




this property at SF Plant Finder

Assessor's Report

Official Maps


Assessor's Block Map 

Historic Sanborn Map 

Parcel 3062901
Historic Sanborn Map 2 

Address 15 MELROSE AV

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


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

Close

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. 438114

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


San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H180758-00
Root 11-FIDELITY NATIONAL Title Company
Tuesday, JUN 11, 2002 08:00:00
Ttl Pd \$13.00 Nbr-0001873349
REEL I156 IMAGE 0061
car/AB/1-3

J B

APN: Lot T, Block 3062

SPACE ABOVE THIS LINE FOR RECORDER'S USE

15 Melrose Ave. AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA,


COUNTY OF San Francisco,

Gregory Moore, of legal age, being first duly sworn, and deposes and says:

That Johanna B. Moore, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Johanna B. Moore named as one of the parties in that certain Grant Deed dated 1/3/89 executed by Gerald J. Coghlan and Vanessa B. Coghlan, husband and wife to Gregory Moore, a single man and Johanna B. Moore, an unmarried woman, as joint tenants and Johanna B. Moore, as Joint Tenants, recorded as Instrument No. E288801, on 1/6/1989, in Book E780, Page 711, of Official Records of San Francisco County, California, covering the following described property situated in the City of San Francisco, County of San Francisco, State of California.

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

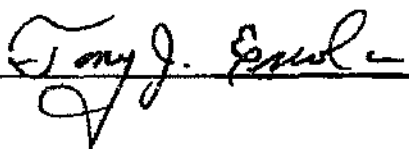
DATED: April 6, 2002



Gregory Moore

SUBSCRIBED AND SWORN TO before me 

this 5 day of JUNE, 2002

Signature 



H180758

Order No. 439114

Exhibit No.
Title Order No. 439114

EXHIBIT 'ONE'

Lot 42, in Block 39, as said lot and block are delineated and so designated upon that certain map entitled, "Sunnyside", which map was filed April 6, 1891 and recorded in Book 2 "A" and "B" of Maps, pages 140 to 143, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California

CERTIFICATION OF VITAL RECORD

CITY AND COUNTY OF SAN FRANCISCO

CERTIFICATE OF DEATH

3 2001 38 003088

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY IN SPACES, UNLESS OTHERWISE SPECIFIED OR ALTERNATIVE				LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED—FIRST, MIDDLE, LAST		2. SEX		3. LAST INITIALS			
JOHANKA		MOORE					
4. DATE OF BIRTH M/M/D/CY		5. AGE AND SEX		6. DATE OF DEATH M/M/D/CY		7. HOUR	
07/05/1913		BB		06/07/2001		0630	
8. STATE OF BIRTH		10. SOCIAL SECURITY NO.		11. MILITARY SERVICE		12. MARITAL STATUS	
CA		-9284		NO		DIVORCED	
14. RACE		16. OCCUPATION		17. TYPE OF BUSINESS		18. YEARS IN OCCUPATION	
WHITE		SECRETARY		EDUCATION		20	
20. RESIDENCE—STREET AND NUMBER OR LOCATION							
136 BRENTWOOD AVENUE							
21. CITY		22. COUNTY		23. ZIP CODE		24. YES IN COUNTY	
SAN FRANCISCO		SAN FRANCISCO		94127		BB CA	
26. NAME, RELATIONSHIP							
GREG MOORE - SON							
27. MAILING ADDRESS (STREET AND NUMBER OR BOX NUMBER, CITY OR TOWN, STATE, ZIP)							
136 BRENTWOOD AVENUE, SAN FRANCISCO, CA 94127							
28. NAME OF PREVIOUS SPOUSE—FIRST		29. MIDDLE		30. LAST INITIALS NAME			
HARRY				BARMAN			
31. NAME OF FATHER—FIRST		32. MIDDLE		33. LAST			
FLORA				NOHR			
34. NAME OF MOTHER—FIRST		35. MIDDLE		36. LAST INITIALS			
				RUSSIA HUNGARY			
39. DATE M/M/D/CY							
06/14/2001							
40. PLACE OF DEATH							
AT SEA OFF THE COAST OF MARIN COUNTY							
41. TYPE OF DISPOSITION		42. SIGNATURE OF EMBALMER				43. LICENSE NO.	
CR/SEA		NOT EMBALMED					
44. NAME OF FUNERAL DIRECTOR		45. LICENSE NO.		46. SIGNATURE OF LOCAL REGISTRAR		47. DATE M/M/D/CY	
NEPTUNE SOCIETY OF MD CA		FD1306		M. Mitchell Katz		06/14/2001	
101. PLACE OF DEATH		102. TYPE OF DEATH		103. COUNTY		104. CITY	
OWN RESIDENCE		NATURAL		SAN FRANCISCO		SAN FRANCISCO	
105. STREET ADDRESS—STREET AND NUMBER OR LOCATION							
136 BRENTWOOD AVENUE							
107. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FDP A, B, C, AND D)							
IMMEDIATE CAUSE		108. DURATION OF ILLNESS		109. DEATH REFERRED TO (CHECK ONE)		110. SUPPLY PERFORMED	
1A: RESPIRATORY DISTRESS		2 DAYS		X YES		NO	
DUE TO 1B: METASTATIC COLON CANCER		2 MONTH		YES		X NO	
DUE TO 1C:				YES		X NO	
DUE TO 1D:				YES		NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107							
MULTIPLE TRANSIENT ISCHEMIC ATTACK AND STROKE							
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE							
NO							
114. I CERTIFY THAT IN THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED		115. SIGNATURE AND TITLE OF CORONER		116. LICENSE NO.		117. DATE M/M/D/CY	
06/07/1999		Mary Beattie, M.D.		6079649		06/12/2001	
118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED		119. THE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP		120. HOURS AT DEATH		121. HOURS AT DEATH	
06/07/2001		MARY S. BEATTIE, MD 505 PARNASSUS AVENUE, SAN FRANCISCO, CA		NO		NO	
122. NATURE OF DEATH		123. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)		124. PLACE OF INJURY		125. CITY	
NATURAL							
126. SIGNATURE OF CORONER OR DEPUTY CORONER							
M. Mitchell Katz							
127. DATE M/M/D/CY							
06/14/2001							
128. TYPE, NAME, TITLE OF CORONER OR DEPUTY CORONER							
M. Mitchell Katz, M.D., Health Officer and Local Registrar							
STATE REGISTRAR							
3802539160							

18078



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


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





this property at SF Plant Finder

Assessor's Report

Official Maps

Assessor's Block Map 

Historic Sanborn Map 

Parcel 3060002
Historic Sanborn Map 2 

Address 16 MELROSE AV

Assessed Values

Land \$322,398.00

Structure \$288,626.00

Fixtures © 2020 San Francisco Planning

Personal Property -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms 3

Bathrooms 2

Basement -

Last Sale 8/27/2003

Last Sale Price \$421,600.00

Year Built 1943


Building Area 1,402 sq ft

Parcel Area 2,596 sq ft

Parcel Shape -

Parcel Frontage -

Parcel Depth -

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

Close

EXHIBIT 98
16 Melrose Ave.
Block - 3060
Lot - 2
Parcel Square Footage - 2596

RECORDING REQUESTED BY
SERVICELINK

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001



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

Check Number 3008
Friday, OCT 25, 2013 10:19:58
Ttl Pd \$24.00 Rcpt # 0004817036
REEL L011 IMAGE 0301
onf/AB/1-3

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

7

am:
3000 - 002

16 Mcroose Ave. SF

300

For Recorder's Use Only

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)
DOCUMENTARY TRANSFER TAX: \$ 0

- FOR NO CONSIDERATION
- COMPUTED ON FULL VALUE of property conveyed, or
- COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES remaining at time of sale.
- Unincorporated area of SAN FRANCISCO City of SAN FRANCISCO

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES M. RAMSEY AND VICKI CHIANG, HUSBAND AND WIFE JAMES T. RAMSEY AND KATHLEEN L. RAMSEY, HUSBAND AND WIFE AS JOINT TENANTS

Hereby grants to,

JAMES M. RAMSEY AND VICKI CHIANG, HUSBAND AND WIFE AS JOINT TENANTS

The following described real property in the County of SAN FRANCISCO, State of CA.

"Bonafide gift. Grantors received nothing in return. RST 11/9/11"

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 Mcroose Ave
San Francisco, CA 94131

ACKNOWLEDGMENT

State of California
County of San Francisco)

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

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

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

WITNESS my hand and official seal.

Signature



(Seal)

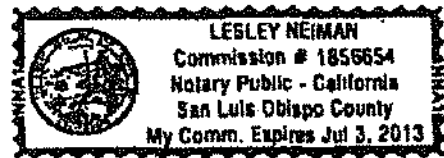


Exhibit "A"
Legal Description

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

~~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*

The Stephen K. Harris and Karyn Logsdon 2001 Revocable Trust

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

By: *Karyn Logsdon*
Karyn Logsdon, Trustee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 05-532502-AC
Locate No.: CAFYTD938-0938-0003-0000532502
Title No.: 05-532502-MF

EXHIBIT "A"



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

LOT NO. 40 in Block No. 134, as per Map of Sunnyside Addition No. 1, filed November 8, 1893 in Liber "E" and "F" of Maps at page 24, in the office of the County Recorder of the City and County of San Francisco, State of California.

that we would recommend for
this property at SF Plant Finder


Assessor's Report

Official Maps

Assessor's Block Map 
Parcel 6735030
Historic Sanborn Map 

Address 1173 BOSWORTH ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$45,518.00	Use Type	Dwelling
Structure	\$91,090.00	Units	1
Fixtures	© 2020 San Francisco Planning	Stories	1
Personal Property	-	Rooms	6
Last Sale	-	Rooms	-
Last Sale Price	-	Bathrooms	2
Year Built	1938	Basement	-
Building Area	1,624 sq ft		
Parcel Area	2,482 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

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



Close

EXHIBIT 100
1173 Bosworth St.
Block - 3059
Lot - 7
Parcel Square Footage -2308

that we would recommend for
this property at SF Plant Finder

Assessor's Report

Official Maps


Assessor's Block Map 
Parcel 6735029
Historic Sanborn Map 

Address 1177 BOSWORTH ST

Assessed Values

Land	\$18,615.00
Structure	\$55,268.00
Fixtures	© 2020 San Francisco Planning
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1962
Building Area	1,221 sq ft
Parcel Area	2,548 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 101
1177 Bosworth St.
Block - 6734
Lot - 28
Parcel Square Footage - 2482

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763015

Address 11 NORDHOFF ST

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

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

Close

EXHIBIT 102
11 Nordhoff St.
Block - 6763
Lot - 15
Parcel Square Footage - 5074

Order No.
Escrow No. W311708
Loan No.

