332 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	5
<b>Rooms</b>	-
<b>Bathrooms</b>	1
<b>Basement</b>	-
<b>Parcel Shape</b>	Rectangular
<b>Parcel Depth</b>	93.28 ft

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

Close

**EXHIBIT 81**  
669 Congo St.  
Block - 3059  
Lot - 1A  
Parcel Square Footage - 2332



San Francisco Assessor-Recorder  
 Carmen Chu, Assessor-Recorder  
**DOC- 2015-K012920-00**  
 Check Number 4488  
 Tuesday, JAN 27, 2015 13:18:45  
 Ttl Pd \$18.00 Rcpt # 0005092639  
 okc/KC/1-1

**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

**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:  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

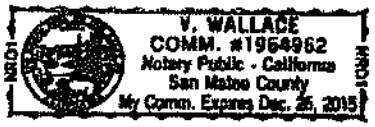
**NOTARIAL ACKNOWLEDGMENT**

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

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 [↗](#)

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$1,055,841.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$452,503.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	12/5/2014	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$1,400,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1964	<b>Basement</b>	-
<b>Building Area</b>	1,431 sq ft		
<b>Parcel Area</b>	2,509 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

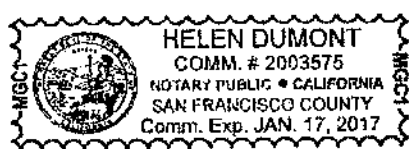
before me, Helen Dumont  
Cy L. Furman

Notary Public, personally appeared \_\_\_\_\_, a  
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  
EXP.  
Jan. 17 2017

(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 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

Land	\$695,905.00
Structure	\$463,935.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	3/18/2004
Last Sale Price	\$910,000.00
Year Built	1967
Building Area	1,783 sq ft
Parcel Area	2,439 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
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 83**  
710 Congo St.  
Block - 6734  
Lot - 33  
Parcel Square Footage - 2439

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  
Tel 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.....

SAME AS ABOVE

....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

**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

[Signature]  
ALLAN B. PLEANER

[Signature]  
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 [Signature]



**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  $49^{\circ} 8' 56''$  west along the southwesterly line of Lot 1 8.42 feet; thence north  $79^{\circ} 00' 16''$  west 25.46 feet; thence north  $0^{\circ} 14' 04''$  east 37.48 feet; thence north  $89^{\circ} 45' 56''$  west 10.10 feet; thence north  $0^{\circ} 14' 04''$  east 34.20 feet to the southwesterly line of Congo Street; thence south  $49^{\circ} 18' 56''$  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-Trutor/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)

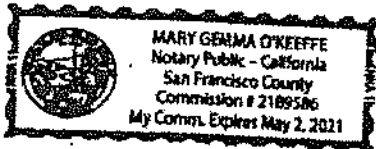
I am the surviving spouse of RUTH E. PLEANER, and the surviving Trustee of the Allan E. Pleaner and Ruth E. Pleaner Revocable Living Trust dated April 16, 2015.

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  
13<sup>th</sup> 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)



STATE OF CALIFORNIA

CERTIFICATE OF DEATH

CITY AND COUNTY OF SAN FRANCISCO

3052017163813 CERTIFICATE OF DEATH 3201738004262

1. NAME OF DECEASED (PRINT)		RUTH ELLEN		LAST NAME		PLEANER	
2. DATE OF BIRTH (MM/DD/YYYY)		12/10/1957		AGE AT DEATH		59	
3. BIRTH PLACE (CITY AND STATE)		OHIO		MARRIAGE STATUS		MARRIED	
4. DATE OF MARRIAGE (MM/DD/YYYY)		08/10/2017		MARRIAGE LICENSE NO.		2350	
5. OCCUPATION (Last of work for 1 year before death)		TEXTILE ARTIST		KNITTING		51	
6. STREET ADDRESS		710 CONGO STREET		CITY		SAN FRANCISCO	
7. COUNTY		SAN FRANCISCO		STATE		CALIFORNIA	
8. DECEASED'S MARITAL STATUS		ALLAN BRANDON PLEANER SPOUSE		710 CONGO STREET		SAN FRANCISCO, CA 94131	
9. NAME OF NEXT OF KIN		ALLAN BRANDON PLEANER		GEROME PETER		KANSAS	
10. NAME OF NEXT OF KIN		SUZANNE		OHIO			
11. PLACE OF DEATH		RESIDENCE HOSPICE CARE		SAN FRANCISCO		710 CONGO STREET	
12. CAUSE OF DEATH		PANCREATIC CANCER		2 YRS			
13. PLACE OF DEATH		SAN FRANCISCO		SAN FRANCISCO			
14. SIGNATURE OF CORONER		JESSICA ANN KEANE MD.		A88323		09/12/2017	
15. SIGNATURE OF DECEASED'S NEXT OF KIN		ALAN H MARGOLIN MD.		180 REDWOOD STREET STE 360		SAN FRANCISCO, CA 94102	



STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO

This is to certify that the image reproduced hereupon is a true and correct copy of the record on file in the San Francisco Department of Public Health as of the date issued.

DATE ISSUED: SEP 18 2017

003575812



Tomás Aragón



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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$60,216.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$72,506.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	7
<b>Last Sale</b>	5/1/1995	<b>Rooms</b>	3
<b>Last Sale Price</b>	\$351,200.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1964	<b>Basement</b>	-
<b>Building Area</b>	1,540 sq ft		
<b>Parcel Area</b>	3,075 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 84**  
720 Congo St.  
Block - 6734  
Lot - 2  
Parcel Square Footage - 3075

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.

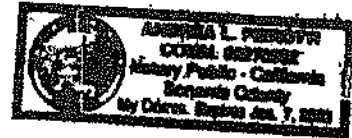
State of California )

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 1560  
 Tuesday, AUG 13, 2019 11:38:48  
 Ttl Pd \$37.00 Rcpt # 0005053719  
 okc/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

48 J |

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: 6/4/2019

  
JEFFREY C. LAFFRANCHINI, Trustee

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 14<sup>th</sup> day of July, 2019, by JEFFREY C. LAFFRANCHINI, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature AP



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 )

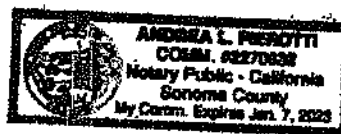
County of San Francisco )

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.

