

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 northwesterly line of Mission Street (82 5' wide), distant thereon 255.00 feet southwesterly from the southwesterly line of 6th Street (82 5' wide), thence southwesterly along said northwesterly line of Mission Street 95.00; thence at a right angle northwesterly 160.00 feet to the southeasterly line of Jessie Street (40' wide); thence northeasterly along said southeasterly line of Jessie Street 95.00 feet; thence at a right angle southeasterly 160.00 feet to the northwesterly line of Mission Street and the point of beginning, as described pursuant to Certificate of Compliance recorded September 25, 2015 under Recorder's Serial [Number 2015-K137764-00](#).

Being a portion of 100 Vara Block No. 393

Assessor's Lot 162 (formerly Lots 079 and 080); Block 3703



OLD REPUBLIC
TITLE COMPANY

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

PRELIMINARY REPORT

SIXTH AMENDED

TNDC (1036 MISSION FAMILY HOUSING)
201 EDDY STREET
SAN FRANCISCO, CA 94102

Our Order Number 0227007084-MN

Attention: Chris Cummings

When Replying Please Contact:

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

Property Address:

1036 Mission Street, San Francisco, CA 94103

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

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

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

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

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

Dated as of March 17, 2016, at 7:30 AM

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

OLD REPUBLIC TITLE COMPANY
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The form of policy of title insurance contemplated by this report is:

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

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

Fee

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

1036 Mission Associates, L.P., a California limited partnership

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

Beginning at a point on the northwesterly line of Mission Street (82 5' wide), distant thereon 255.00 feet southwesterly from the southwesterly line of 6th Street (82 5' wide), thence southwesterly along said northwesterly line of Mission Street 95.00; thence at a right angle northwesterly 160.00 feet to the southeasterly line of Jessie Street (40' wide); thence northeasterly along said southeasterly line of Jessie Street 95.00 feet; thence at a right angle southeasterly 160.00 feet to the northwesterly line of Mission Street and the point of beginning, as described pursuant to Certificate of Compliance recorded September 25, 2015 under Recorder's Serial [Number 2015-K137764-00](#).

Being a portion of 100 Vara Block No. 393

Assessor's Lot 162 (formerly Lots 079 and 080); Block 3703

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

1. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2015 - 2016, as follows:

Assessor's Parcel No	:	LOT 079; BLOCK 3703	
Bill No.	:	123538	
1st Installment	:	\$19,106.38	Marked Paid
2nd Installment	:	\$19,106.38	Marked Paid
Land	:	\$3,065,628.00	

Affects a portion of said land.

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3. Taxes and assessments, general and special, for the fiscal year 2015 - 2016, as follows:

Assessor's Parcel No	:	LOT 080; BLOCK 3703	
Bill No.	:	123539	
1st Installment	:	\$19,106.38	Marked Paid
2nd Installment	:	\$19,106.38	Marked Paid
Land	:	\$3,065,628.00	

Affects the remainder of said land.

4. Any special tax which is now a lien and that may be levied within the City of San Francisco Unified School District Community Facilities District No. 90-1, notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said notice(s) for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is 35.34 as to each lot.

NOTE: Further information on said assessment or special tax can be obtained by contacting:

Name : San Francisco Unified School District
Telephone No. : (415) 241-6480

5. Any special tax which is now a lien and that may be levied within the Central Market Community Benefit District, a notice of which was recorded as follows:

Instrument Entitled : Resolution
Recorded : August 12, 2013 in Reel K958 of Official Records, Image 242
under Recorder's Serial Number 2013-J728709-00

NOTE: Among other things, there are provisions in said Notice for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

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

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7. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Entitled : Declaration of Restrictions
Executed by : 1036 Mission Associates, L.P., a California limited partnership
Dated : May 25, 2007
Recorded : [May 30, 2007 in Reel J401 of Official Records, Image 0165 under Recorder's Serial Number 2007-1395120-00](#)