First American Title

WHEN RECORDED MAIL TO:

DUGAN MOORE, TRUSTEE
11 NORDHOFF STREET
SAN FRANCISCO, CA 94131



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2001-G944145-00

Root 2-FIRST AMERICAN Title Company
Wednesday, MAY 09, 2001 05:00:00
Ytl Pd \$3,073.00 Nbr-0001003874

REEL H884 IMAGE 0101
of a/FT/1-3

DOCUMENTARY TRANSFER TAX \$ 3,060.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

3
EA

LOT 16, BLK 6763

GRANT DEED

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

SARAH T. NILES, TRUSTEE for the Ralph R. Niles and Sarah T. Niles Revocable Trust, dated January 23, 1985

hereby GRANT(S) to

DUGAN MOORE, TRUSTEE of the Dugan Moore Revocable Trust of 1985

the real property in the City of
County of

SAN FRANCISCO
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated April 28, 2001

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

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____ before me,

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

Signature _____

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

FIRST AMERICAN

First American Title Insurance Company

G944145

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

LOT 12 and the south $\frac{1}{2}$ of Lot 11 in Block "M", as per "Map of additions to Castro Street addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, pages 50-53, in the office of the recorder of the City and County of San Francisco, State of California.

EXHIBIT "A"

G944145

STATE OF CALIFORNIA)

COUNTY OF Fresno)

ON April 27, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared

Sarah J. Miller, Trustee

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

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said County and State



I CERTIFY UNDER PENALTY OF PERJURY THAT THE "NOTARY SEAL" ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY K. Jennings
DATE COMMISSION EXPIRES Jan 18, 2002
PLACE OF EXECUTION Fresno DATE 4/27/01
COMMISSION NO. 1166330
(Govt. Code, Sec. 27361.7) Jurda Salica
Signature (Firm Name If Any)

RECORDING REQUESTED BY:
WORLD SAVINGS BANK



San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2003-H381727-00

Root 4-OLD REPUBLIC Title Company
Friday, MAR 14, 2003 08:00:00
Tel Pd \$57.00 Nbr-0002098658
REEL I344 IMAGE 0027
ced/ER/1-17

WHEN RECORDED MAIL TO:
WORLD SAVINGS
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78266-9548

LOAN NUMBER: 0019930882
NOTE AMOUNT: \$440,000.00

FOR RECORDER'S USE ONLY

11 Wardell Street SF CA
Lot 15; BK 6743

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE, FREQUENCY AND AMOUNT OF PAYMENTS AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$550,000.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated MARCH 12, 2003 * * * will be called the "Security Instrument"

(B) Borrower. JIN W. PARK AND JEONG H. PARK, HUSBAND AND WIFE

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender, WORLD SAVINGS BANK, FSB, * * * * * ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender." Lender is A FEDERAL SAVINGS BANK * * * * * which is organized and exists under the laws of the United States. Lender's address is 1901 HARRISON STREET, OAKLAND, CALIFORNIA 94612.



* 0 0 3 *

LENDER'S USE ONLY

17
EA

(V)

H381727

0019930882

(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 (iii) through (viii) of this Section; and

(x) All of the amounts that I pay to Lender under Paragraph 2 below.

IV. BORROWER'S RIGHT TO GRANT A SECURITY INTEREST IN THE PROPERTY AND BORROWER'S OBLIGATION TO DEFEND OWNERSHIP OF THE PROPERTY

I promise that (i) I lawfully own the Property; (ii) I have the right to grant and convey the Property to Trustee; and (iii) there are no outstanding claims, charges, liens or encumbrances against the Property, except for those which are of public record.

I give a general warranty of title to Lender. This means that I will be fully responsible for any losses which Lender suffers because someone other than myself and the Trustee has some of the rights in the Property which I promise that I have. I promise that I will defend my ownership of the Property against any claims of such rights.

COVENANTS

I promise and I agree with Lender as follows:

1. BORROWER'S PROMISE TO PAY

I will pay to Lender, on time, all principal and interest due under the Secured Notes and any prepayment and late charges due under the Secured Notes.

2. PAYMENTS FOR TAXES AND INSURANCE

(A) Borrower's Obligations

I will pay all amounts necessary to pay taxes and hazard insurance premiums on the Property as well as assessments, leasehold payments, ground rents or mortgage insurance premiums (if any).

(B) Escrow Accounts

Subject to applicable law, no escrow shall be required except upon written demand by Lender, in which case, I shall pay to Lender on the day payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes, penalties and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; and (e) yearly mortgage insurance premiums, if any. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for an escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge me for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays me interest on the Funds and/or applicable law permits Lender to make such a charge. However, Lender may require me to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay me any interest or earnings on the Funds. Lender shall give to me, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to me for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify me in writing, and, in such case I shall pay to Lender the amount necessary to make up the deficiency or shortage. I shall make up the deficiency or shortage in accordance with the requirements of the Lender, at its sole discretion, in the manner and times prescribed by RESPA.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to me any Funds held by Lender. If, under Paragraph 28, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. APPLICATION OF BORROWER'S PAYMENTS

Unless the law requires otherwise, Lender will apply each of my payments under the Secured Notes and under Paragraphs 1 and 2 above in the following order and for the following purposes:

- First, to pay prepayment charges due under the Secured Notes;
- Second, to pay any advances due to Lender under this Security Instrument;
- Third, to pay the amounts due to Lender under Paragraph 2 above;
- Fourth, to pay interest due under the Secured Notes;
- Fifth, to pay deferred interest due under the Secured Notes;
- Sixth, to pay principal due under the Secured Notes;
- Last, to pay late charges due under the Secured Notes.

4. BORROWER'S OBLIGATION TO PAY CHARGES, ASSESSMENTS AND CLAIMS

I will pay all taxes, assessments and any other charges and fines that may be imposed on the Property and that may be superior to this Security Instrument.

I will also make payments due under my lease if I am a tenant on the Property and I will pay ground rents (if any) due on the Property. I will pay these amounts either by making the payments to Lender that are described in Paragraph 2 above or by making the payments on time to the Person owed them.

Any claim, demand or charge that is made against property because an obligation has not been fulfilled is known as a lien. I will promptly pay or satisfy all liens against the Property that may be superior to this Security Instrument. However, this Security Instrument does not require me to satisfy a superior lien if: (A) I agree, in writing, to pay the obligation which gave rise to the superior lien and Lender approves in writing the way in which I agree to pay that obligation; or (B) in good faith, I argue or defend against the superior lien in a lawsuit so that, during the lawsuit, the superior lien may not be enforced and no part of the Property must be given up; or (C) I secure from the holder of that other lien an agreement, approved in writing by Lender, that the lien of this Security Instrument is superior to the lien held by that Person. If Lender determines that any part of the Property is subject to a superior lien, Lender may give to me a notice identifying the superior lien. I will pay or satisfy the superior lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. BORROWER'S OBLIGATION TO MAINTAIN INSURANCE

At my sole cost and expense, I will obtain and maintain hazard insurance to cover all buildings and other improvements that now are or in the future will be located on the Property. The insurance must cover loss or damage caused by fire, hazards normally covered

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by "extended coverage" hazard insurance policies and other hazards for which Lender requires coverage. The insurance must be in the amounts and for the periods of time required by Lender. I may choose the insurance company but my choice is subject to Lender's approval. Lender may not refuse to approve my choice unless the refusal is reasonable. All of these insurance policies and renewals of the policies must include what is known as a Standard Mortgage Clause to protect Lender. The form of all policies and renewals must be acceptable to Lender. Lender will have the right to hold the policies and renewals. If Lender requires, I will promptly give Lender all receipts of paid premiums and renewal notices that I receive.

If I obtain earthquake insurance, any other hazard insurance, credit life and/or disability insurance, or any other insurance on or relating to the Property or the Secured Notes and which are not specifically required by Lender, I will name Lender as loss payee of any proceeds.

If there is a loss or damage to the Property, I will promptly notify the proper insurance company and Lender. If I do not promptly prove to the insurance company that the loss or damage occurred, then Lender may do so.

The amount paid by the insurance company is called "Proceeds." Any Proceeds received will be applied first to reimburse Lender for costs and expenses incurred in connection with obtaining the Proceeds, and then, at Lender's option and in the order and proportion as Lender may determine in its sole and absolute discretion, regardless of any impairment or lack of impairment of security, as follows: (A) to the extent allowed by applicable law, to the Sums Secured in a manner that Lender determines and/or (B) to the payment of costs and expenses of necessary repairs or to the restoration of the Property to a condition satisfactory to Lender, such application to be made in the manner and at the times as determined by Lender.

If I abandon the Property or if I do not answer, within 30 days, a notice from Lender stating that the insurance company has offered to settle a claim, Lender may collect the Proceeds. Lender may use the Proceeds to repair or restore the Property or to pay the Sums Secured. The 30-day period will begin when the notice is given.

If any Proceeds are used to reduce the amount of principal which I owe to Lender under the Secured Notes, that use will not delay the due date or change the amount of any of my monthly payments under the Secured Notes and under Paragraphs 1 and 2 above. However, Lender and I may agree in writing to delays or changes.

If Lender acquires the Property under Paragraph 28 below, all of my rights in the insurance policies will belong to Lender. Also, all of my rights in any proceeds which are paid because of damage that occurred before the Property is acquired by Lender or sold will belong to Lender. However, Lender's rights in those proceeds will not be greater than the Sums Secured immediately before the Property is acquired by Lender or sold.

If I am required by Lender to pay premiums for mortgage insurance, I will pay the premiums until the requirement for mortgage insurance ends according to my written agreement with Lender or according to law.

6. BORROWER'S OBLIGATION TO MAINTAIN THE PROPERTY AND TO FULFILL ANY LEASE OBLIGATIONS

I will keep the Property in good repair. I will not destroy or substantially change the Property and I will not allow the Property to deteriorate. I will keep and maintain the Property in compliance with any state or federal hazardous materials and hazardous waste laws. I will not use, generate, manufacture or store any hazardous materials or hazardous waste on, under or about the Property. I will indemnify, defend and hold harmless Lender and its employees, officers and directors and their successors from any claims, damages or costs for required or necessary repair or the removal of hazardous waste or any other hazardous materials claim. If I do not own but am a tenant on the property, I will fulfill my obligations under my lease. I also agree that, if I acquire the fee title to the Property, my lease interest and the fee title will not merge unless Lender agrees to the merger in writing.