AP  
Andrea L. Pierotti



STATE OF CALIFORNIA

CERTIFICATE OF VITAL RECORD

CITY AND COUNTY OF SAN FRANCISCO

3052019094771

CERTIFICATE OF DEATH

3201934002107

1. NAME OF DECEASED - FIRST, MIDDLE, LAST <b>ROBERT</b>		2. MIDDLE INITIAL <b>ERNEST</b>		3. LAST NAME <b>KATES</b>	
4. SEX <b>M</b>		5. DATE OF BIRTH <b>03/27/1925</b>		6. AGE AT DEATH <b>94</b>	
7. STATE OF BIRTH <b>CALIFORNIA</b>		8. RACE <b>CAUCASIAN</b>		9. MARRIAGE STATUS <b>NEVER MARRIED</b>	
10. OCCUPATION <b>REAL ESTATE INVESTOR</b>		11. TYPE OF DEATH <b>REAL ESTATE</b>		12. SOCIAL SECURITY NUMBER <b>0510</b>	
13. PLACE OF BIRTH <b>720 CONGO STREET</b>		14. CITY OF BIRTH <b>SAN FRANCISCO</b>		15. STATE OF BIRTH <b>CALIFORNIA</b>	
16. NAME OF DECEASED'S SPOUSE <b>JEFFREY LAFRANCHINI, DPOA</b>		17. ADDRESS OF DECEASED'S SPOUSE <b>720 CONGO STREET, SAN FRANCISCO, CA 94131</b>		18. DATE OF DECEASED'S SPOUSE'S DEATH <b>-</b>	
19. NAME OF DECEASED'S FATHER <b>ERNEST</b>		20. NAME OF DECEASED'S MOTHER <b>VERA</b>		21. PLACE OF BIRTH OF FATHER <b>ENGLAND</b>	
22. PLACE OF BIRTH OF MOTHER <b>MINNESOTA</b>		23. PLACE OF DEATH <b>720 CONGO STREET, SAN FRANCISCO, CA 94131</b>		24. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
25. MANNER OF DEATH <b>CRUE</b>		26. PLACE OF BURIAL <b>CYPRESS AVENUE FUNERAL HOME</b>		27. DATE OF BURIAL <b>05/08/2019</b>	
28. RESIDENCE AT DEATH <b>SAN FRANCISCO</b>		29. RESIDENCE AT BIRTH <b>SAN FRANCISCO</b>		30. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
31. MANNER OF DEATH <b>NONE</b>		32. PLACE OF DEATH <b>SAN FRANCISCO</b>		33. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
34. MANNER OF DEATH <b>NONE</b>		35. PLACE OF DEATH <b>SAN FRANCISCO</b>		36. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
37. MANNER OF DEATH <b>NONE</b>		38. PLACE OF DEATH <b>SAN FRANCISCO</b>		39. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
40. MANNER OF DEATH <b>NONE</b>		41. PLACE OF DEATH <b>SAN FRANCISCO</b>		42. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
43. MANNER OF DEATH <b>NONE</b>		44. PLACE OF DEATH <b>SAN FRANCISCO</b>		45. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
46. MANNER OF DEATH <b>NONE</b>		47. PLACE OF DEATH <b>SAN FRANCISCO</b>		48. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
49. MANNER OF DEATH <b>NONE</b>		50. PLACE OF DEATH <b>SAN FRANCISCO</b>		51. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
52. MANNER OF DEATH <b>NONE</b>		53. PLACE OF DEATH <b>SAN FRANCISCO</b>		54. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
55. MANNER OF DEATH <b>NONE</b>		56. PLACE OF DEATH <b>SAN FRANCISCO</b>		57. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
58. MANNER OF DEATH <b>NONE</b>		59. PLACE OF DEATH <b>SAN FRANCISCO</b>		60. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
61. MANNER OF DEATH <b>NONE</b>		62. PLACE OF DEATH <b>SAN FRANCISCO</b>		63. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
64. MANNER OF DEATH <b>NONE</b>		65. PLACE OF DEATH <b>SAN FRANCISCO</b>		66. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
67. MANNER OF DEATH <b>NONE</b>		68. PLACE OF DEATH <b>SAN FRANCISCO</b>		69. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
70. MANNER OF DEATH <b>NONE</b>		71. PLACE OF DEATH <b>SAN FRANCISCO</b>		72. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
73. MANNER OF DEATH <b>NONE</b>		74. PLACE OF DEATH <b>SAN FRANCISCO</b>		75. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
76. MANNER OF DEATH <b>NONE</b>		77. PLACE OF DEATH <b>SAN FRANCISCO</b>		78. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
79. MANNER OF DEATH <b>NONE</b>		80. PLACE OF DEATH <b>SAN FRANCISCO</b>		81. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
82. MANNER OF DEATH <b>NONE</b>		83. PLACE OF DEATH <b>SAN FRANCISCO</b>		84. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
85. MANNER OF DEATH <b>NONE</b>		86. PLACE OF DEATH <b>SAN FRANCISCO</b>		87. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
88. MANNER OF DEATH <b>NONE</b>		89. PLACE OF DEATH <b>SAN FRANCISCO</b>		90. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
91. MANNER OF DEATH <b>NONE</b>		92. PLACE OF DEATH <b>SAN FRANCISCO</b>		93. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
94. MANNER OF DEATH <b>NONE</b>		95. PLACE OF DEATH <b>SAN FRANCISCO</b>		96. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
97. MANNER OF DEATH <b>NONE</b>		98. PLACE OF DEATH <b>SAN FRANCISCO</b>		99. CAUSE OF DEATH <b>PROSTATE CANCER</b>	
100. MANNER OF DEATH <b>NONE</b>		101. PLACE OF DEATH <b>SAN FRANCISCO</b>		102. CAUSE OF DEATH <b>PROSTATE CANCER</b>	

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



Thomas Aragon

This copy is not valid unless prepared on an engraved board displaying the Seal and signature of the City and County Health Officer.



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

8  
M

**Trust Transfer Deed**

Block 6734 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

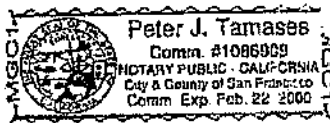
STATE OF CALIFORNIA

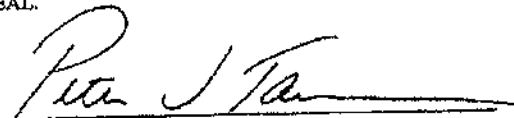
COUNTY OF SAN FRANCISCO

}  
} 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.



  
Notary Public

Mail Tax Statements: As before; no change

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$18,615.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$22,342.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1919	<b>Basement</b>	-
<b>Building Area</b>	830 sq ft		
<b>Parcel Area</b>	2,465 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

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

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

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

NAME GINO P. GECCHI  
STREET Attorney at Law  
ADDRESS 2134 Van Ness Avenue  
CITY, STATE & ZIP CODE San Francisco, CA 94109  
TITLE DRAWING NO. \_\_\_\_\_ RECORD NO. \_\_\_\_\_

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 Deed Grantor or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), DIANA M. PICCININI,  
an unmarried woman,

(NAME OF GRANTEE(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)

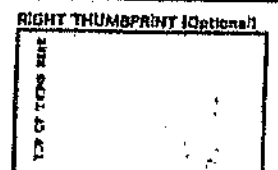
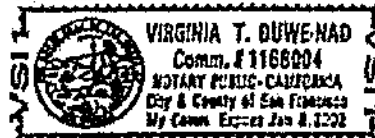
STATE OF California

COUNTY OF San Francisco

On Mar. 12, 1998 before me, VIRGINIA T. DUWE-NAD  
personally appeared DIANA M. PICCININI personally known to me  
(NAME OF GRANTEE(S)) 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



CAPACITY CLAIMED BY SIGNER(S)  
(INDIVIDUAL(S))  
(CORPORATE OFFICER(S))

(PARTNER(S)) (SOLE)  
(ATTORNEY IN FACT) (GENERAL)  
(TRUSTEE(S))  
(GUARDIAN/CONSERVATOR)  
(OTHER)

SIGNER IS REPRESENTING  
Name of Firm or Organization

MAIL TAX STATEMENTS TO 579 BOND STREET, SAN FRANCISCO, CA 94131

Before you copy this form (fill in blanks and make whatever changes are appropriate and necessary to your particular situation) please read and understand the instructions on the reverse side of this form and the instructions to the Department of Real Estate, Bureau of Recording with respect to the recording of deeds of this form for an additional fee of \$1.00.

WISCONSIN FORM 928 Rev. 3/82 (Check Box 2A)  
GRANT DEED (003) WISCONSIN RECORDS 432



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.

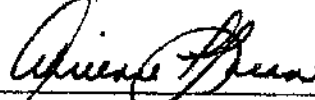
FOR valuable consideration, receipt of which is hereby acknowledged, Adrienne H. Lacau, hereby releases, remises and quitclaims to

**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

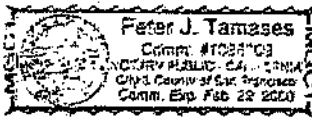
STATE OF CALIFORNIA

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

<b>Assessed Values</b>		<b>Construction Type</b>	-
Land	\$21,303.00	<b>Use Type</b>	Vacant Lot Residential
Structure	-	<b>Units</b>	-
Fixtures	© 2020 San Francisco Planning	<b>Stories</b>	-
Personal Property	-	<b>Rooms</b>	-
Last Sale	-	<b>Rooms</b>	-
Last Sale Price	-	<b>Bathrooms</b>	-
Year Built	-	<b>Basement</b>	-
Building Area	-		
Parcel Area	2,770 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
Parcel Frontage	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 86**  
736 Congo St.  
Block - 6734  
Lot - 4  
Parcel Square Footage - 2770


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

<b>Land</b>	\$1,074,694.00
<b>Structure</b>	\$460,580.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	6/24/2015
<b>Last Sale Price</b>	\$1,425,000.00
<b>Year Built</b>	1925
<b>Building Area</b>	1,534 sq ft
<b>Parcel Area</b>	2,828.75 sq ft
<b>Parcel Frontage</b>	-

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

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

Close

**EXHIBIT 87**  
749 Congo St.  
Block - 6706  
Lot - 44  
Parcel Square Footage - 2829

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**

**GRANT DEED**

File No.: 56605-1344526-15

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:**

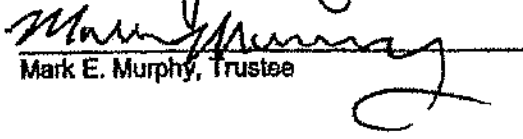
**TOGETHER WITH AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES (ALONG THE NORTHERLY LINE OF THE NORTHEASTERLY 50 FEET OF LOT 4), AS RESERVED IN DEED FROM FRED C. GRIMSTEAD AND MABEL GRIMSTEAD, HIS WIFE TO ARNOLD ERNEST AMES, DATED MAY 18, 1946 AND RECORDED MAY 21, 1946, IN BOOK 4420, OFFICIAL RECORDS, AT PAGE 275.**

Dated: **06/19/2015**



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 MARV 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 seal



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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$237,774.00	<b>Use Type</b>	Dwelling
Structure	\$546,901.00	<b>Units</b>	1
Fixtures	© 2020 San Francisco Planning	<b>Stories</b>	2
Personal Property	-	<b>Rooms</b>	9
Last Sale	6/2/1992	<b>Rooms</b>	-
Last Sale Price	\$495,000.00	<b>Bathrooms</b>	3
Year Built	1971	<b>Basement</b>	-
Building Area	3,740 sq ft		
Parcel Area	2,809 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
Parcel Frontage	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 88**  
750 Congo St.  
Block - 6734  
Lot - 5  
Parcel Square Footage - 2809

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 11:12:48

Ttl Pd \$12.00

Nbr-0002116034

REEL I356 IMAGE 0650

ced/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.