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

8. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$5,700,000.00
Trustor/Borrower : 1036 Mission Associates, L.P., a California limited partnership
Trustee : Fidelity National Title Company
Beneficiary/Lender : City and County of San Francisco, a municipal corporation
Dated : May 30, 2007
Recorded : [May 30, 2007 in Reel J401 of Official Records, Image 0166 under Recorder's Serial Number 2007-1395121-00](#)

9. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Entitled : Declaration of Restrictions
Executed by : 1036 Mission Associates, L.P., a California limited partnership, successor in interest to Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation
Dated : December 19, 2006
Recorded : [May 30, 2007 in Reel J401 of Official Records, Image 0167 under Recorder's Serial Number 2007-1395122-00](#)

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10. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$100,000.00
Trustor/Borrower : 1036 Mission Associates, L.P., a California limited partnership, successor in interest to Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation
Trustee : Fidelity National Title Company, a California corporation
Beneficiary/Lender : Redevelopment Agency of the City and County of San Francisco, a public body corporate and politic
Dated : December 19, 2006
Recorded : [May 30, 2007 in Reel J401 of Official Records, Image 0168 under Recorder's Serial Number 2007-1395123-00](#)

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

Lessor : 1036 Mission Associates, L.P., a California limited partnership
Lessee : Priority Parking - CA, LLC
Disclosed by : Subordination, Nondisturbance and Attornment Agreement
Dated : May 22, 2007
Recorded : [June 22, 2007 in Reel J418 of Official Records, Image 0003 under Recorder's Serial Number 2007-1408512-00](#)

NOTE: Said Lease by the provisions of an agreement

Dated : June 22, 2007
Recorded : [June 22, 2007 in Official Records under Recorder's Serial Number 2007-1408512-00](#)
Executed By : 1036 Mission Associates, L.P., a California limited partnership c/o Tenderloin Neighborhood Development Corporation; Priority Parking - CA, LLC; and City and County of San Francisco, Mayor's Office of Housing

was made subordinate to the Deed of Trust referred to herein as Instrument No. 2007-1395121-00.

Matters as contained or referred to in an instrument,

Entitled : Subordination, Non-Disturbance and Attornment Agreement
Executed By : 1036 Mission Associates, L.P., a California limited partnership; and The City and County of San Francisco, a municipal corporation
Dated : May 22, 2007
Recorded : [June 22, 2007 in Reel J418 of Official Records, Image 0003 under Recorder's Serial Number 2007-1408512-00](#)

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12. Conditions contained and/or referred to in an instrument,
- Entitled : Restrictions and Conditions
Recorded : [August 12, 2014 in Official Records under Recorder's Serial Number 2014-J926080](#)
- Which Among Other Things Provides : Conditional Use Authorization
13. Conditions contained and/or referred to in an instrument,
- Entitled : Restrictions and Conditions
Recorded : [August 12, 2014 in Official Records under Recorder's Serial Number 2014-J926081](#)
- Which Among Other Things Provides : Authorization to grant a Planning Code Section 309 Determination of Compliance.
14. Conditions contained and/or referred to in an instrument,
- Entitled : Restrictions and Conditions
Recorded : [August 12, 2014 in Official Records under Recorder's Serial Number 2014-J926082](#)
- Which Among Other Things Provides : Future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator.
15. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
- Amount : \$3,936,426.00
Trustor/Borrower : 1036 Mission Associates, L.P., a California limited partnership
Trustee : Old Republic Title Company
Beneficiary/Lender : City and County of San Francisco, a municipal corporation
Dated : December 26, 2014
Recorded : [April 30, 2015 in Official Records under Recorder's Serial Number 2015-K054400-00](#)
Returned to : 1 South Van Ness Avenue, 5th Floor, San

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16. NOTE: A Certificate or agreement of Limited Partnership for 1036 Mission Associates, L.P. and Tenderloin Neighborhood Development Co., was recorded [May 30, 2007 in Reel J401 of Official Records, Image 0158 under Recorder's Serial Number 2007-1395113-00](#) disclosing all the general partners as then being:

- A. 1036 Mission GP LLC
- B. Tenderloin Neighborhood Development Co.

All the general partners should sign on behalf of said partnership, or at least authorize or ratify in writing anything executed by less than all general partners.