7. LENDER'S RIGHT TO PROTECT ITS RIGHTS IN THE PROPERTY

If: (A) I do not keep my promises and agreements made in this Security Instrument, or (B) someone, including me, begins a legal proceeding that may significantly affect Lender's rights in the Property (such as a legal proceeding in bankruptcy, in probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever it deems reasonable or appropriate to protect the Lender's rights in the Property. Lender's actions may, without limitation, include appearing in court, paying reasonable attorneys' fees, purchasing insurance required under Section 5, above (such insurance may cost more and provide less coverage than the insurance I might purchase), and entering on the Property to make repairs. Lender must give me notice before Lender may take any of these actions. Although Lender may take action under this Paragraph 7, Lender does not have to do so. Any action taken by Lender under this Paragraph 7, will not release me from my obligations under this Security Instrument.

I will pay to Lender any amounts which Lender advances under this Paragraph 7 with interest, at the interest rate in effect under the Secured Notes which have not been paid. I will pay those amounts to Lender when Lender sends me a notice requesting that I do so. Interest on each amount will begin to accrue on the date that the amount is advanced by Lender. However, Lender and I may agree in writing to terms that are different from those in this Paragraph 7. This Security Instrument will protect Lender in case I do not keep this promise to pay those amounts with interest.

8. LENDER'S RIGHT TO INSPECT THE PROPERTY

Lender, and others authorized by Lender, may enter upon and inspect the Property. They must do so in a reasonable manner and at reasonable times. Before or at the time an inspection is made, Lender must give me notice stating a reasonable purpose for the inspection.

9. AGREEMENTS ABOUT GOVERNMENTAL TAKING OF THE PROPERTY

I assign to Lender all my rights: (A) to proceeds of all awards or claims for damages resulting from condemnation, eminent domain or other governmental taking of all or any part of the Property; and (B) to proceeds from a sale of all or any part of the Property that is made to avoid condemnation, eminent domain or other government taking of the property. All of those proceeds will be paid to Lender.

If all of the Property is taken, the proceeds will be used to reduce the Sums Secured. If any of the proceeds remain after the amount that I owe to Lender has been paid in full, the remaining proceeds will be paid to me. Unless Lender and I agree otherwise in writing, if only a part of the Property is taken, the amount that I owe to Lender will be reduced only by the amount of proceeds multiplied by the following fraction: (A) the total amount of the Sums Secured immediately before the taking, divided by (B) the fair market value of the Property immediately before the taking. The remainder of the proceeds will be paid to me.

If I abandon the Property or if I do not answer, within 30 days, a notice from Lender stating that a governmental authority has offered to make a payment or to settle a claim for damages, Lender has the authority to collect the proceeds. Lender may then use the proceeds to repair or restore the Property or to reduce the Sums Secured. The 30-day period will begin when the notice is given.

If any proceeds are used to reduce the amount of principal which I owe to Lender under the Secured Notes, that use will not delay the due date or change the amount of any of my monthly payments under the Secured Notes and under Paragraphs 1 and 2 above. However, Lender and I may agree in writing to delays or changes.

10. CONTINUATION OF BORROWER'S OBLIGATIONS AND OF LENDER'S RIGHTS

(A) Borrower's Obligations

Lender may allow a Person who takes over my rights and obligations subject to this Security Instrument to delay or to change the amount of the monthly payments of principal and interest due under the Secured Notes or under this Security Instrument. Even if Lender does this, however, that Person and I will both still be fully obligated under the Secured Notes and under this Security Instrument.

Lender may allow those delays or changes for a Person who takes over my rights and obligations, even if Lender is requested not to do so. Lender will not be required to bring a lawsuit against such a Person for not fulfilling obligations under the Secured Notes or under this Security Instrument, even if Lender is requested to do so.

(B) Lender's Rights

Even if Lender does not exercise or enforce any of its rights under this Security Instrument or under the law, Lender will still have all of those rights and may exercise and enforce them in the future. Even if Lender obtains insurance, pays taxes, or pays other claims, charges or liens against the Property, Lender will have the right under Paragraph 28 below to demand that I make immediate payment in full of the amounts that I owe to Lender under the Secured Notes and under this Security Instrument.

11. OBLIGATIONS OF BORROWER, CO-SIGNORS AND OF PERSONS TAKING OVER BORROWER'S RIGHTS OR OBLIGATIONS

Except as provided below, if more than one Person signs this Security Instrument as Borrower, each of us is fully obligated to keep all of Borrower's promises and obligations contained in this Security Instrument. Lender may enforce Lender's rights under this Security Instrument against each of us individually or against all of us together. This means that any one of us may be required to pay all of the Sums Secured.

Any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signor"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signor's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signor's consent.

Any Person who takes over my rights or obligations under this Security Instrument will have all of my rights and will be obligated to keep all of my promises and agreements made in this Security Instrument. Similarly, any Person who takes over Lender's rights or obligations under this Security Instrument will have all of Lender's rights and will be obligated to keep all of Lender's agreements made in this Security Instrument.

12. MAXIMUM LOAN CHARGES

If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed permitted limits, then (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits and (B) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Secured Notes or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Secured Notes.

13. LEGISLATION AFFECTING LENDER'S RIGHTS

If a change in applicable law would make any provision of the Secured Notes or this Security Instrument unenforceable, Lender may require that I make immediate payment in full of all Sums Secured by this Security Instrument.

14. NOTICES REQUIRED UNDER THIS SECURITY INSTRUMENT

Any notice that must be given to me under this Security Instrument will be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice will be addressed to me at 11 NORDHOFF STREET, SAN FRANCISCO, CA 94131. * * * * *

A notice will be given to me at an alternative address if I give Lender notice of my alternative address. I may give notice to Lender of my alternative address in writing or by calling Lender's customer service telephone number provided on my billing statement. I may designate only one mailing address at a time for notification purposes. Except as permitted above for changes of address, any notice that must be given to Lender under this Security Instrument will be given by mailing it by first class mail to Lender's address stated in Section 1(C) above entitled, "Definitions of Words Used in This Deed of Trust," unless Lender gives me notice of a different address. Any notice required by this Security Instrument is given when it is mailed or when it is delivered according to the requirements of this Paragraph 14 or of applicable law.

15. GOVERNING LAW; SEVERABILITY

This Security Instrument and the Secured Notes shall be governed by and construed under federal law and federal rules and regulations, including those for federally chartered savings institutions, ("Federal Law") and, to the extent Federal Law does not apply, by the law of the jurisdiction in which the Property is located. In the event that any of the terms or provisions of this Security Instrument or the Secured Notes are interpreted or construed by a court of competent jurisdiction to be void, invalid or unenforceable, such decision shall affect only those provisions so construed or interpreted and shall not affect the remaining provisions of this Security Instrument or the Secured Notes.

16. BORROWER'S COPY

I acknowledge the receipt of one conformed copy of the Secured Notes and of this Security Instrument.

17. LENDER'S RIGHTS TO RENTAL PAYMENTS AND TO TAKE POSSESSION OF THE PROPERTY

If Lender requires immediate payment in full or if I abandon the Property, then Lender, Persons authorized by Lender, or a receiver appointed by a court at Lender's request may: (A) collect the rental payments, including overdue rental payments, directly from the tenants; (B) enter upon and take possession of the Property; (C) manage the Property; and (D) sign, cancel and change rental agreements and leases. If Lender notifies the tenants that Lender has the right to collect rental payments directly from them under this Paragraph 17, I agree that the

tenants may make those rental payments to Lender without having to ask (i) Lender whether I have failed to keep my promises and agreements under this Security Instrument, or (ii) me for my permission to do so.

If Lender acts to have the Property sold after a Breach of Duty as defined in Paragraph 28, I understand and agree that (A) my right to occupy the Property ceases at the time the Property is sold; (B) I shall have no right to occupy the Property after such sale without the written consent of the new owner of the Property; and (C) my wrongful and unlawful possession of the Property may subject me to monetary damages, including the loss of reasonable rent and the cost of eviction. All rental payments collected by Lender or by a receiver, other than the rent paid by me under this Paragraph 17, will be used first to pay the costs of collecting rental payments and of managing the Property. If any part of the rental payments remains after those costs have been paid in full, the remaining part will be used to reduce the Sum Secured. The costs of managing the Property may include the receiver's fees, reasonable attorneys' fees and the costs of any necessary bonds.

18. INJURY TO PROPERTY; ASSIGNMENT OF RIGHTS

An assignment is a transfer of rights to another. I may have rights to bring legal action against persons, other than Lender, for injury or damage to the Property or in connection with the loan made to me by Lender and which arose or will arise before or after the date of this Security Instrument. These rights to bring legal action may include an action for breach of contract, fraud, concealment of a material fact or for intentional or negligent acts. I assign these rights, and any proceeds arising from these rights, as permitted by applicable law, to Lender. Lender may, at its option, enforce these rights in its own name and may apply any proceeds resulting from this assignment to any amount that I may owe to Lender under the Note and this Security Instrument after deducting any expenses, including attorneys' fees, incurred in enforcing these rights. At the request of Lender, I will sign any further assignments or other documents that may be necessary to enforce this assignment.

19. CLERICAL ERRORS

In the event Lender at any time discovers that this Security Instrument, the Secured Notes or any other document related to this loan, called collectively the "Loan Documents," contains an error which was caused by a clerical mistake, calculation error, computer error, printing error or similar error, I agree, upon notice from Lender, to reexecute any Loan Documents that are necessary to correct any such error(s) and I also agree that I will not hold Lender responsible for any damage to me which may result from any such error.

20. LOST, STOLEN OR MUTILATED DOCUMENTS

If any of the Loan Documents are lost, stolen, mutilated or destroyed and Lender delivers to me an indemnification in my favor, signed by Lender, then I will sign and deliver to Lender a Loan Document identical in form and content which will have the effect of the original for all purposes.

21. WAIVER OF STATUTE OF LIMITATIONS

I will waive, within applicable law, the pleading of the statute of limitations as a defense to enforce this Security Instrument, including any obligations referred to in this Security Instrument or Secured Notes.

22. CAPTIONS

The captions and headings at the beginning of each paragraph of this Security Instrument are for reference only and will not be used in the interpretation of any provision of this Security Instrument.

23. MODIFICATION

This Security Instrument may be modified or amended only by an agreement in writing signed by Borrower and Lender.

24. CONDOMINIUM, COOPERATIVE AND PLANNED UNIT DEVELOPMENT OBLIGATIONS

If the Property is a unit in a condominium, cooperative or planned unit development, each of which shall be called the "Project," and I have an interest in the common elements of the Project, then Lender and I agree that

(A) If an owners association or other entity, called "Owners Association," holds title to Property for the benefit or use of the Project and its members or shareholders, the Property also includes my interest in the Owners Association and the uses, proceeds and benefits of my interest.