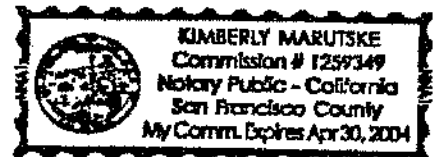
STEVEN L. ELPRIN

CLAIRE J. BUNTON

Bbb\buntondeed

Witness my hand and official seal

KIMBERLY MARUTSKE



H397865

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 -> \$2483.00  
 REEL F639 IMAGE 0350

ORDER NO. 1000133  
 ESCRQW 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

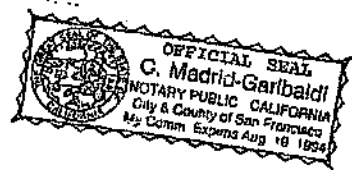
personally known to me (or proved to me on the basis of satisfactory  
 evidence) to be the person(s):

- (X) INDIVIDUAL whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it
- ( ) 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-Garibaldi  
 Notary Public in and for said State  
 My commission expires 8-19-94

Lowell Clayton McAdam  
 LOWELL CLAYTON McADAM, Successor Trustee  
 of The Lon James McAdam III, Revocable  
 Living Trust Agreement dated  
 March 6, 1990



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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$404,208.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$323,362.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	3
<b>Personal Property</b>	-	<b>Rooms</b>	8
<b>Last Sale</b>	7/24/1990	<b>Rooms</b>	3
<b>Last Sale Price</b>	\$450,000.00	<b>Bathrooms</b>	3
<b>Year Built</b>	1987	<b>Basement</b>	-
<b>Building Area</b>	2,642 sq ft		
<b>Parcel Area</b>	2,866 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

**AND WHEN RECORDED MAIL TO:**

Barry C. Roth and Lois A. Valeskie  
775 Congo Street  
San Francisco, CA 94131



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  
088/ES/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 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 Northeasterly 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 Northeasterly line of Congo Street; thence deflecting  $114^{\circ} 27'$  to the left and running Southwesterly along said Northeasterly line of Congo Street 41.743 feet; thence deflecting  $65^{\circ} 33'$  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 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- 2001-0956972-00

Root 2-FIRST AMERICAN Title Company  
Thursday, MAY 31, 2001 06:00:00  
Tax Pd \$12.00 Net-0001010700

REEL H899 IMAGE 0229  
011/JL/1-2

49

DOCUMENTARY TRANSFER TAX None

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 6706

### 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

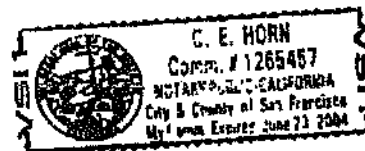
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

[Signature]  
[Signature]



(File area for official record seal)

FIRST AMERICAN

*First American Title Insurance Company*

6956972

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 BLK 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$1,019,592.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$436,968.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	7/8/2016	<b>Rooms</b>	2
<b>Last Sale Price</b>	\$1,400,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1910	<b>Basement</b>	-
<b>Building Area</b>	1,250 sq ft		
<b>Parcel Area</b>	2,509 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 90**  
801 Congo St.  
Block - 6706  
Lot - 42  
Parcel Square Footage - 2509

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

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,  
Bruno Quercini and Merrilee A. Parsons, husband and wife as community property with right of survivorship

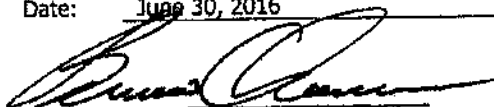
hereby GRANT(S) to

Kathleen M. Garvey and Christopher Garvey, wife and husband as community property

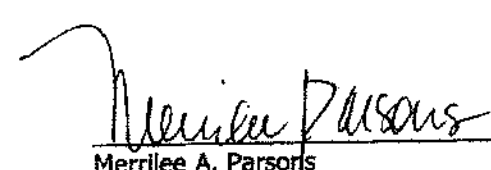
with right of survivorship  
that property in City of San Francisco, San Francisco County, State of California, described as:

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

Date: 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$815,395.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$349,453.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	10/24/2013	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$1,060,000.00	<b>Bathrooms</b>	1
<b>Year Built</b>	1954	<b>Basement</b>	-
<b>Building Area</b>	1,386 sq ft		
<b>Parcel Area</b>	2,735 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

  
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 Rcpt # 0005148186  
0J1/JL/1-2

AND WHEN RECORDED MAIL TO  
Eric M Kammerud & Margaret P Kammerud  
810 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 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)

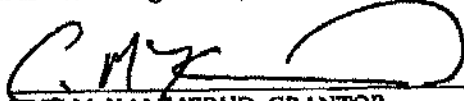
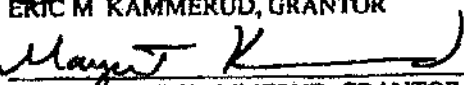
GRANTOR(S) MARGARET P KAMMERUD and ERIC M KAMMERUD, wife and husband as community property with right of survivorship, hereby grant(s) to ERIC M KAMMERUD and MARGARET P KAMMERUD, Trustees, or their successors in trust under the KAMMERUD FAMILY TRUST dated March 26, 2015, and any amendments thereto, as 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

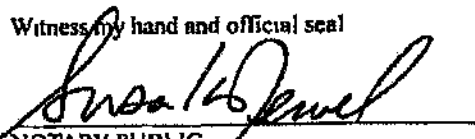
DATED March 26, 2015

  
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 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  
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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$72,468.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$150,138.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	8
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	3
<b>Year Built</b>	1977	<b>Basement</b>	-
<b>Building Area</b>	2,400 sq ft		
<b>Parcel Area</b>	3,371 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 92**  
818 Congo St.  
Block - 6735  
Lot - 49  
Parcel Square Footage - 3371

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

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

3

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

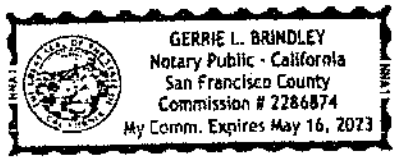
On August 23, 2019 before me, Gerrie L. Brindley, Notary Public,  
(here insert name and title of the officer)

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$157,505.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$226,636.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	-	<b>Rooms</b>	3
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	3
<b>Year Built</b>	1986	<b>Basement</b>	-
<b>Building Area</b>	2,029 sq ft		
<b>Parcel Area</b>	1,810 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

Recording Requested by:

BURKHARDT & LARSON

When Recorded Return to:

✓ Tim Mar & Melissa J. Choy  
822 Congo Street  
San Francisco, CA 94131-2811



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2015-K042436-00**

Check Number 4203  
Monday, APR 06, 2015 10:23:19  
Ttl Pd \$30.00 Rcpt # 0005128065  
0J1/FT/1-5

THIS SPACE FOR RECORDER'S USE ONLY

✓ APN: 6735-063

### 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 )

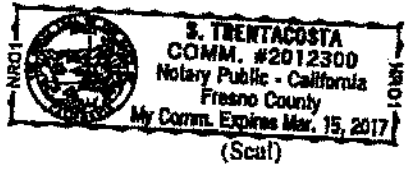
COUNTY OF San Diego )

On 3/2, 2015 before me, S Trentacosta a notary public, personally appeared TIM MAR 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 *S Trentacosta*





**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 Northwesterly from the said Northeasterly line of Martha Avenue; thence Northwesterly 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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$16,748.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$47,610.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1962	<b>Basement</b>	-
<b>Building Area</b>	936 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Area</b>	1,890 sq ft	<b>Parcel Depth</b>	-
<b>Parcel Frontage</b>	-		

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

Close

**EXHIBIT 94**  
826 Congo St.  
Block - 6735  
Lot - 47  
Parcel Square Footage - 1890



RECORDING REQUESTED BY:

STEVAN J. HENRIOLLE, 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

REEL H372 IMAGE 1948

Nbr-0001160959  
oed/JL/1-2

4 47 BLK 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 \$2484. (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  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 MORALIS, ELBA MORALIS (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 [Handwritten Signature]





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 southwesterly along the northwesterly line of said Lot 7, a distance of 73.83 feet to a point distant thereon 72 feet northeasterly from the southeasterly line of Martha Avenue; thence southwesterly 23 feet, more or less, to a point on the southeasterly line of said Lot 7, distant thereon 72 feet northeasterly from the said southeasterly 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 southwesterly 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

<b>Land</b>	\$36,632.00
<b>Structure</b>	\$48,436.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	-
<b>Last Sale Price</b>	-
<b>Year Built</b>	1962
<b>Building Area</b>	993 sq ft
<b>Parcel Area</b>	2,151 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	5
<b>Rooms</b>	-
<b>Bathrooms</b>	1
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$343,068.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$228,708.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	7/2/1999	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$415,000.00	<b>Bathrooms</b>	1
<b>Year Built</b>	1962	<b>Basement</b>	-
<b>Building Area</b>	1,175 sq ft		
<b>Parcel Area</b>	2,186 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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 Gange Street  
San Francisco, CA 94131

San Francisco Assessor-Recorder  
Doris H. Ward, Assessor-Recorder  
**DOC- 99-6615744-00**

Rec'd J-FIRST AMERICAN Title Company  
Friday, JUL 02, 1999 15:11:24  
RAC \$8.00 PAC \$2.00 NIC \$1.00  
STP \$1.00 TX242,822.00  
Tel Pd \$2,832.00 Nbr-6061220893  
REEL H419 IMAGE 0764 ep1/00/1-2

