
**SUMMARY STATEMENT RELATING TO THE PURCHASE OF REAL PROPERTY OR AN INTEREST THEREIN
NOTICE OF LAND ACQUISITION PROCEDURES**

The City and County of San Francisco (**City**) is proposing to purchase real property or interests therein and related improvements and appurtenances in connection with the City's proposed project. The City is interested in property located in San Francisco, CA identified by the San Francisco County Assessor as Parcel Number 5250-016 described in paragraph 3 below. California Relocation Assistance and Real Property Acquisition Guidelines require that you, as an owner from whom a public agency proposes to purchase real property or an interest therein, or as a tenant owning improvements on the property, must be provided with a summary of the appraisal of the real property or interest therein, as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property proposed to be purchased unless you waive such entitlement. You are not required to pay recording fees or documentary transfer taxes.
2. The City will offer to purchase any remnant(s) considered by the City to be an uneconomic unit(s) that is/are owned by you or, if applicable, occupied by you as a tenant and that is/are contiguous to the property interests being conveyed.
3. The real property interests proposed to be acquired include any and all interest in the property identified above and located at 1975 Galvez Avenue in San Francisco; including but not limited to any leasehold interest, lease bonus value, and improvements as described in Exhibit A of the Agreement for Purchase and Sale of Real Estate and in the Appraisal Summary Statement and Statement of the Basis of Just Compensation delivered contemporaneously with this document.
4. The market value of the property proposed to be acquired is based on a market-value appraisal that is summarized in the attached Appraisal Summary Statement. This amount:
 - A. Represents the full amount of the appraisal of just compensation for the property interest proposed to be purchased;
 - B. Is not less than the approved appraisal of the fair-market value of the property interests as improved;
 - C. Disregards any decrease or increase in the fair-market value of the real property interests proposed to be acquired prior to the date of valuation that might be caused by the project itself or by the likelihood that the property would be acquired for or in connection with the project, other than that resulting from physical deterioration of the property within the reasonable control of the owner or occupant; and
 - D. Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits, if any, that the owner or occupant may be entitled to receive under an agreement with the City.
5. If you are the owner of a business conducted on a property proposed to be acquired, or conducted on the remaining property that will be affected by the purchase of the required property, you may be entitled to compensation for the loss of goodwill. Entitlement is contingent on the owner's and/or lessee's ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the California Code of Civil Procedure.
6. If you ultimately elect to reject the City's offer for your property, and if the City elects to use the power of eminent domain to acquire your property, you are entitled to have the amount of compensation determined by a court of law in accordance with applicable California law.
7. Pursuant to California Code of Civil Procedure Section 1263.025, if you elect to obtain an independent appraisal, the City will reimburse you for the actual reasonable costs up to \$5,000 subject to the following conditions:

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- A. You, not the City, must order the appraisal. The City will not be a party to your contract with your selected appraiser.
 - B. The selected appraiser must be licensed with California Bureau of Real Estate Appraisers (BREA).
 - C. Appraisal cost reimbursement requests must be made in writing, and submitted to the City Attention: Jeff Suess, at 25 Van Ness Avenue, Suite 400, San Francisco, CA 94102 within 90 days following completion of the appraisal. Copies of the contract and invoice for completed work by the appraiser must be provided to the City concurrently with submission of the appraisal cost reimbursement request. The costs must be reasonable and justifiable.
8. Pursuant to California Code of Civil Procedure Section 1263.615, the City's schedule anticipates use of the property interests within two (2) years of acquisition.