(B) The following are called the "Constituent Documents:" (i) The declaration or any other document which created the Project; (ii) By-laws of the Owners Association; (iii) Code of regulations for the Project; (iv) Articles of incorporation, trust instrument or equivalent document which creates the Owners Association; (v) The Project's covenants, conditions and restrictions; (vi) Other equivalent documents.

I shall perform all of my obligations under the Constituent Documents, including my obligation to pay, when due, all dues and assessments. If I do not pay the dues and assessments when due, Lender may, at its option, pay them. I will pay to Lender any amounts which Lender advances under this Paragraph 24 according to the terms described in Paragraph 7 above.

(C) If the Owners Association maintains, with an insurance company reasonably acceptable to Lender, a master or blanket policy on the Project which is satisfactory to Lender and which provides insurance coverage on the terms, in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," and Lender is provided with evidence of such master or blanket policy, then: (i) Lender waives the provision in Paragraph 2(B) above for the monthly payment to Lender of the estimated yearly premium installments for hazard insurance on the Property; and (ii) hazard insurance coverage on the Property as required by Paragraph 5 above is deemed to be satisfied to the extent that the required coverage is provided by the Owners Association policy. I shall give Lender prompt notice of any lapse in the required hazard insurance coverage. I shall provide a copy of such master or blanket policy to Lender annually.

In the event of a distribution of any hazard insurance proceeds, including without limitation any earthquake or special hazards insurance whether or not such coverage was required by Lender, in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to me are hereby assigned and shall be paid to Lender for application to the Sums Secured by this Security Instrument, with any excess paid to me.

I shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable to Lender in form, amount and extent of coverage.

(D) I shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of condemnation, eminent domain or other governmental taking; (ii) any amendment to any provision of Constituent Documents unless the provision is for the express benefit of Lender or of lenders generally; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the master or blanket hazard insurance policy and/or the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

25. FUTURE ADVANCES

At Borrower's request, Lender, at its option (but before release of this Security Instrument or the full reconveyance of the Property described in the Security Instrument) may lend future advances, with interest, to Borrower. Such future advances, with interest, will then be additional Sums Secured under this Security Instrument.

26. AGREEMENTS ABOUT LENDER'S RIGHTS IF THE PROPERTY IS SOLD OR TRANSFERRED

Acceleration of Payment of Sums Secured. Lender may, at its option, require immediate payment in full of all Sums Secured by this Security Instrument if all or any part of the Property, or if any right in the Property, is sold or transferred without Lender's prior written permission. Lender also may, at its option, require immediate payment in full if Borrower is not a natural Person and a beneficial interest in Borrower is sold or transferred without Lender's prior written permission. However, Lender shall not require immediate payment in full if this is prohibited by Federal Law in effect on the date of the Security Instrument.

If Lender exercises the option to require immediate payment in full, Lender will give me notice of acceleration. If I fail to pay all Sums Secured by this Security Instrument immediately, Lender may then or thereafter invoke any remedies permitted by this Security Instrument without further notice to or demand on me.

Exception to Acceleration of Payment of Sums Secured. If the sale or transfer of all or any part of the Property, or of a beneficial interest in Borrower, if Borrower is not a natural Person, is the first one to occur after the date of this Security Instrument, Lender will not exercise the option to accelerate payment in full of all Sums Secured and the loan may be assumed if:

- (i) Lender receives a completed written application from transferee to evaluate the creditworthiness of transferee as if a new loan were being made to the transferee by Lender;
- (ii) Lender approves the creditworthiness of the transferee in writing;
- (iii) transferee makes a cash downpayment sufficient to meet Lender's then current underwriting standards;
- (iv) an assumption fee, in an amount to be determined by Lender (but not to exceed 1% of the balance of Principal and interest due under the Secured Notes at the time of sale or transfer of the Property or of the interest in the Borrower) is paid to Lender; and
- (v) the transferee executes an assumption agreement which is satisfactory to Lender.

The loan may be assumed under its then existing terms and conditions with one exception; the Lifetime Rate Cap may be changed. The Lifetime Rate Cap shall be changed to an interest rate which is the sum of the interest rate in effect on the date of a sale or transfer of the Property or beneficial interest in Borrower plus 5 percentage points, if that sum exceeds the Lifetime Rate Cap stated in the Secured Notes.

27. SUBSTITUTION OF TRUSTEE

I agree that Lender may at any time appoint a successor trustee and that Person shall become the Trustee under this Security Instrument as if originally named as Trustee.

28. RIGHTS OF THE LENDER IF THERE IS A BREACH OF DUTY

It will be called a "Breach of Duty" if (i) I do not pay the full amount of each monthly payment on the date it is due; or (ii) I fail to perform any of my promises or agreements under the Note or this Security Instrument; or (iii) any statement made in my application for this loan was materially false or misleading or if any statement in my application for this loan was materially false or misleading by reason of my omission of certain facts; or (iv) I have made any other statement to Lender in connection with this loan that is materially false or misleading. If there is a Breach of Duty by me, Lender may demand an immediate payment of all sums secured.

If there is a Breach of Duty by me, Lender may take action to have the Property sold under any applicable law.

Lender does not have to give me notice of a Breach of Duty. If Lender does not make a demand for full payment upon a Breach of Duty, Lender may make a demand for full payment upon any other Breach of Duty.

If there is a Breach of Duty, Lender may also take action to have a receiver appointed to collect rents from any tenants on the Property and to manage the Property. The action to appoint a receiver may be taken without prior notice to me and regardless of the value of the Property.

The sale of the Property may be postponed by or at the direction of Lender. If the Property is sold, I agree that it may be sold in one parcel. I also agree that Lender may add to the amount that I owe to Lender all legal fees, costs, allowances, and disbursements incurred as a result of the action to sell the Property.

Lender will apply the proceeds from the sale of the Property in the following order: (A) to all fees, expenses and costs incurred in connection with the sale, including but not limited to, attorneys' fees, if any; (B) to all Sums Secured by this Security Instrument; and (C) any excess to the Person or Persons legally entitled to it.

29. RECONVEYANCE

Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to Borrower. Lender may charge Borrower a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (including the Trustee) for services rendered and the charging of the fee is permitted, whether expressly or by lack of express prohibition, under applicable law. If the fee charged does not exceed any maximum fee set by applicable law, the fee is conclusively presumed to be reasonable.

30. STATEMENT OF OBLIGATION

Lender may collect a fee of \$60.00, or such greater maximum amount as may from time to time be allowed by law, for furnishing any statement of obligation with respect to this Security Instrument or the Secured Notes.

31. (X) QUICK QUALIFYING LOAN PROGRAM

I have qualified for this loan by making statements of fact which were relied upon by Lender to approve the loan rapidly. This loan is called a "Quick Qualifying Loan." I have stated and I confirm that (A) I do not have any other Quick Qualifying Loans with Lender; (B) I have agreed to not further encumber the Property and do not intend to further encumber the Property for at least six months after the date of the Secured Notes and this Security Instrument; and (C) If I am purchasing the Property, all of the terms of the purchase agreement submitted to Lender are true and the entire down payment is cash from my own funds.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin subject to the Lifetime Rate Cap stated in the Secured Notes.

32. (X) OWNER OCCUPANCY

Lender has relied upon statements of fact which I have made to qualify for this loan. I have stated and confirm that (A) the Property is my personal and primary residence; (B) I will occupy the Property not later than 30 days after this Security Instrument is recorded; and (C) I will use the Property as my residence for at least 12 months from the date this Security Instrument is recorded.

If any of the statements of fact that I have made are materially false or misleading, I will be in default under the Secured Notes and this Security Instrument. If I am in such default, Lender may, at its option, increase the interest rate and margin, subject to the Lifetime Rate Cap stated in the Secured Notes.

(X) VALUE INDICATES THAT THE PARAGRAPH APPLIES.

THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.

H081727

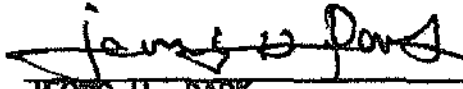
0019930882

BY SIGNING BELOW, I accept and agree to the promises and agreements contained in this Security Instrument and in any rider(s) signed by me and recorded in proper official records.

(PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS BELOW)

BORROWER(S):


JIM H. PARK (Seal)


JEONG H. PARK (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

ATTACH INDIVIDUAL NOTARY ACKNOWLEDGEMENT

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

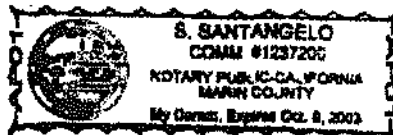
WITNESS my hand and official seal.

Signature

[Handwritten signature]
[Handwritten name: S. Santangelo]

Name

(typed or printed)



(Seal)

0001727

WORLD SAVINGS BANK, FSB

EXHIBIT "A"
LEGAL DESCRIPTION

LOAN NO. 0018930882

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA * * * * *, DESCRIBED AS FOLLOWS:

Order No. : 0221000108-USS

EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 12 and the south 1/2 of Lot 11 in Block "M", as per "Map of additions to Castro Street addition and Glen Park Terrace", filed March 25, 1910, in Book "G" of Maps, pages 50-63, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 15; Block 6763

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762018

Address 14 NORDHOFF ST

Assessed Values

Land \$288,614.00
Structure © 2020 San Francisco Planning \$164,014.00
Fixtures -
Personal Property -
Last Sale 5/30/1990
Last Sale Price \$275,000.00
Year Built 1948
Building Area 903 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 4
Rooms -
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 35 ft

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

Close

EXHIBIT 103
14 Nordhoff St.
Block - 6762
Lot - 18
Parcel Square Footage - 3375

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763014

Address 21 NORDHOFF ST

Assessed Values

Land	\$38,287.00
Structure	\$27,516.00
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1910
Building Area	2,330 sq ft
Parcel Area	5,061 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Flats & Duplex
Units	2
Stories	2
Rooms	12
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

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

Close

EXHIBIT 104
21 Nordhoff St.
Block - 6763
Lot - 14
Parcel Square Footage - 5061

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762019

Address 22 NORDHOFF ST

Assessed Values

Land \$18,615.00
Structure © 2020 Sanborn Planning \$28,907.88
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built 1916
Building Area 1,748 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 6

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular

Parcel Depth 35 ft

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

Close

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

18

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 11-35415216-KN
Locate No.: CACT17738-7738-2354-0035415216
Title No.: 11-35415216-RM

When Recorded Mail Document
and Tax Statement To:
Peter k. Chiu
27 Nordhoff Street

San Francisco, CA 94131



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J260325-00

Acct 1-CHICAGO Title Company
Friday, AUG 26, 2011 08:00:00
Ttl Pd \$14.00 Rcpt # 0004232134
REEL K469 IMAGE 0084
ata/TD/1-2

APN: Lot 013, Block 6763
27 Nordhoff St.