DOCUMENTARY TRANSFER TAX ~~4282.00~~ 2822.00 DC

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 2B 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 B, 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 30, 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 personal or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature *Frank Torres Lopez*



MAIL TAX STATEMENTS TO:

SAME AS ABOVE



(This area for abstract record use)

Order No. N-295560-CB

6615744

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$336,442.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$151,391.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	4
<b>Last Sale</b>	1/6/1989	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$290,000.00	<b>Bathrooms</b>	1
<b>Year Built</b>	1959	<b>Basement</b>	-
<b>Building Area</b>	1,092 sq ft		
<b>Parcel Area</b>	2,596 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 97**  
15 Melrose Ave.  
Block - 6764  
Lot - 1  
Parcel Square Footage - 2596

RECORDING REQUESTED BY:  
Fidelity National Title Insurance Company  
Escrow No.  
Title Order No. 428114

When Recorded Mail Document To:  
Gregory Moore  
15 Melrose Avenue  
San Francisco, CA 94131

San Francisco Assessor-Recorder  
Doris H. Ward, Assessor-Recorder  
DOC- 2002-H180758-00  
Book 11-FIDELITY NATIONAL Title Company  
Tuesday, JUN 11, 2002 08:00:00  
Ttl Pd \$13.00 Nbr-0001873349  
REEL I156 IMAGE 0061  
ear/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  
Gregory Moore

SUBSCRIBED AND SWORN TO before me Tony J. Escobar

this 5 day of JUNE, 2002

Signature Tony J. Escobar





H180758

Order No. 439114

Exemw 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

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 SPACES, UNLESS OTHERWISE SPECIFIED OR ALTERNATIVE SEE INSTRUCTIONS		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED—FIRST (LAST)		2. MIDDLE		3. LAST (FIRST)	
JOHANNA				MOORE	
4. DATE OF BIRTH M/M/YY		5. AGE YRS		7. DATE OF DEATH M/M/YY	
03/05/1913		88		06/07/2001	
8. STATE OF BIRTH		10. SOCIAL SECURITY NO.		11. MILITARY SERVICE	
CA		-9284		DIVORCED	
14. RACE		16. US BORN—SPECIFY		18. US BORN—EDUCATION	
WHITE		[X] YES [ ] NO		S.F. BOARD OF EDUCATION	
17. OCCUPATION		19. KIND OF BUSINESS		20. YEARS IN OCCUPATION	
SECRETARY		EDUCATION		20	
20. RESIDENCE—(STREET AND NUMBER OR LOCATION)					
136 BRENTWOOD AVENUE					
21. CITY		22. COUNTY		23. ZIP CODE	
SAN FRANCISCO		SAN FRANCISCO		94127	
27. MAILING ADDRESS (STREET AND NUMBER OR BOX, PO BOX NUMBER, CITY OR TOWN, STATE, ZIP)					
136 BRENTWOOD AVENUE, SAN FRANCISCO, CA 94127					
28. NAME OF PREVIOUS SPOUSE—FIRST		29. MIDDLE		30. LAST (FIRST NAME)	
HARRY				HARMAN	
31. NAME OF FATHER—FIRST		32. MIDDLE		33. LAST	
FLORA				MOHR	
34. BIRTH STATE		35. BIRTH STATE		36. BIRTH STATE	
RUSSIA		HUNGARY			
39. DATE M/M/YY		40. PLACE OF FINAL DISPOSITION			
06/14/2001		AT SEA OFF THE COAST OF MARIN COUNTY			
41. TYPE OF DISPOSITION		42. SIGNATURE OF REGISTRAR		43. LICENSE NO.	
CR/SEA		NOT ENBALMED			
44. NAME OF FUNERAL DIRECTOR		45. LICENSE NO.		46. SIGNATURE OF LOCAL REGISTRAR	
NEPTUNE SOCIETY OF NO CA		FD1306		[Signature]	
47. DATE M/M/YY		48. DATE M/M/YY			
06/14/2001		06/14/2001			
101. PLACE OF DEATH		102. IF HOSPITAL, SPECIFY WARD		103. FACILITY OTHER THAN HOSPITAL	
OWN RESIDENCE		[ ] IP [ ] SNOP [ ] DOA		[ ] CHURCH [ ] PCL CARE [ ] OTHER	
104. STREET ADDRESS—(STREET AND NUMBER OR LOCATION)		105. 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 REPORTED TO CORONER		109. DEATH REPORTED TO CORONER	
IMMEDIATE CAUSE (A): RESPIRATORY DISTRESS		2 DAYS		[X] YES [ ] NO	
DUE TO (B): METASTATIC COLON CANCER		2 MON		[ ] YES [X] NO	
DUE TO (C):				[ ] YES [X] NO	
DUE TO (D):				[ ] YES [ ] NO	
110. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107					
MULTIPLE TRANSIENT ISCHEMIC ATTACK AND STROKE					
112. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 110? IF YES, LIST TYPE OF OPERATION AND DATE.					
NO					
114. I CERTIFY THAT IN THE OPINION OF MY JUDGE, THIS DEATH OCCURRED AT THE PLACE, DATE AND PLACE STATED FROM THE CAUSES STATED AND PLACE STATED FROM THE CAUSES STATED		115. SIGNATURE AND TITLE OF CERTIFIER		116. LICENSE NO.	
06/07/1999		[Signature] Mary Beattie, M.D.		6079649	
117. DATE M/M/YY		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP			
06/07/2001		MARY S. BEATTIE, MD 505 PARNASSUS AVENUE, SAN FRANCISCO, CA 94143			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE PLACE, DATE AND PLACE STATED FROM THE CAUSES STATED		120. HOURS AT HOME		121. HOURS AT HOME	
[ ] YES [ ] NO		[ ] YES [ ] NO		[ ] YES [ ] NO	
122. NATURE OF DEATH		123. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)			
[ ] NATURAL [ ] SUICIDE [ ] HOMICIDE					
[ ] ACCIDENT [ ] PENDING INVESTIGATION [ ] DEATH NOT IN DEPENDENCE					
124. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)					
125. SIGNATURE OF CORONER OR DEPUTY CORONER		126. DATE M/M/YY		127. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER	
[Signature]					
STATE REGISTRAR					
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z					

961081K



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

JUL 7 8 2001

DATE ISSUED

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the City and County Health Officer


[Signature] 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

<b>Land</b>	\$322,398.00
<b>Structure</b>	\$288,626.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	8/27/2003
<b>Last Sale Price</b>	\$421,600.00
<b>Year Built</b>	1943
<b>Building Area</b>	1,402 sq ft
<b>Parcel Area</b>	2,596 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	6
<b>Rooms</b>	3
<b>Bathrooms</b>	2
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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 ServicerLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J775761-00

Check Number 3000  
Friday, OCT 25, 2013 10:19:58  
T&I Pd \$24.00 Rept # 0004817036  
REEL L011 IMAGE 0301  
onF/AB/1-3

Prepared By:  
SERVICELINK  
4000 Industrial Blvd.  
Aliquippa, PA 15001

3000 - 1002

16 Mcrose Ave, SF

For Recorder's Use Only

300

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. R&T 11911*

LEGAL DESCRIPTION:

See Exhibit A attached hereto and made a part hereof

Tax ID Number 3060-002

*Vicki Chiang*  
VICKI CHIANG

*[Signature]*  
JAMES M RAMSEY

*[Signature]*  
JAMES T RAMSEY

*[Signature]*  
KATHLEEN L. RAMSEY

Mail Tax Statement to:  
Vicki Chiang  
16 Mcrose Ave  
San Francisco, CA 94131

**ACKNOWLEDGMENT**


State of California  
County of San Francisco

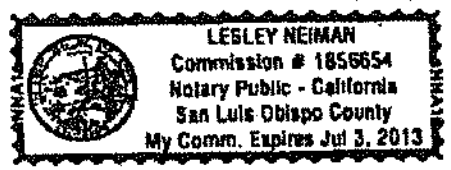
On January 8, 2013, before me, Lesley Neiman, Notary Public,  
(insert name and title of the officer)

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  (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  
Root 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

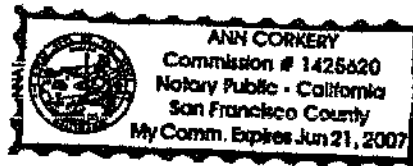
By: Stephen K. Harris  
Stephen K. Harris, Trustee

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 Ana 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

<b>Land</b>	\$45,518.00
<b>Structure</b>	\$91,090.00
<b>Fixtures</b>	© 2020 San Francisco Planning
<b>Personal Property</b>	-
<b>Last Sale</b>	-
<b>Last Sale Price</b>	-
<b>Year Built</b>	1938
<b>Building Area</b>	1,624 sq ft
<b>Parcel Area</b>	2,482 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	6
<b>Rooms</b>	-
<b>Bathrooms</b>	2
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$18,615.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$55,268.00	<b>Units</b>	1
<b>Fixtures</b>	© 2020 San Francisco Planning	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1962	<b>Basement</b>	-
<b>Building Area</b>	1,221 sq ft		
<b>Parcel Area</b>	2,548 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