17. The requirement that a copy of the partnership agreement for 1036 Mission Associates, L.P., a California limited partnership and any amendments thereto, together with a current list of all partners, be furnished to us for review.

The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

18. Any unrecorded and subsisting leases.

19. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).

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

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

----- **Informational Notes** -----

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

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

Instrument

Entitled : Grant Deed
By/From : Skyline Investments, a General Partnership
To : 1036 Missiona Associates, L.P., a California limited partnership
Dated : May 23, 2007
Recorded : [May 30, 2007 in Reel J401 of Official Records, Image 0157 under Recorder's Serial Number 2007-1395112-00](#)

C. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

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If you anticipate having funds wired to Old Republic Title Company, our wiring information is as follows: City National Bank, One Centerpointe Drive., #160, La Palma, CA 90623, credit to the account of Old Republic Title Company, Account Number 013-358788, ABA Number 122016066.

When instructing the financial institution to wire funds, it is very important that you reference Old Republic Title's Order Number 0227007084.

**PLEASE CONTACT YOUR ESCROW OFFICER IF YOU RECEIVE NOTICE OF A
CHANGE TO THESE WIRE INSTRUCTIONS**

ON-LINE BANKING TRANSFERS ARE NOT THE SAME

"Electronic Funds Transfer" is a generic term for funds transfers, one of which is an ACH Transfer. On-line banking transfers are often completed through an ACH Transfer, not a Wire Transfer. Old Republic Title rejects all ACH Transfers and returns the funds to the sender (Government Entities/Agencies excluded.) Close of Escrow may be significantly delayed as a result of an ACH Transfer.

**OLD REPUBLIC TITLE DOES NOT AUTHORIZE FUNDS TO BE DEPOSITED DIRECTLY
INTO OUR ACCOUNT AT City National Bank LOCAL BRANCH LOCATIONS**

Funds deposited directly into an account of Old Republic Title Company at a City National Bank branch are subject to verification. Verification of unauthorized deposits is not immediate or automated following deposit. Delay in credit of funds to an escrow and delay in Close of Escrow may result.

If you want to transfer funds by Wire Transfer from a non-United States financial institution, or have questions with regard to acceptable funds, please contact your Escrow or Title Officer immediately.

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

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

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

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

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

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

OLD REPUBLIC TITLE COMPANY

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of OLD REPUBLIC TITLE COMPANY

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Disclosure to Consumer of Available Discounts

Section 2355.3 in Title 10 of the California Code of Regulation necessitates that Old Republic Title Company provide a disclosure of each discount available under the rates that it, or its underwriter Old Republic National Title Insurance Company, have filed with the California Department of Insurance that are applicable to transactions involving property improved with a one to four family residential dwelling.

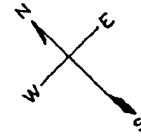
You may be entitled to a discount under Old Republic Title Company's escrow charges if you are an employee or retired employee of Old Republic Title Company including its subsidiary or affiliated companies or you are a member in the California Public Employees Retirement System "CalPERS" or the California State Teachers Retirement System "CalSTRS" and you are selling or purchasing your principal residence.

If you are an employee or retired employee of Old Republic National Title Insurance Company, or it's subsidiary or affiliated companies, you may be entitled to a discounted title policy premium.

Please ask your escrow or title officer for the terms and conditions that apply to these discounts.

A complete copy of the Schedule of Escrow Fees and Service Fees for Old Republic Title Company and the Schedule of Fees and Charges for Old Republic National Title Insurance Company are available for your inspection at any Old Republic Title Company office.

REVISED '58
REVISED '63
REVISED '64
REVISED '74
REVISED '81



6 TH

LOTS MERGED		Merged Into Lot	
Lots 37, 38, 43	Merged Into Lot 36	58	"1943"
52, 56, 56, 56, 56	"	56	"1945"
53	"		
84, 9	"		
13, 14, 15	"		
16	"		
20, 43, 44, 45	"		
42	"		
47, 48, 49	"		
72, 4, 73	"		
71	"		