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City Transfer Tax is \$ 0.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Peter M. Chiu and Albert K. Tai, Trustees of a Revocable Trust of August 11, 2009

hereby GRANT(S) to Peter M. Chiu, a single man and Albert K. Tai, a single man as joint tenants the following described real property in the City of San Francisco, County of San Francisco, State of California: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 19, 2011

Revocable Trust of August 11, 2009

State of California }
County of San Francisco }

P.M. Chiu
Peter M. Chiu, Trustee

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

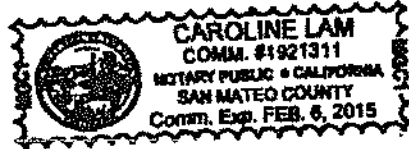
Albert K. Tai
Albert K. Tai, Trustee

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 *Caro Phelan* (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Record No.: 11-33415216-KN
Locate No.: CACTI7738-7738-2334-0035415216
Title No.: 11-33415216-RM

EXHIBIT "A"

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

LOT NO. 9, IN BLOCK "M" AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "ADDITIONS TO CASTRO ST. ADDITION AND GLEN PARK TERRACE" FILED MARCH 25, 1910 AND RECORDED IN LIBER "G" OF MAPS AT PAGES 60 TO 63, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: Lot 013, Block 6763

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762020

Address 28 NORDHOFF ST

Assessed Values

Land \$352,552.00
Structure © 2020 San Francisco Planning \$285,031.00
Fixtures -
Personal Property -
Last Sale 9/12/2000
Last Sale Price \$435,000.00
Year Built 1910
Building Area 731 sq ft
Parcel Area 3,371 sq ft
Parcel Frontage -

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

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

Close

EXHIBIT 107
28 Nordhoff St.
Block - 6762
Lot - 20
Parcel Square Footage - 3371

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 254842-DS
Title Order No. 00433297

When Recorded Mail Document
and Tax Statement To:
Mr. Gerry Filby
28 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2000-G829710-00

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

REEL H720 IMAGE 0385
oar/AB/1-2

APN: Lot 20, Block 6762

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$2,958.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kui Yin Szeto and Li Zhen Liang, husband and wife, as Joint Tenants

hereby GRANT(S) to Gerry Filby, An Unmarried Man

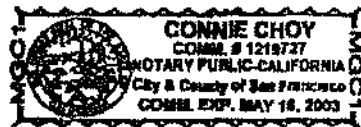
the following described real property in the City of San Francisco
County of San Francisco, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: September 1, 2000

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON SEPTEMBER 5, 2000 before me,
CONNIE CHOY, NOTARY PUBLIC personally appeared
LI ZHEN LIANG AND KUI YIN SZETO

Li Zhen Liang
Li Zhen Liang
Kui Yin Szeto
Kui Yin Szeto

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



Witness my hand and official seal.

Signature: Connie Choy

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 154842 53
Title Order No. 504325-7

G829710

EXHIBIT ONE

LOT NO. 17, in Block "L" as said lot and block are delineated and so designated upon that certain map entitled, "Map of Addition to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Book "G" of Maps, at Pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763012

Address 33 NORDHOFF ST

Assessed Values

Land \$237,774.00
Structure © 2020 San Francisco Planning \$284,602.00
Fixtures -
Personal Property -
Last Sale 3/13/1992
Last Sale Price \$298,000.00
Year Built 1907
Building Area 1,302 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 6
Rooms 2
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 35 ft

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

Close

EXHIBIT 108
33 Nordhoff St.
Block - 6763
Lot - 12
Parcel Square Footage - 3375

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762021

Address 34 NORDHOFF ST

Assessed Values

Land \$60,890.00
Structure © 2020 San Francisco Planning \$78,044.00
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built 1910
Building Area 560 sq ft
Parcel Area 3,371 sq ft
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling
Units 1
Stories 1
Rooms 4
Rooms -
Bathrooms 1
Basement -
Parcel Shape -
Parcel Depth -

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

Close

EXHIBIT 109
34 Nordhoff St.
Block - 6762
Lot - 21
Parcel Square Footage - 3371

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

MICHAEL CALLAHAN and MARGARET
CALLAHAN
34 NORTHOFF STREET
SAN FRANCISCO, CA 94114

San Francisco Co Recorder's Office
Gregory Joseph Diaz, County Recorder
DOC - 95-F825291-00
Acct 1-CHICAGO Title Company
Tuesday, AUG 01, 1995 08:00:00
REC \$6.00/PAG \$2.00/MIC \$1.00
STP \$1.00
Ttl Pd \$10.00
REEL 6435 IMAGE 0237
Nbr-0000396830
oar/AB/2

Record No. 1000004-LX
Order No. 1000004-CX

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 6762/21

GRANT DEED

The undersigned declares that the documentary transfer tax is none - to correct name on title, and is

computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
The undersigned declares that the city/county transfer tax is \$-

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

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

MICHAEL CALLAHAN and MARGARET CALLAHAN, HUSBAND AND WIFE, AS JOINT TENANTS WHO ACQUIRED TITLE AS MICHAEL R. CALLAHAN AND MARGARET J. CALLAHAN, HUSBAND AND WIFE, AS JOINT TENANTS

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 28, 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 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

F825291

Page 1
Recorder No. 1002554 -LY

LEGAL DESCRIPTION EXHIBIT

CITY OF SAN FRANCISCO

LOT NO. 18, IN BLOCK "L", ACCORDING TO MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET
ADDITION AND GLEN PARK TERRACE", FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MARCH 28, 1910 AND RECORDED IN MAP BOOK "G"
AT PAGES 50 TO 63 BOTH INCLUSIVE.



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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762022

Address 38 NORDHOFF ST

Assessed Values

Land \$192,507.00
Structure © 2020 San Francisco Planning \$190,747.00
Fixtures -
Personal Property -
Last Sale 1/27/1987
Last Sale Price \$179,000.00
Year Built 1948
Building Area 1,015 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 4
Rooms -
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 35 ft

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


Close


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

Land \$225,855.00
Structure © 2020 San Francisco Planning ~~\$184,000.00~~
Fixtures -
Personal Property -
Last Sale 12/15/1994
Last Sale Price \$239,000.00
Year Built 1900
Building Area 950 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame
Use Type Dwelling
Units 1
Stories 1
Rooms 5
Rooms 2
Bathrooms 1
Basement -
Parcel Shape Rectangular
Parcel Depth 35 ft

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

Close

EXHIBIT 111
39 Nordhoff St.
Block - 6763
Lot - 11
Parcel Square Footage - 3375

RECORDING REQUESTED BY
Michael Heath, Esq.

AND WHEN RECORDED MAIL TO:

Name: Law Office of Michael Heat
Address: 3251 Steiner Stree
City & State: San Francisco, CA
Zip: 94123



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K792202-00

Check Number 6974
Tuesday, JUL 09, 2019 12:26:01
Ttl Pd \$92.00 Rcpt # 0006027716
PF1/PF/1-2

ASSESSORS PARCEL NO. Lot: 011; Block 6763
39 Nordhoff St.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

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

Documentary transfer tax is \$ 0.

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Paul J. Stock and Kelli A. Stock, husband and wife as community
property
hereby GRANT(S) to

Paul J. Stock and Kelli A. Stock, Trustees of 2019 KELLI AND PAUL
STOCK REVOCABLE TRUST dated May 17, 2019
the following described real property in the City of San Francisco, County of San Francisco, State of California:
the following real property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated

Paul J. Stock

Kelli A. Stock

Handwritten signatures of Paul J. Stock and Kelli A. Stock with dates 5/17/2019.

ACKNOWLEDGMENT

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

State of California
County of San Francisco

On May 17th, 2019

before me, Johan A. Manghola, Notary Public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared Paul J. Stock and Kelli A. Stock

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Handwritten signature of Johan A. Manghola.



(SEAL)

Title Order No.

Escrow, Loan, or Attorney File No. 6330-19

MAIL TAX STATEMENTS TO:

PAUL & KELLI STOCK, 39 Nordhoff St., San Francisco, CA 94131

NAME

ADDRESS

CITY, STATE, ZIP

G744993

Exhibit A

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

Lot 7, Block "M" as the same is designated and delineated on that certain Map entitled, addition to Castro Street addition, Glen Park Terrace, which was filed for record March 25, 1910, in Map Book "G" Pages 60 to 63 inclusive, in the Office of the County Recorder of the City and County of San Francisco, State of California.

Lot: 011; Block: 6763

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763010

Address 43 NORDHOFF ST

Assessed Values

Land	\$884,346.00
Structure	\$184,692.00
Fixtures	-
Personal Property	-
Last Sale	4/6/2011
Last Sale Price	\$1,100,000.00
Year Built	1916
Building Area	1,900 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	2
Rooms	9
Rooms	3
Bathrooms	3
Basement	-
Parcel Shape	-
Parcel Depth	-

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

Close

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN# Lot 010, Block 6763

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

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

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

Documentary transfer tax is

- () computed on the full value of the interest or property conveyed, or -
- () computed on full value less liens and encumbrances remaining at time of sale.
- () Unincorporated Area (X) City of San Francisco

This transfer is exempt from the fee imposed by GC 27388.1(a)(1) due to being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier of the dwelling. [GC 27388.1(a)(2)]

This is a Trust Transfer under Sec. 62 of the Revenue and Taxation Code and is excluded on the basis that it is a transfer to a revocable trust for the benefit of the Grantor(s) and not pursuant to sale. There is no consideration for this transfer, and no real property transfer tax, documentary transfer tax or city transfer tax is due [R&T Code Section 11930].

GRANTORS: Michael J. Rosenbluth and Kathryn H. Rosenbluth, husband and wife as community property with right of survivorship

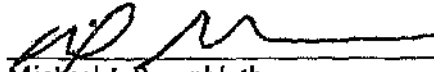
HEREBY GRANT TO: Michael J. Rosenbluth and Kathryn H. Rosenbluth, trustees of the Rosenbluth Family Living Trust dated January 30, 2018 that certain real property situated in the City and County of San Francisco State of California, more particularly described as follows:

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

COMMONLY KNOWN AS: 43 Nordhoff Street, San Francisco, CA 94131

APN# Lot 010, Block 6763

Dated: 2-4-, 2018


Michael J. Rosenbluth


Kathryn H. Rosenbluth

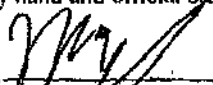
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

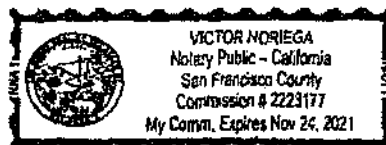
STATE OF CALIFORNIA) ss.
COUNTY OF SAN FRANCISCO)

On this 4 day of Feb, 2018, before me, Victor Noriega, a Notary Public, personally appeared Michael J. Rosenbluth and Kathryn H. Rosenbluth, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that s/he/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature: 



MAIL TAX STATEMENTS TO: SAME AS ABOVE

EXHIBIT "A"

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

Beginning at a point on the Westerly line of Nordhoff Street distance thereon 150.10 feet Northerly from the Southerly boundary line of Block M according to the map hereinafter referred to; said point being also distant (along said line on Nordhoff Street, extending Southerly) 186.53 feet Northerly from the Northerly line of Mangels Avenue; thence running Northerly along line of Nordhoff Street 25 feet, and thence at a right angle Easterly 135 to the point of beginning.