**EXHIBIT 101**  
1177 Bosworth St.  
Block - 6734  
Lot - 28  
Parcel Square Footage - 2482



# Assessor's Report

x

© 2020 San Francisco Planning

**Parcel** 6706036  
**Address** 1203 BOSWORTH ST

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$730,777.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$313,189.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	2
<b>Personal Property</b>	-	<b>Rooms</b>	4
<b>Last Sale</b>	10/8/2013	<b>Rooms</b>	-
<b>Last Sale Price</b>	\$950,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1926	<b>Basement</b>	-
<b>Building Area</b>	825 sq ft		
<b>Parcel Area</b>	2,234 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$18,615.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$37,048.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	4
<b>Last Sale</b>	-	<b>Rooms</b>	-
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1950	<b>Basement</b>	-
<b>Building Area</b>	1,000 sq ft		
<b>Parcel Area</b>	3,384 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
Land	\$428,451.00	<b>Use Type</b>	Dwelling
Structure	\$285,631.00	<b>Units</b>	1
Fixtures	-	<b>Stories</b>	2
Personal Property	-	<b>Rooms</b>	10
Last Sale	5/9/2001	<b>Rooms</b>	-
Last Sale Price	\$450,000.00	<b>Bathrooms</b>	1
Year Built	1910	<b>Basement</b>	-
Building Area	1,272 sq ft		
Parcel Area	5,074 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
Parcel Frontage	-	<b>Parcel Depth</b>	-

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  
Monday, MAY 09, 2001 08:00:00  
Ttl Pd \$3,073.00 Nbr-0001003874

REEL H884 IMAGE 0101  
afa/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 N. Niles and Sarah T. Niles Revocable Trust, dated January 23, 1995

hereby GRANT(S) to

DUGAN MOORE, TRUSTEE of the Dugan Moore Revocable Trust of 1999

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 26, 2001

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.

*Sarah T. Niles, Trustee*  
SARAH T. NILES, TRUSTEE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

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  $\frac{1}{4}$  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

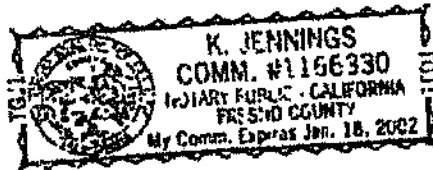
STATE OF CALIFORNIA )  
COUNTY OF Fresno )

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) Linda Valico  
Signature (Firm Name If Any)

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 78265-9548

Acct 4-OLD REPUBLIC Title Company  
Friday, MAR 14, 2003 08:00:00  
Tel Pd \$57.00 Nbr-0002030668  
REEL 1344 IMAGE 0027  
ced/ER/1-17

LOAN NUMBER: 0019930882

NOTE AMOUNT: \$440,000.00

FOR RECORDER'S USE ONLY

11 Nordhoff 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 \$650,000.00 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.



LENDER'S USE ONLY

17  
EA

(V)

(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 26, 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.

**B. 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 Sums 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

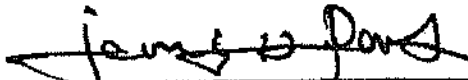
0019930882

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):

  
JIN W. PARK (Seal)

  
JEONG H. PARK (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

0001727

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 Jaeg 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]*

Name

(typed or printed)



(Seal)

WORLD SAVINGS BANK, FSB

0001727

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOAN NO. 0019930882

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 50-53, 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 \$164,914.00  
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 San Jose Planning \$28,907.00

**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

EXHIBIT 105  
22 Nordhoff St.  
Block - 6762  
Lot - 19  
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 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

EXHIBIT 106  
27 Nordhoff St.  
Block - 6763  
Lot - 13  
Parcel Square Footage - 3371

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  
ota/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,
- 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

State of California  
County of San Francisco

On August 20, 2011 before me,  
Caroline Lam, Notary Public  
(here insert name and title of the officer), personally appeared  
Peter M. Chiu  
Albert K. Tai

Revocable Trust of August 11, 2009

Peter M. Chiu  
Peter M. Chiu, Trustee

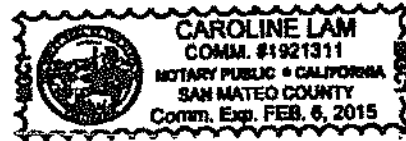
Albert K. Tai  
Albert K. Tai, Trustee

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 Caroline Lam (Seal)





Encroachment No.: 11-35415216-KN  
Locate No.: CACTI/7738-7738-2354-0035415216  
Title No.: 11-35415216-KN

### 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. 254642-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

Reel 11-FIDELITY NATIONAL Title Company  
Tuesday, SEP 12, 2000 13:52:54  
Ttl Pd \$2,958.00 Nbr-0001470123

REEL H720 IMAGE 0385  
car/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. 154840 25  
Title Order No. 104325.17

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	\$71,044.00
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 NARDOFF 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 Nbr-0000396830  
REEL G435 IMAGE 0237 oar/AB/2

Exxon No. 1002854-LX  
Order No. 1027654-CX

APN 6762/21

SPACE ABOVE THIS LINE FOR RECORDERS USE

**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

hereby 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 25, 1995

STATE OF CALIFORNIA  
COUNTY OF San Francisco ss.

On 7/26/95 before me,

*Michael Callahan*  
MICHAEL CALLAHAN

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  
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  
Record No. 1002554 -LY

F825291

LEGAL DESCRIPTION EXHIBIT

CITY OF SAN FRANCISCO

LOT NO. 16, 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 22, 1910 AND RECORDED IN MAP BOOK "G"  
AT PAGES 60 TO 63 BOTH INCLUSIVE.



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	\$180,747.00
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


EXHIBIT 110  
38 Nordhoff St.  
Block - 6762  
Lot - 22  
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** 6763011

**Address** 39 NORDHOFF ST

### Assessed Values

<b>Land</b>	\$225,855.00
<b>Structure</b>	\$184,000.00
<b>Fixtures</b>	-
<b>Personal Property</b>	-
<b>Last Sale</b>	12/15/1994
<b>Last Sale Price</b>	\$239,000.00
<b>Year Built</b>	1900
<b>Building Area</b>	950 sq ft
<b>Parcel Area</b>	3,375 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	5
<b>Rooms</b>	2
<b>Bathrooms</b>	1
<b>Basement</b>	-
<b>Parcel Shape</b>	Rectangular
<b>Parcel Depth</b>	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 Street  
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 \_\_\_\_\_, and

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

*Paul J. Stock* 5/17/2019  
*Kelli A. Stock* 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. Manchola, 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

*Johan Manchola*



(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** © 2020 San Francisco Planning ~~\$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

EXHIBIT 112  
43 Nordhoff St.  
Block - 6763  
Lot - 10  
Parcel Square Footage - 3371

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  
Tel Pd \$17.00 Rcpt # 0005951165  
PF1/PF/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

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

APN# Lot 010, Block 6763

The undersigned grantor(s) declare(s) the Documentary Transfer Tax is \$ None.  
Documentary transfer tax is

Conveyance transferring grantor's interest into Revocable Living Trust and not pursuant to sale  
R&T Code §11930

- ( ) 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-, 2019

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.

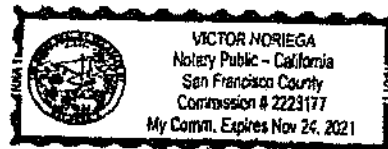
STATE OF CALIFORNIA ) ss.  
COUNTY OF SAN FRANCISCO )

On this 4 day of Feb, 2019, 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

EXHIBIT 113  
44 Nordhoff St.  
Block - 6762  
Lot - 23  
Parcel Square Footage - 3371

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  
car/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)

Situs 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**

Grant Deed - continued

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

<b>Land</b>	\$18,615.00	<b>Construction Type</b>	Wood or steel frame
<b>Structure</b>	\$27,048.00	<b>Use Type</b>	Dwelling
<b>Fixtures</b>	-	<b>Units</b>	1
<b>Personal Property</b>	-	<b>Stories</b>	1
<b>Last Sale</b>	-	<b>Rooms</b>	4
<b>Last Sale Price</b>	-	<b>Rooms</b>	-
<b>Year Built</b>	1953	<b>Bathrooms</b>	1
<b>Building Area</b>	900 sq ft	<b>Basement</b>	-
<b>Parcel Area</b>	3,371 sq ft	<b>Parcel Shape</b>	-
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2005-1080570-00

Check Number 8144  
Wednesday, NOV 30, 2005 09:08:33  
TTL Pd \$9.00 Net-0002886960  
REEL J026 IMAGE 0284  
car/AB/1-1

WHEN RECORDED MAIL TO:

Marcus Dean Jones and  
Betty Jane Jones  
49 Nordhoff Street  
San Francisco, CA 94131

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Deed to a Trust, Not a Sale

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

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,**  
MARCUS D. JONES, JR. and BETTY J. JONES, Husband and Wife, as Joint Tenants,

**hereby GRANT to MARCUS DEAN JONES and BETTY JANE JONES, Trustees of the Marcus Dean Jones  
and Betty Jane Jones Revocable Living Trust Agreement dated November 29, 2005,**

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

Lot No. 5, in Block "M" as said Lot and block are delineated and so designated upon that  
certain map entitled "Map of Additions to Castro St. 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.