Being Lot 6, Block M, addition to Castro Street extension in Glen Park Terrace as per map of the same filed in the office of the Recorder of the City and County of San Francisco, State of California on March 25, 1910.


A.P.N Lot 10, Block 6763 (43 Nordhoff Street, SF, CA)


MAIL TAX STATEMENTS TO: SAME AS ABOVE

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

Assessor's Report

Official Maps

[Assessor's Block Map](#) 

[Historic Sanborn Map](#) 

Parcel **6762023**

Address **44 NORDHOFF ST**

Assessed Values

Land	\$734,096.00
Structure	\$214,610.00
Fixtures	-
Personal Property	-
Last Sale	2/12/2019
Last Sale Price	\$1,711,000.00
Year Built	1948
Building Area	1,363 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Dwelling
Units	1
Stories	1
Rooms	5
Rooms	2
Bathrooms	2
Basement	348 sq ft
Parcel Shape	-
Parcel Depth	-

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

Close

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
dar/RE/1-3

When Recorded Mail to:
Ben Coene
44 Nordhoff St
SF CA 94131

Assessor Parcel Number (APN): Block 6762 Lot 023

Street Address: 44 Nordhoff St, SF CA 94131

Grant Deed

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
the Coene Trust, dated February 4, 2019
44 Nordhoff St
San Francisco, CA 94131

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 023, BLOCK: 6762

File No.: 3807-5825450 (MA)

Site Address: 44 Nordhoff St, San Francisco, CA 94131

Property Address: **44 Nordhoff St, San Francisco, CA 94131**

Lot Number: **023**

Block Number: **6762**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$12,832.50; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$ 0

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

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Scott M. Berning, As Trustee of the Scott M. Berning Revocable Trust, Dated October 20, 2016 ("Trust")**

hereby GRANTS to **Ben Coene and Pariya Coene, Trustees of the Coene Trust, dated February 4, 2019**

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

LOT NO. 20, IN BLOCK "L" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", FILED MARCH 25, 1910, AND RECORDED IN LIBER "G" OF MAPS, AT PAGES 60, 61, 62 AND 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

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

Land	\$18,615.00
Structure	\$37,048.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1953
Building Area	900 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

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

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

Close

EXHIBIT 114
49 Nordhoff St.
Block - 6763
Lot - 9
Parcel Square Footage - 3371

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762024

Address 56 NORDHOFF ST

Assessed Values

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

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 7

Rooms -

Bathrooms 1

Basement -

Parcel Shape -

Parcel Depth -

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

Close

EXHIBIT 115
56 Nordhoff St.
Block - 6762
Lot - 24
Parcel Square Footage ~3371

WHEN RECORDED MAIL THIS DEED TO
AND MAIL TAX STATEMENTS TO

GERARDUS and ANNELORE
VANDERHEIDEN
56 Nordhoff Street
San Francisco, CA 94131


San Francisco Assessor-Recorder
Habel S. Teng, Assessor-Recorder
DOC- 2005-H886030-00
Acct 3-FIRST AMERICAN Title Company
Tuesday, JAN 11, 2005 08:00:00
Titl Pd \$15.00 Nbr-0002664696
REEL I803 IMAGE 0036
of a/FT/1-3

Lot 24 Block 6762
Accommodation only

GRANT DEED

7335940-024

36

"This instrument filed for record by First American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title."

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$

Computed on the full value of the property conveyed

Computed on the full value less liens and encumbrances remaining at the time of sale

Not a sale (Rev. & Tax Code section 11930)

See below

Signature of Declarant or Agent Determining Tax

FOR NO CONSIDERATION, GERARDUS VANDERHEIDEN AND ANNELORE
VANDERHEIDEN, husband and wife, as joint tenants, grant to GERARDUS
VANDERHEIDEN and ANNELORE VANDERHEIDEN, Trustees of the Vanderheiden
Family Trust dated January 5, 2005 their entire right, title and interest
in the real property located in San Francisco, County, California described as follows:

Lot No. 21 in Block Lettered "L" according to map entitled "Addition to Castro Street Addition and Glen Park Terrace," filed March 25, 1910, and recorded in Book "G" of Maps, at pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

Commonly known as 56 Nordhoff Street, San Francisco, CA 94131

APN: Block 6762, Lot 24

Note 1: The transfer made pursuant to this deed is not a change in ownership because it is a transfer by the grantors to a revocable trust of which they are the trustees and beneficiaries. Rev. & Tax. Code section 62(d).

886030

Note 2: The transfer made pursuant to this deed is not subject to the documentary transfer tax because it is a transfer to a trust for the benefit of the grantors. Rev. & Tax. Code section 11930.

Executed on January 5, 2005 at San Francisco, California.



GERARDUS VANDERHEIDEN



ANNELORE VANDERHEIDEN

ACKNOWLEDGEMENT

State of California)
)
County of San Francisco)

On JANUARY 5, 2005, before me, the undersigned notary public, personally appeared GERARDUS VANDERHEIDEN and ANNELORE VANDERHEIDEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

David M. Valdez



STATE OF CALIFORNIA
CERTIFICATE OF VITAL RECORDS

COUNTY OF SAN MATEO
HEALTH SYSTEM
SAN MATEO, CALIFORNIA

3082015009822		CERTIFICATE OF DEATH	3201541000791	
NAME OF DECEASED BETTY		DATE OF BIRTH 05/08/1922	SEX F	EDUCATIONAL LEVEL 92
MARRIAGE NAME JANE		DATE OF MARRIAGE 02/22/2015	REASON FOR DEATH WIDOWED	DATE OF DEATH 0545
MOTHER'S MAIDEN NAME JONES		RACE <input checked="" type="checkbox"/> CAUCASIAN		
EDUCATION SOME COLLEGE		OCCUPATION ASSISTANT TO THE DIRECTOR		
PLACE OF BIRTH MN		PLACE OF DEATH EDUCATIONAL FOUNDATION		
RESIDENCE 49 NORDHOFF STREET		CITY SAN FRANCISCO		
COUNTY SAN FRANCISCO		STATE CA		
RELATIONSHIP TO DECEASED NANCY J. MURRAY, DAUGHTER		ADDRESS 57 NORDHOFF STREET, SAN FRANCISCO, CA 94131		
NAME OF NEXT OF KIN THOMAS		NAME OF NEXT OF KIN DANIEL		
NAME OF NEXT OF KIN FLORENCE		NAME OF NEXT OF KIN KEENAN		
NAME OF NEXT OF KIN MINNIE		NAME OF NEXT OF KIN KRIENS		
PLACE OF NEXT OF KIN RESIDENCE 57 NORDHOFF STREET, SAN FRANCISCO, CA 94131		MANNER OF DEATH <input checked="" type="checkbox"/> NOT EMBALMED		
PLACE OF INTERMENT ST. FRANCIS HEIGHTS		CITY DAILY CITY		
ADDRESS 99 ESCUELA DRIVE		CITY DAILY CITY		
CAUSE OF DEATH CARDIORESPIRATORY ARREST		DURATION 2 WKS		
BACTERIAL PNEUMONIA		DURATION WKS		
CORONARY ARTERY DISEASE		DURATION NO		
DATE OF DEATH 02/13/2015		DATE OF DEATH 02/19/2015		
SIGNATURE OF REGISTRAR Gloria Lee		SIGNATURE OF REGISTRAR JUDY D. MAMAOLAY M.D.		
DATE OF SIGNATURE 02/13/2015		DATE OF SIGNATURE 02/19/2015		

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
 COUNTY OF SAN MATEO } 55

DATE ISSUED

MAR 09 2015

This is a true and exact reproduction of the document officially registered and placed on file in the office of the SAN MATEO COUNTY HEALTH SYSTEM.

By Gloria Lee

J. Morrow M.D.
 SCOTT MORROW, M.D.
 HEALTH OFFICER AND REGISTRAR



This copy not valid unless prepared on an engraved border displaying seal and signature of County Health Officer.



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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763008

Address 57 NORDHOFF ST

Assessed Values

Land	\$704,701.00
Structure	\$302,012.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	-
Last Sale Price	-
Year Built	1906
Building Area	2,308 sq ft
Parcel Area	3,371 sq ft
Parcel Frontage	-

Construction Type	Wood or steel frame
Use Type	Flats & Duplex
Units	2
Stories	2
Rooms	8
Rooms	-
Bathrooms	2
Basement	-
Parcel Shape	-
Parcel Depth	-

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

Close

EXHIBIT 116
57 Nordhoff St.
Block - 6763
Lot - 8
Parcel Square Footage - 3371

RECORDING REQUESTED BY
ATTORNEYS

AND WHEN RECORDED MAIL TO
PETERSON & PETERSON
769 Monterey Blvd.
San Francisco, CA 94127

MAIL TAX STATEMENTS TO
NANCY J. MURRAY
57 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K198129-00

Check Number 5787
Thursday, FEB 04, 2016 11:47:45
Ttl Pd \$21.00 Rpt # 0005308861
tn2/TN/1-2

Trust Transfer Deed

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

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

Documentary transfer tax is \$NONE Exempt under Revenue and Taxation Code §11930.

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

Transfer to a revocable trust for the benefit of Transferor.

GRANTOR(S): NANCY JANET MURRAY, a single woman

hereby **GRANT(S)** to NANCY J. MURRAY, Trustee of the NANCY J. MURRAY TRUST
2016 dated February 1, 2016

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

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT A, AND
INCORPORATED HEREIN BY THIS REFERENCE

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

Dated: February 1, 2016


NANCY JANET MURRAY

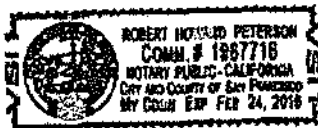
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On February 1, 2016, before me, ROBERT HOWARD PETERSON, a notary public for the State of California, personally appeared NANCY JANET MURRAY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.




ROBERT HOWARD PETERSON
NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot Number Four (4) in Block "M" as the same are designated and delineated on that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace" which was filed for record on March 25, 1910 in Map Book "G" page 62, in the office of the County Recorder of the City and County of San Francisco.

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

RECORDING REQUESTED BY
ATTORNEYS

AND WHEN RECORDED MAIL TO
PETERSON & PETERSON
769 Monterey Blvd.
San Francisco, CA 94127

MAIL TAX STATEMENTS TO
Nancy Janet Murray
57 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K048257-00

Check Number 5567
Friday, APR 17, 2015 11:02:12
Ttl Pd \$21.00 Rcpt # 0005134988
OKC/KC/1-2

Trust Transfer Deed

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

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

Documentary transfer tax is **SNONE**. Exempt under Revenue and Taxation Code §11930.

This is a Trust Transfer under §53.1 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer from parent to child.

GRANTOR(S): NANCY JANET MURRAY, Successor Trustee of the MARCUS DEAN JONES and BETTY JANE JONES Revocable Living Trust dated November 29, 2005


hereby **GRANT(S)** to NANCY JANET MURRAY, a single woman

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

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT A, AND INCORPORATED HEREIN BY THIS REFERENCE

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

Dated: April 13, 2015


NANCY JANET MURRAY,
Successor Trustee of the
Marcus Dean Jones and Betty
Jane Jones Revocable Living Trust

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

State of California
County of San Francisco

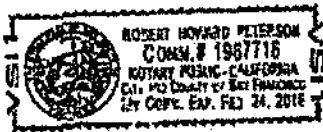
On April 13, 2015, before me, ROBERT HOWARD PETERSON, a notary public for the State of California, personally appeared NANCY JANET MURRAY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.



ROBERT HOWARD PETERSON
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot Number Four (4) in Block "M" as the same are designated and delineated on that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace" which was filed for record on March 25, 1910 in Map Book "G" page 62, in the office of the County Recorder of the City and County of San Francisco.

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

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

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 13th day of April, 2015, by NANCY JANET MURRAY, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



ROBERT HOWARD PETERSON, Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot Number Four (4) in Block "M" as the same are designated and delineated on that certain Map entitled "Additions to Castro Street Addition and Glen Park Terrace" which was filed for record on March 25, 1910 in Map Book "G" page 62, in the office of the County Recorder of the City and County of San Francisco.

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

APPROVED BY
 ATTORNEY
 AND WHEN RECEIVED SAN TO
 PETERSON & PETERSON
 215 Market Street
 San Francisco, CA 94102
 MAR. TAX DEPARTMENT
 Mary H. Sundquist
 27 Market Street
 San Francisco, CA 94102

San Francisco Co Assessor-Recorder
 Doris M. Ward, Assessor-Recorder
 DCO - 97-0275880-00
 Check Number 9827
 Tuesday, DEC 23, 1997 10:41:43
 REC \$5.00/PAG \$1.00/NO \$1.00
 NYE \$0.00
 TOL Pd \$7.00 REC-0000988712
 BUREAU NO 25 TRACER 0338 CWD/BR/1-1

Trust Transfer Deed

Grant Deed (excluded from Recapture Under Proposition 13, See Civil Code Section 11411 et seq.)
 This instrument (which is) (is not) under penalty of perjury that the following is true and correct
 THERE IS NO CONSIDERATION FOR THIS TRANSFER.
 Decedent's Name (s) is (are) (NONE)
 This is a Trust Transfer under (a) of the Marston and Yandien Code and Ordinance (b) (have) check of the applicable exclusion
 (X) Transfer to a Beneficiary (s).

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 19, 1997

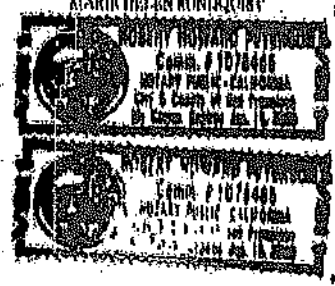
The following described real property in the City and County of San Francisco, State of California:

Lot Number Four (4) in Block "A" as the same are depicted and delineated on that certain Map entitled "Additions to Campo Street Addition and Green Park Terrace" which was filed for record on March 23, 1918 in Map Book "A" page 51, in the office of the County Recorder of said City and County of San Francisco.
 APN: Block 878; Lot 4

Dated December 19, 1997

Frank John Sundquist
 FRANK JOHN SUNDQUIST
Marie Helen Sundquist
 MARIE HELEN SUNDQUIST

State of California,
 County of San Francisco
 1997
 On this the 19th day of December 1997, before me, RICHARD H. PETERSON, the undersigned Notary Public, personally appeared FRANK JOHN SUNDQUIST and MARIE HELEN SUNDQUIST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names were subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in the capacity and for the purposes and for the objectives stated on the instrument the foregoing, or the duly appointed agent of which the foregoing stated executed the instrument.



WITNESS my hand and official seal.
Richard H. Peterson
 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 6762025

Address 62 NORDHOFF ST

Assessed Values

Land \$335,657.00
Structure © 2020 San Francisco Planning \$143,132.00
Fixtures -
Personal Property -
Last Sale 7/15/1997
Last Sale Price \$334,500.00
Year Built 1939
Building Area 1,175 sq ft
Parcel Area 3,375 sq ft
Parcel Frontage -

Construction Type Wood or steel frame

Use Type Dwelling

Units 1

Stories 1

Rooms 5

Rooms -

Bathrooms 1

Basement -

Parcel Shape Rectangular


Parcel Depth 35 ft

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

Close

EXHIBIT 117
62 Nordhoff St.
Block - 6762
Lot - 25
Parcel Square Footage - 3375

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


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2006-I138506-00
Check Number 9342
Friday, MAR 03, 2006 09:29:01
Ttl Pd \$12.00 Nbr-0002952711
REEL J089 IMAGE 0321
0J1/JL/1-2

X 2 ✓

GRANT DEED

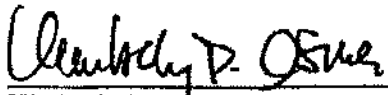
THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS \$ NONE.
THIS CONVEYANCE IS A TRANSFER TO A REVOCABLE TRUST FOR BENEFIT OF GRANTOR.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kimberly D. Osmer, an unmarried woman, hereby grants to Kimberly D. Osmer, Trustee of the
Kimberly D. Osmer 2006 Trust under declaration of trust dated January 25, 2006, all of that real
property located in the City and County of San Francisco, State of California and more particularly
described as:

Lot No. 22 in Block Lettered "L" as said Lot and Block are shown on that certain
Map entitled "Additions to Castro Street addition and Glen Park Terraces" filed
March 25th, 1910, and recorded in Liber "G" of Maps, at pages 60 to 63, inclusive,
in the Office of the Recorder of the City and County of San Francisco, State of
California

ADDRESS: 62 NORDHOFF ST.
APN: 6762 025

IN WITNESS WHEREOF this deed is executed this 25th day of January 2006.

By: 
Kimberly D. Osmer

Mail Tax Statements to: Kimberly D. Osmer, 440 A School Road, Novato, CA 94945-2713.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF MARIN)

On this 25th 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	\$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:

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



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K841077-00

Check Number 101
Tuesday, OCT 08, 2019 08:34:24
Ttl Pd- \$23.00 Rcpt # 0005084691
PF1/PF/1-4

Assessor Parcel Number (APN) Block 6762 Lot 026

Street Address: 64 Nordhoff Street, San Francisco, CA 94131

TRUST TRANSFER DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information
(additional recording fee applies)

Recording Requested By:
Grantors

And When Recorded Mail To:
Andrew Philip Droog and Claire Anne Droog
64 Nordhoff Street
San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: Lot 026, Block 6762

TRUST TRANSFER DEED

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

The undersigned grantors declare under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$0

THERE IS NO CONSIDERATION FOR THIS TRANSFER

This is a Transfer under §§62(d) and 11930 of the Revenue and Taxation Code and Grantor(s) have selected the applicable exclusion:

Transfer to a Revocable Trust

GRANTOR(S): Andrew Philip Droog and Claire Anne Droog, husband and wife, as joint tenants

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

any and all interest held by the Grantor(s) in the following described real property in the City of San Francisco, County of San Francisco, State of California. The real property commonly known as 64 Nordhoff Street, San Francisco, California 94131 and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Dated: August 10, 2019


Andrew Philip Droog
Grantor


Claire Anne Droog
Grantor

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)

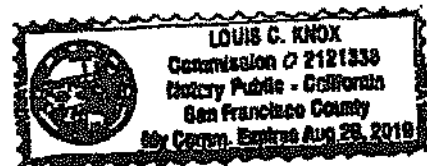


EXHIBIT "A"
Legal Description

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	\$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

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

OFFICE OF RECORDER
COUNTY OF ALAMEDA
OAKLAND, CALIFORNIA

CERTIFICATE OF DEATH

3200001002641

STATE FILE NUMBER		DATE OF CALIFORNIA BIRTH OR DEATH, IMMIGRATION OR ALTERATION		LOCAL REGISTRATION NUMBER	
1 NAME OF DECEASED—FIRST MIDDLE		2 LAST NAME		3 SEX	
KENNETH		MICHAEL		WEAVER	
4 DATE OF BIRTH		5 AGE AT DEATH		6 DATE OF DEATH	
03/09/1950		50		03/21/2000	
7 STATE OF BIRTH		8 RACE		9 MARITAL STATUS	
IL		White		Never Married	
10 SOCIAL SECURITY NO.		11 MILITARY SERVICE		12 EDUCATION—YEARS COMPLETED	
1433		Never		16	
13 SEX		14 COLOR		15 OCCUPATION	
Male		White		Kaiser Permanente	
16 OCCUPATION		17 TYPE OF BUSINESS		18 PLACE OF BUSINESS	
Aide Benefit Coordinator		Healthcare		8	
19 RESIDENCE—STREET AND NUMBER OR LOCATION					
65 Nordhoff Street					
20 CITY		21 COUNTY		22 ZIP CODE	
San Francisco		San Francisco		94131	
23 STATE OF DEATH		24 COUNTY		25 ZIP CODE	
CA		San Francisco		94131	
26 NAME, RELATIONSHIP					
Larry Katalnar, Autho-Agent, 65 Nordhoff Street, San Francisco, CA 94131					
27 NAME OF FATHER—FIRST		28 MIDDLE		29 LAST	
Bernall		Edward		Weaver	
30 STATE OF FATHER—FIRST		31 MIDDLE		32 LAST	
Shirley		-		Thomas	
33 DATE BIRTH—FIRST		34 PLACE OF BIRTH		35 NAME OF BIRTHPLACE	
04/11/2000		San Francisco, CA 94131		-	
36 TYPE OF DEATH					
Natural					
37 NAME OF FUNERAL DIRECTOR		38 LOCATION OF FUNERAL		39 DATE OF BURIAL	
Nepheus Society Of No. CA		FD 1325		04/11/2000	
40 PLACE OF DEATH					
Kaiser Foundation Hospital, 280 W. MacArthur Blvd, Oakland, CA 94611					
41 IMMEDIATE CAUSE					
A1) ASPIRATION PNEUMONIA					
42 DUE TO					
B1) ILIUS					
43 DUE TO					
C1) SQUAMOUS CELL CANCER OF ASUS					
44 DUE TO					
D1) ACQUIRED IMMUNODEFICIENCY SYNDROME					
45 DIVERTING COLOSTOMY 03/22/2000					
46 SIGNATURE OF PHYSICIAN		47 NAME OF PHYSICIAN		48 DATE OF DEATH	
Richard Godfrey M.D.		Richard Godfrey M.D.		03/21/2000	
49 SIGNATURE OF DEPUTY REGISTRAR		50 NAME OF DEPUTY REGISTRAR		51 DATE OF DEATH	
Patrick O'Donnell		Patrick O'Donnell		03/21/2000	

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 document displaying the date, seal and signature of the Recorder.