Block 6763 Lot 009

(Commonly known as 49 Nordhoff Street, San Francisco, CA 94131)

Dated: November 29, 2005

*Marcus D. Jones Jr*

MARCUS D. JONES, JR., aka MARCUS DEAN JONES

*Betty J Jones*

BETTY J. JONES, aka BETTY JANE JONES

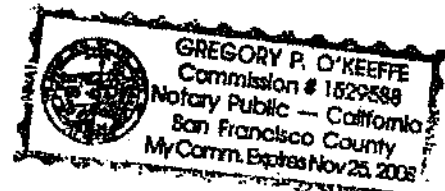
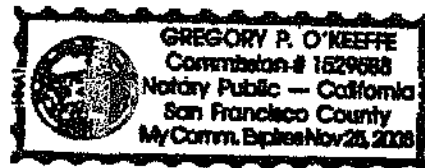
State of California )  
County of San Francisco ) ss.

On November 29, 2005, before me, GREGORY P. O'KEEFFE, personally  
appeared MARCUS D. JONES, JR., aka MARCUS DEAN JONES and  
BETTY J. JONES, aka BETTY JANE JONES, personally known to me 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 signature on the instrument the persons or  
the entity upon behalf of which the persons acted, executed the  
instrument.

WITNESS my hand and official seal

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** 6762024

**Address** 56 NORDHOFF ST

### Assessed Values

<b>Land</b>	\$49,681.00
<b>Structure</b>	\$95,245.00 <small>© 2020 San Francisco Planning</small>
<b>Fixtures</b>	-
<b>Personal Property</b>	-
<b>Last Sale</b>	-
<b>Last Sale Price</b>	-
<b>Year Built</b>	1939
<b>Building Area</b>	1,200 sq ft
<b>Parcel Area</b>	3,371 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	7
<b>Rooms</b>	-
<b>Bathrooms</b>	1
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-


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  
Mabel S. Teng, Assessor-Recorder  
DOC- 2005-H886030-00  
Acct 3-FIRST AMERICAN Title Company  
Tuesday, JAN 11, 2005 08:00:00  
Ttl Pd \$15.00 Nbr-0002664696  
REEL 1803 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).



H886030

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 DEATH**

**COUNTY OF SAN MATEO**  
**HEALTH SYSTEM**  
**SAN MATEO, CALIFORNIA**

30&2015039922		CERTIFICATE OF DEATH	3201541000791
NAME OF DECEASED <b>BETTY</b>		SEX <b>JANE</b>	MARRIAGE STATUS <b>JONES</b>
DATE OF BIRTH <b>09/08/1922</b>		AGE <b>92</b>	EDUCATION <b>F</b>
PLACE OF BIRTH <b>MIN</b>		ETHNICITY <b>WIDOWED</b>	DATE OF DEATH <b>02/22/2015</b>
HIGHEST GRADE OF SCHOOL <b>SOME COLLEGE</b>		RELIGION <b>CAUCASIAN</b>	DEATH PLACE <b>0545</b>
OCCUPATION <b>ASSISTANT TO THE DIRECTOR</b>		EDUCATIONAL FOUNDATION	EDUCATIONAL LEVEL <b>18</b>
RESIDENCE <b>49 NORDHOFF STREET</b>		CITY <b>SAN FRANCISCO</b>	COUNTY <b>SAN FRANCISCO</b>
ZIP CODE <b>94131</b>		STATE <b>72</b>	COUNTRY <b>CA</b>
NAME OF NEXT OF KIN <b>NANCY J MURRAY, DAUGHTER</b>		RESIDENCE OF NEXT OF KIN <b>57 NORDHOFF STREET, SAN FRANCISCO, CA 94131</b>	
NAME OF DECEASED'S SPOUSE <b>THOMAS</b>		NAME OF DECEASED'S CHILDREN <b>DANIEL</b>	NAME OF DECEASED'S CHILDREN <b>KEENAN</b>
NAME OF DECEASED'S CHILDREN <b>FLORENCE</b>		NAME OF DECEASED'S CHILDREN <b>MINNIE</b>	NAME OF DECEASED'S CHILDREN <b>KRIENS</b>
DATE OF DEATH <b>02/26/2015</b>		RESIDENCE OF DECEASED AT TIME OF DEATH <b>57 NORDHOFF STREET, SAN FRANCISCO, CA 94131</b>	
CAUSE OF DEATH <b>CRUES</b>		MANNER OF DEATH <b>NOT EMBALMED</b>	
MANNER OF DEATH <b>NEPTUNE SOCIETY OF NORTHERN CA</b>		DATE OF DEATH <b>02/26/2015</b>	PLACE OF DEATH <b>SCOTT MORROW, MD</b>
PLACE OF DEATH <b>ST. FRANCIS HEIGHTS</b>		CITY <b>DAILY CITY</b>	
ADDRESS <b>99 ESCUELA DRIVE</b>		CITY <b>DAILY CITY</b>	
IMMEDIATE CAUSE OF DEATH <b>CARDIORESPIRATORY ARREST</b>		MANNER OF DEATH <b>2 WKS</b>	
IMMEDIATE CAUSE OF DEATH <b>BACTERIAL PNEUMONIA</b>		MANNER OF DEATH <b>15-00385</b>	
IMMEDIATE CAUSE OF DEATH <b>CORONARY ARTERY DISEASE</b>		MANNER OF DEATH <b>WKS</b>	
IMMEDIATE CAUSE OF DEATH <b>NO</b>		MANNER OF DEATH <b>NO</b>	
DATE OF DEATH <b>02/13/2015</b>		DATE OF DEATH <b>02/19/2015</b>	
NAME OF DECEASED <b>JUDY D MAMA CLAY M.D.</b>		NAME OF DECEASED <b>JUDY D MAMA CLAY M.D.</b>	
ADDRESS <b>4131 GEARY BLVD, SAN FRANCISCO, CA 94118</b>		ADDRESS <b>4131 GEARY BLVD, SAN FRANCISCO, CA 94118</b>	

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }  
 COUNTY OF SAN MATEO } SS

DATE ISSUED

MAR 0 3 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.



REPRODUCTION OF ERASURE VOIDS THIS CERTIFICATE

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
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 Rept # 0005300061  
tn2/TN/1-2

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## 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.

  
ROBERT HOWARD PETERSON  
NOTARY PUBLIC



**EXHIBIT A  
LEGAL DESCRIPTION**

The land referred to is situated in the State of California, City and Country 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  
ORC/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 \$NONE. Exempt under Revenue and Taxation Code §11930.

This is a Trust Transfer under §63.1 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

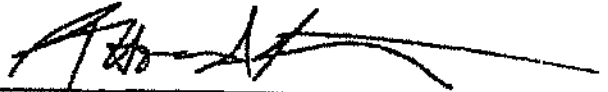
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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.

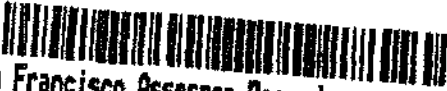
A.P.N. Block 6763; Lot 008; Address: 57 Nordhoff Street, San Francisco, California



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-K048256-00  
Check Number 3567  
Friday, APR 17, 2015 11:02:05  
Tel Pd \$21.00 Rcpt # 0005134987  
okc/KC/1-3

**Affidavit of Successor Trustee**

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

NANCY JANET MURRAY of legal age, being first duly sworn, says:

On November 29, 2005, MARCUS DEAN JONES and BETTY JANE JONES as settlors, by a Trust Agreement, created the MARCUS DEAN JONES and BETTY JANE JONES REVOCABLE LIVING TRUST dated November 29, 2005;

On April 5, 2010, BETTY JANE JONES, one of the settlors, executed a Trust Transfer Deed recorded as Instrument No .2010-1948410-00, Reel K116, Image 0305 on April 7, 2010 in Official Records in the office of the San Francisco County Recorder, State of California conveying to BETTY JANE JONES as Trustee of the said trust the hereinafter described real property;

On February 22, 2015, BETTY JANE JONES, the sole remaining original trustee, the same person as BETTY JANE JONES, the decedent mentioned in the attached certified copy of Certificate of Death, died;

The Said Trust Agreement provides that thereupon NANCY JANET MURRAY became the successor Trustee of the said trust and having accepted the office of Trustee is now qualified and acting Trustee of the said trust;

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

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

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 13<sup>th</sup> 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 MAR 10

FRANCIS PETERSON  
210 Montgomery St.  
San Francisco, CA 94104

MAN. TAX. REF. NUMBER IS

Mary H. Sundquist  
27 Broadway Street  
San Francisco, CA 94103

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

DOC - 97-0275880-00

Check Number 9527

Tuesday, DEC 23, 1997 10:41:43

REC \$5.00 | PAX \$1.00 | NYC \$1.00

STY \$3.00

TUL PD \$7.00

RECORD FROM

REC-0000988712

04/20/1-3

## Trust Transfer Deed

Grant Deed (excluded from Repeal) Under Proposition 13, (See Civil Code Section 11411 et seq.)

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

Declaratory Date for 13 is 3/10/97.

This is a Trust Transfer under 13(a) of the Revenue and Taxation Code and Civil Code (see above) check all the applicable exclusion(s) Transfer is a Retainable Right.