Patrick O'Donnell
PATRICK O'DONNELL
ALAMEDA COUNTY RECORDER



Official Maps


Assessor's Block Map 

Historic Sanborn Map 

Parcel 6762027

Address 66 NORDHOFF ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$504,561.00	Use Type	Dwelling
Structure	\$286,270.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	5
Last Sale	11/30/2001	Rooms	2
Last Sale Price	\$635,000.00	Bathrooms	2
Year Built	1911	Basement	-
Building Area	1,800 sq ft		
Parcel Area	2,465 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Frontage	-	Parcel Depth	-

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

Close

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

NORTH AMERICAN TITLE
55903-1143567



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J440369-00
Check Number 5480
Friday, JUN 20, 2012 11:00:33
Ttl Pd \$17.00 Rcpt # 0004437620
REEL K679 IMAGE 0401
ogL/AK/1-1

Recording Requested By
North American Title Company, Inc.
File No. 55903-1143567-12

AND WHEN RECORDED MAIL TO:
Name: Timothy M. Polishook and Jennifer L. Polishook
Street Address 66 Nordhoff Street
City & State San Francisco, CA 94131

SPACE ABOVE THIS LINE FOR RECORDER'S USE *for*

GRANT DEED

File No.: 55903-1143567-12

* Property Address: 66 Nordhoff Street, San Francisco, CA 94131
Lot Number: 027 Block Number: 6762

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$NONE;
[] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of San Francisco, and

This conveyance transfers Grantor's interest into or out of his/her revocable trust and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to § 11930 of the Revenue and Taxation Code.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Timothy Polishook and Jennifer Polishook, Trustees of Tim and Jen's Trust
hereby GRANTS to Timothy M. Polishook and Jennifer L. Polishook, husband and wife

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

LOT 27, BLOCK L, AS SHOWN ON THAT CERTAIN MAP ENTITLED CASTRO STREET ADDITION AND GLEN PARK TERRACE, FILED MARCH 25, 1910, IN MAP BOOK G, PAGE(S) 60 TO 63, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Dated: 06/25/2012
STATE OF CALIFORNIA
COUNTY OF San Mateo

On June 26, 2012 before me,
Catherine Berggren, Notary Public, personally
appeared Timothy Polishook
Jennifer Polishook

Timothy Polishook and Jennifer Polishook, Trustees of Tim and Jen's Trust
[Signature]
Timothy Polishook, Trustee
[Signature]
Jennifer Polishook, Trustee

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

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



WITNESS my hand and official seal.

Signature *[Signature]*
This area for official notarial seal

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6763044

Address 69 NORDHOFF ST

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

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

Close

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
Habel S. Teng, Assessor-Recorder
DOC- 2004-H728776-00

Check Number 4563
Wednesday, MAY 26, 2004 13:05:27
Ttl Pd \$9.00 Nbr-0002488192
REEL 1846 IMAGE 0561
oJa/ER/1-1

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

The undersigned Quitclaimor(s) declare: Documentary transfer tax is NONE; No monetary consideration is given; This conveyance transfers the Quitclaimor(s) interest into a Quitclaimor(s)' Revocable Living Trust; Quitclaimor(s) are the same person as the Trustee(s) of Quitclaimor(s)' Revocable Living Trust. This transfer is not pursuant to a sale of the property conveyed.

FOR VALUE RECEIVED, receipt of which is hereby acknowledged, but without monetary consideration

BASHIR A. ABDULLAH

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

BASHIR A. ABDULLAH, Trustee of THE BASHIR A. ABDULLAH TRUST dated May 24, 2004

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

COMMENCING at a point on the southwesterly line of Nordhoff Street, distant thereon 85.32 feet southeasterly from the southerly line of Stillings Avenue; running thence southeasterly along said line of Nordhoff Street, a distance of 43.76 feet to the westerly line of Nordhoff Street; thence southerly along said westerly line of Nordhoff Street a distance of 9.83 feet; thence at right angles westerly 133 feet; thence at right angles northerly 12.50 feet; thence at right angles westerly 11 feet; thence at right angles northerly 37.50 feet; thence at right angles easterly 122.17 feet, more or less, to the southwesterly line of Nordhoff Street and the point of commencement.
BEING all of Lot 1, the northerly portion of Lot 2 and the southerly portion of Lot 21, in Block "N" as the same are designated and delineated on that certain map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE," which was filed for record on March 25, 1910 in the office of the Recorder of the City and County of San Francisco, State of California, Book "G" of Maps, on pages 60 to 63 inclusive.

QUITCLAIMOR SIGNATURE(S)

APN: 6763-044
Situs: 69 Nordhoff Street
San Francisco, California 94131

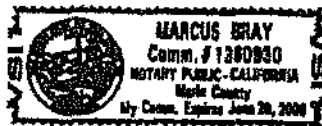
Bashir A. Abdullah
BASHIR A. ABDULLAH

Dated: 5/24/04

ACKNOWLEDGMENT

State of California
County of San Francisco

On May 24, 2004, before me, Marcus Bray Notary Public, personally appeared **BASHIR A. ABDULLAH**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



Witness my hand and official seal.

Marcus Bray
Signature of Notary Public

[SEAL]

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 --- Hic 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-TP

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

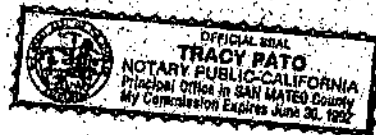
BASHIR A. ABDULLAH

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 43.75 feet to the westerly line of Nordhoff Street; thence southerly along said westerly line of Nordhoff Street a distance of 5.83 feet; thence at right angles westerly 135 feet; thence at right angles northerly 12.50 feet; thence at right angles westerly 11 feet; thence at right angles northerly 37.50 feet; thence at right angles easterly 122.17 feet, more or less, to the southwesterly line of Nordhoff Street and the point of commencement.

BEING all of Lot 1, the northerly portion of Lot 2 and the southerly portion of Lot 31, in Block "N" as the same are designated and delineated on that certain map entitled "ADDITIONS TO CASTRO STREET ADDITION AND GLEN PARK TERRACE", which was filed for record on March 25, 1910 in the office of the Recorder of the City and County of San Francisco, State of California, Book "G" of Maps, on pages 60 to 63 inclusive.

A.P.S.: Lot 44, Block 6763.

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762028

Address 80 NORDHOFF ST

Assessed Values

Land	\$753,414.00
Structure	\$222,896.00 <small>© 2020 San Francisco Planning</small>
Fixtures	-
Personal Property	-
Last Sale	3/4/2013
Last Sale Price	\$975,000.00
Year Built	1927
Building Area	1,614 sq ft
Parcel Area	2,696 sq ft
Parcel Frontage	-

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

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

Close

EXHIBIT 122
80 Nordhoff St.
Block - 6762
Lot - 28
Parcel Square Footage - 2696

17

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224028561-KT
APN: Lot 028; Block 6762

When Recorded Mail Document and Tax Statements to:

Carolyn J. Fleg
80 Nordhoff Street
San Francisco, CA 94131



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J613652-00

Acct 4-OLD REPUBLIC Title Company
Monday, MAR 04, 2013 09:00:00
Ttl Pd \$6,658.00 Rcpt # 0004631959
REEL K845 IMAGE 0064
08R/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

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RECORDING REQUESTED BY:

Old Republic Title Company

Order #: 0224028561-KT

APN #: Lot 028; Block 6762

WHEN RECORDED MAIL TO

Carolyn J. Fleg
80 Nordhoff Street
San Francisco, CA 94131

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J613651-00
Acct 4-OLD REPUBLIC Title Company
Monday, MAR 04, 2013 08:08:00
Ttl Pd \$21.00 Rcpt # 0004631958
REEL K845 IMAGE 0063
par/AB/1-2

SPACE ABOVE THIS LINE FOR RECORDERS USE

80 Nordhoff St, SF

Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 relinquish community property interest

() computed on full value of property conveyed, or

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

() Unincorporated area: (X) City of San Francisco \$0.00

(X) Really not sold.

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

Jerry Chalmers

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Carolyn J. Fleg, a married woman as her sole and separate property

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

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

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

Mail Tax Statements to Grantee at address above

Date February 28, 2013

State of California

County of San Francisco

On 2/27/2013 before me,

Amber Hoover a Notary Public,
personally appeared

Jerry Chalmers

[Signature]
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.

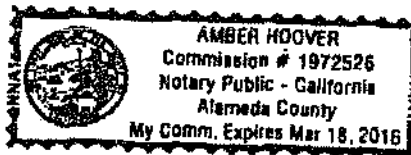
WITNESS my hand and official seal.

Signature: *[Signature]*

Name: Amber Hoover

(typed or printed)

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

ORDER NO. : 0224028561-KT

EXHIBIT A

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

Lot No. 28, in Block "L", as the same is designated and delineated on that certain map entitled, "Additions to Castro Street Addition and Glen Park Terrace", which was filed for record on March 25, 1910, in the office of the County Recorder of said City and County of San Francisco, State of California, in Book G of Maps, pages 60, 61, 62 and 63.

Assessor's Lot 028; Block 6762

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

Assessor's Report

Official Maps

Assessor's Block Map [↗](#)

Historic Sanborn Map [↗](#)

Parcel 6762029

Address 86 NORDHOFF ST

Assessed Values

Land \$14,261.00
Structure © 2020 Sanborn Planning \$24,412.00
Fixtures -
Personal Property -
Last Sale -
Last Sale Price -
Year Built 1914
Building Area 1,146 sq ft
Parcel Area 2,330 sq ft
Parcel Frontage -

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

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

Close

EXHIBIT 123
86 Nordhoff St.
Block - 6762
Lot - 29
Parcel Square Footage - 2696