GRANTOR(S) FRANK JOHN SUNDQUIST and MARIE HELEN SUNDQUIST

hereby GRANT(S) to MARIE H. SUNDQUIST, Trustee of the SUNDQUIST FAMILY TRUST 1997  
dated December 23, 1997

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

Lot Number Four (4) in Block "A1" as the same are described and delineated on that certain Map entitled "Additions to Castro Street Addition and Green Park Terrace" which was filed for record on March 23, 1912 in Map Book "A1" page 52, in the office of the County Recorder of said City and County of San Francisco.

APN: Block 878; Lot 4

Date: December 23, 1997

*Frank John Sundquist*  
FRANK JOHN SUNDQUIST

*Marie Helen Sundquist*  
MARIE HELEN SUNDQUIST

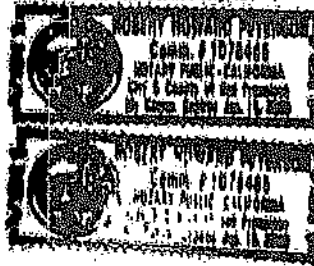
State of California,  
County of San Francisco

On this the 23<sup>rd</sup> day of December 1997, before me, MICHAEL H. PETERSON, the undersigned Notary Public, personally appeared FRANK JOHN SUNDQUIST and MARIE HELEN SUNDQUIST, respectively 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 they executed the same in the exercise of their legal capacity, and that they executed the instrument on the date and at the place stated on the face hereof, and that they executed the instrument, or the only copy hereof of which the foregoing notes, recited the instrument.

WITNESS my hand and official seal.

*Michael H. Peterson*

Notary's 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



San Francisco Assessor-Recorder  
 Phil Ting, Assessor-Recorder  
**DOC- 2006-I138506-00**  
 Check Number 8342  
 Friday, MAR 03, 2006 09:25:01  
 Ttl Pd \$12.00 Nbr-0002952711  
**REEL J089 IMAGE 0321**  
 0J1/JL/1-2

**Recorded by and**  
**When Recorded Mail to:**  
 Kimberly D. Osmer  
 c/o James A. Wattson, Esq.  
 330 Ignacio Blvd. Suite 201  
 Novato, CA 94949

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 25<sup>th</sup>, 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 25<sup>th</sup> day of January 2006.

By: Kimberly D. Osmer  
 Kimberly D. Osmer

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 )  
COUNTY OF MARIN )

On this 25<sup>th</sup> day of January 2006, before me, Debra J. Fox , a Notary Public in and for the State of California, personally appeared Kimberly D. Osmer, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose name are subscribed to this instrument, and acknowledged to me that they executed this instrument in their authorized capacity, and that by their signature on the instrument the persons or the entity on behalf of which the persons acted executed the instrument.

WITNESS my hand and official seal.

*Debra J. Fox*  
\_\_\_\_\_  
NOTARY PUBLIC



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 © 2020 San Francisco Planning \$720,000.00  
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:



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 Rpt # 0005084691  
PF1/PF/1-4

When Recorded Mail to:  
Andrew and Claire Droog  
64 Nordhoff Street, San Francisco, CA 94131

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

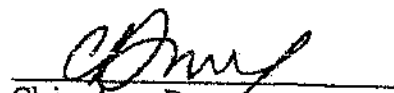
hereby GRANT(S) to: Andrew Philip Droog and Claire Anne Droog, Trustees of the Andrew and Claire Droog Living Trust dated August 1, 2019 and any amendments thereto

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.

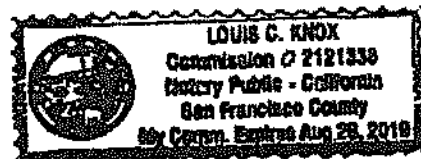
I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

  
Louis C. Knox

(Seal)



**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	© 2020 San Francisco Planning \$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 [↗](#)

# Assessor's Report

Recording Requested By:  
Larry M. Ketelaar

When Recorded, Mail To/Mail Tax Statements To:  
Larry M. Ketelaar  
65 Nordhoff Street  
San Francisco, CA 94131



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J665737-00

Check Number 8658  
Wednesday, MAY 22, 2013 09:17:27  
Ttl Pd \$18.00 Rcpt # 0904690641  
REEL K902 IMAGE 0274  
par/AB/1-1

APN: Lot 7; Block 6763

TRUST TRANSFER DEED

Grant Deed

(Excluded from Reappraisal under 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.

There is no Documentary Transfer Tax Due. (state reason): Transfers Grantor's interest to a Trust [R&T 11911]  
This is a Transfer to a Revocable Trust under §62 of the Revenue and Taxation Code.

GRANTOR: Larry Melvin Ketelaar, an unmarried man,  
hereby GRANTS to Larry M. Ketelaar, as Trustee of the Larry M. Ketelaar Revocable Trust, initially  
created under Declaration of Trust June 10, 2009, all of his right, title and interest in and to the following  
described real property in the City and County of San Francisco, State of California:

Lot No. 3 and the southerly 1/2 of Lot No. 2, in Block "M", according to map entitled, "Map of  
ADDITIONS to CASTRO STREET ADDITION and GLEN PARK TERRACE", filed in the office  
of the County 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, 61, 62 and 63.  
[commonly known as 65 Nordhoff Street, San Francisco, California 94131]

Note #1: This conveyance transfers the Grantor's interest into his revocable living trust which is not pursuant to a sale and is exempt  
pursuant to Rev. & Tax Code §11930.

Note #2: Grantor Larry Melvin Ketelaar is the same person as Trustee Larry M. Ketelaar. This conveyance is to a revocable trust and,  
pursuant to Rev. & Tax Code §62(d)(2), does not constitute a change in ownership and does not subject the property to reassessment.

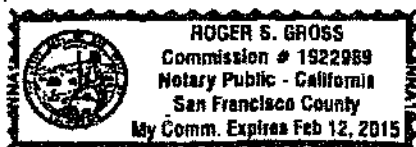
State of California            )  
  ) ss  
County of San Francisco    )

Larry Melvin Ketelaar  
May 21, 2013

On May 21, 2013, before me, Roger S. Gross, a Notary Public in and for said State, personally appeared  
Larry Melvin Ketelaar, 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 this instrument.

I certify upon 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.



Roger S. Gross

Recording Requested By:  
Larry M. Ketelaar

When Recorded, Mail To:  
Mail Tax Statements To:  
Larry M. Ketelaar  
65 Nordhoff Street  
San Francisco, CA 94131

  
San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2010-J016433-00  
Check Number 17423  
Friday, AUG 06, 2010 09:49:18  
Tel Pd \$11.00 Rept # 0003958104  
REEL K202 IMAGE 0199  
oke/KC/1-2

(SMALL PRINT FOR RECORDER'S USE)

APN: Lot 7; Block 6763 **AFFIDAVIT - DEATH OF JOINT TENANT**

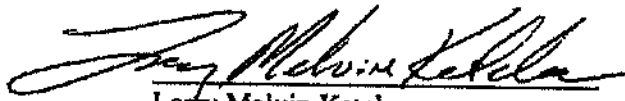
State of California )  
 ) ss  
County of San Francisco )

Larry Melvin Ketelaar, of legal age, being first duly sworn, deposes and says:

That Kenneth Michael Weaver, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as K. Michael Weaver, named as one of the parties in that certain Joint Tenancy Grant Deed, dated August 29, 1979, executed by Steven Douglas Johnson and Gaye Lorene Johnson, to Larry Melvin Ketelaar, an unmarried man and K. Michael Wenver, an unmarried man, as joint tenants, recorded as instrument no. C030187, on September 27, 1979, in book C864, page 855, 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:

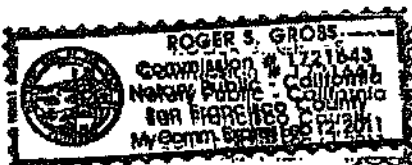
Lot No. 3 and the southerly 1/4 of Lot No. 2, in Block "M", according to map entitled, "Map of ADDITIONS to CASTRO STREET ADDITION and GLEN PARK TERRACE", filed in the office of the County Recorder of the City and County of San Francisco, State of California, March 25, 1910, and recorded in Book "G" of Maps, at pages 60, 61, 62 and 63.  
[commonly known as 65 Nordhoff Street, San Francisco, California 94131]

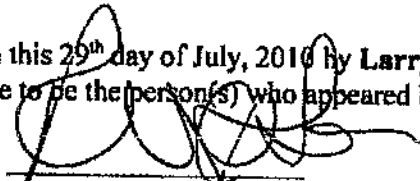
Dated: July 29, 2010

  
Larry Melvin Ketelaar

State of California )  
 ) ss  
County of San Francisco )

Subscribed and sworn to (or affirmed) before me on this 29<sup>th</sup> day of July, 2010 by Larry Melvin Ketelaar, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



  
Roger S. Gross

**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

OFFICE OF RECORDER  
**COUNTY OF ALAMEDA**  
OAKLAND, CALIFORNIA

CERTIFICATE OF DEATH 3200061002641

STATE FILE NUMBER		USE BLACK OR BLUE/BLACK INK, INDICATE ON ALTERNATING		LOCAL REGISTRATION NUMBER	
1 NAME OF DECEASED—FIRST NAME <b>KENNETH</b>		2 MIDDLE <b>MICHAEL</b>		3 LAST NAME <b>WEAVER</b>	
4 DATE OF BIRTH MM/DD/YYYY <b>03/09/1950</b>		5 AGE YRS <b>50</b>		6 SEX <b>M</b>	
7 DATE OF DEATH <b>03/31/2000</b>		8 TIME OF DEATH <b>0145</b>		9 PLACE OF DEATH—CITY, COUNTY AND STATE <b>ALAMEDA</b>	
10 RACE <b>White</b>		11 HIGHEST GRADE OF SCHOOL <b>1433</b>		12 MILITARY SERVICE <b>Never Married</b>	
13 OCCUPATION <b>Aids Benefit Coordinator</b>		14 TYPE OF BUSINESS <b>Healthcare</b>		15 TRADE OR OCCUPATION <b>8</b>	
16 USUAL RESIDENCE 65 Nordhoff Street					
17 CITY <b>San Francisco</b>		18 COUNTY <b>San Francisco</b>		19 ZIP CODE <b>94131</b>	
20 NAME, RELATIONSHIP <b>Larry Katalar Autho-Agent</b>		21 ADDRESS ADDRESS STREET AND NUMBER OR BOX NO. PO BOX, CITY, STATE, COUNTY, ZIP <b>65 Nordhoff Street, San Francisco, CA 94131</b>			
22 NAME OF FATHER—FIRST <b>Bernell</b>		23 MIDDLE <b>Edward</b>		24 LAST NAME <b>WEAVER</b>	
25 DATE OF BIRTH—FIRST <b>Shirley</b>		26 MIDDLE <b>Thomas</b>		27 LAST NAME <b>THOMAS</b>	
28 DATE OF BIRTH—FIRST <b>08/11/2000</b>		29 PLACE OF BIRTH <b>Res: Larry Katalar, 65 Nordhoff Street, San Francisco, CA 94131</b>			
30 TYPE OF BURIAL <b>CR/RES</b>		31 CHARACTER OF BURIAL <b>Not Embalmed</b>		32 LICENSE NO. <b>-</b>	
33 NAME OF FUNERAL HOME <b>Neptune Society Of No. CA</b>		34 LICENSE NO. <b>FD 1325</b>		35 DATE OF BURIAL <b>04/11/2000</b>	
36 PLACE OF DEATH <b>KAISER FOUNDATION HOSPITAL</b>		37 ICD-9 CODE <b>200-0105</b>		38 CITY <b>ALAMEDA</b>	
39 STREET ADDRESS—STREET AND NUMBER OR BOX NO. <b>200 W. MACARTHUR BLVD</b>		40 CITY <b>OAKLAND</b>		41 STATE <b>CA</b>	
42 CAUSE OF DEATH 101 ASPIRATION PNEUMONIA 102 ILLUS 103 SQUAMOUS CELL CANCER OF ANUS 104 ACQUIRED IMMUNODEFICIENCY SYNDROME					
43 DIVERTING COLOSTOMY 03/22/2000					
44 SIGNATURE OF DECEASED <b>Richard Godfrey M.D.</b>		45 LICENSE NO. <b>AD45061</b>		46 DATE OF EXPIRATION <b>04/07/2000</b>	
47 SIGNATURE OF DECEASED <b>RICHARD GODFREY, M.D., 200 W. MACARTHUR BL., OAKLAND 94611</b>		48 PLACE OF DEATH <b>ALAMEDA</b>			
49 SIGNATURE OF DECEASED OR DEPUTY REGISTRAR					
50 DATE OF DEATH <b>03/31/2000</b>					
51 TYPE OF DEATH <b>33234</b>					

970960

CERTIFIED COPY OF VITAL RECORDS  
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

This is a true and exact reproduction of the document on file registered and placed on file in the office of the Alameda County Recorder.


DATE ISSUED **APR 27 2000**


This copy is not valid unless prepared on an engraved record displaying the date, seal and signature of the Recorder.

*Patricia O'Donnell*  
PATRICK O'DONNELL  
ALAMEDA COUNTY RECORDER



## Official Maps


Assessor's Block Map 

Historic Sanborn Map 

Parcel 6762027

Address 66 NORDHOFF ST

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$504,561.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$386,270.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	5
<b>Last Sale</b>	11/30/2001	<b>Rooms</b>	2
<b>Last Sale Price</b>	\$635,000.00	<b>Bathrooms</b>	2
<b>Year Built</b>	1911	<b>Basement</b>	-
<b>Building Area</b>	1,800 sq ft		
<b>Parcel Area</b>	2,465 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

EXHIBIT 120  
66 Nordhoff St.  
Block - 6762  
Lot - 27  
Parcel Square Footage - 2465



NORTH AMERICAN TITLE  
55903-1143567

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



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2012-J440369-00

Check Number 5489  
Friday, JUN 29, 2012 11:00:33  
Tel Pd \$17.00 Rcpt # 0004437620  
REEL K679 IMAGE 0401  
ogt/AK/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Timothy Polishook, Trustee

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/hers/their authorized capacity(ies) and that 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 official seal.

Signature

[Handwritten Signature]

This area for official notarial seal



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 6763044

Address 69 NORDHOFF ST

<b>Assessed Values</b>		<b>Construction Type</b>	Wood or steel frame
<b>Land</b>	\$35,798.00	<b>Use Type</b>	Dwelling
<b>Structure</b>	\$21,203.00	<b>Units</b>	1
<b>Fixtures</b>	-	<b>Stories</b>	1
<b>Personal Property</b>	-	<b>Rooms</b>	6
<b>Last Sale</b>	-	<b>Rooms</b>	3
<b>Last Sale Price</b>	-	<b>Bathrooms</b>	1
<b>Year Built</b>	1910	<b>Basement</b>	-
<b>Building Area</b>	1,475 sq ft		
<b>Parcel Area</b>	6,466 sq ft	<b>Parcel Shape</b>	Other (not square or rectangular)
<b>Parcel Frontage</b>	-	<b>Parcel Depth</b>	-

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

Close

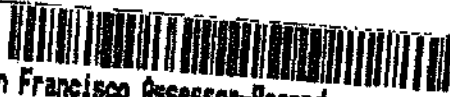
EXHIBIT 121  
69 Nordhoff St.  
Block - 6763  
Lot - 44  
Parcel Square Footage - 6466

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  
Nabel S. Teng, Assessor-Recorder  
DOC- 2004-H728776-00  
Check Number 4863  
Wednesday, MAY 26, 2004 13:05:27  
761 Pd \$9.00 Nbr-0002488192  
REEL 1546 IMAGE 0561  
0Ja/ER/1-1

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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

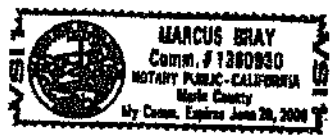
  
BASHIR A. ABDULLAH

Dated: 5/24/04

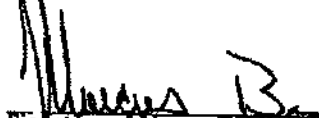
ACKNOWLEDGMENT

State of California  
County of San Francisco ss.

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.

  
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 --- Mfr 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

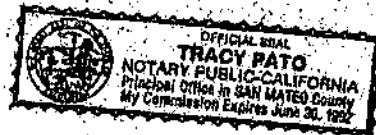
Bashir A. Abdullah  
BASHIR A. ABDULLAH

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 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
- ( ) CORPORATION
- ( ) 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.

Tracy Pato  
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 43.76 feet to the westerly line of Nordhoff Street; thence southerly along said westerly line of Nordhoff Street a distance of 8.83 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.F.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** © 2020 San Francisco Planning \$322,800.00  
**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

147, 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  
Carren Chu, Assessor-Recorder  
DOC- 2013-J613652-00

Acct 4-OLD REPUBLIC Title Company  
Monday, MAR 04, 2013 08:00:00  
Ttl Pd \$6,650.00 Rcpt # 0004531959  
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. Fieg  
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 08:00:00  
Ttl Pd \$21.00 Rept # 0004631958  
**REEL K845 IMAGE 0063**  
car/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  
 Realty 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. Fieg, 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



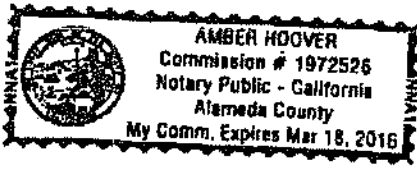
Jerry Chalmers

On 2/27/2013 before me,  
Amber Hoover a Notary Public,  
 personally appeared

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: Amber Hoover  
 Name: Amber Hoover  
 (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

<b>Land</b>	\$14,261.00
<b>Structure</b>	\$24,412.00
<b>Fixtures</b>	-
<b>Personal Property</b>	-
<b>Last Sale</b>	-
<b>Last Sale Price</b>	-
<b>Year Built</b>	1914
<b>Building Area</b>	1,146 sq ft
<b>Parcel Area</b>	2,330 sq ft
<b>Parcel Frontage</b>	-

<b>Construction Type</b>	Wood or steel frame
<b>Use Type</b>	Dwelling
<b>Units</b>	1
<b>Stories</b>	1
<b>Rooms</b>	6
<b>Rooms</b>	-
<b>Bathrooms</b>	1
<b>Basement</b>	-
<b>Parcel Shape</b>	-
<b>Parcel Depth</b>	-

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