

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

MAY -5 AM 10:53  
BY BT

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 32 Ord Street (Block 2626/Lot 005)

April 7, 2016

Date of City Planning Commission Action  
(Attach a Copy of Planning Commission's Decision)

May 5, 2016

Appeal Filing Date

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

\_\_\_\_\_ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2014-000174 CUA.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

See attachment

- b) Set forth the reasons in support of your appeal:

See attachment

Person to Whom  
Notices Shall Be Mailed

Dirk Aguilar

Name

30 Old Street  
San Francisco, CA 94114

Address

(415) 347-5415

Telephone Number

Email: DAguilar@gmail.com

Name and Address of Person Filing Appeal:

Gary Weiss  
President of Corbett Heights Neighbors

Name

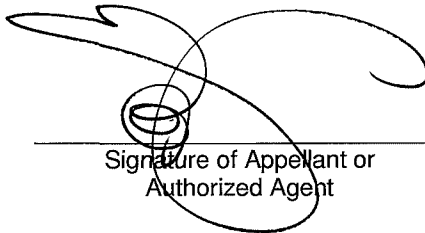
78 Mars Street  
San Francisco, CA 94114

Address

(415) 279-5570

Telephone Number

Email: gary@corbettheights.org



Signature of Appellant or  
Authorized Agent

Statement of Appeal:

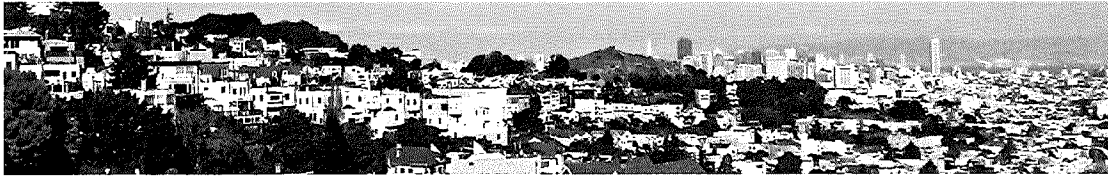
a) The set forth part(s) of the decision the appeal is taken from:

The approval of Conditional Use Authorization No. 2014-000174CUA, including, among other things, to permit an increase to the existing square footage by more than 100%.

b) Set forth the reason in support of your appeal:

Among other things, the project fails to meet the criteria of the Interim Zoning Controls Legislation and it fails to meet the City's Conditional Use requirements. Specifically the project is undersirable for the neighborhood and it is detrimental to its neighbors. Further, the permit application is based on factually incorrect claims.

We incorporate by reference materials submitted and presented at the Planning Commission Conditional Use Hearings. We will provide further explanation, testimony and materials in our brief and at the Board of Supervisors Hearing.



# CORBETT HEIGHTS NEIGHBORS

[www.corbetheights.org](http://www.corbetheights.org)

May 2, 2016

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Conditional Use Appeal: 32 Ord St. Board of Supervisors Appeal Fee Waiver**

To Whom It May Concern,

My name is Gary Weiss. I am the President of Corbett Heights Neighbors, a neighborhood association that is registered with the City and County of San Francisco and the Secretary of State of California.

Corbett Heights Neighbors supported Supervisor Scott Wiener's Interim Zoning Controls legislation that were passed in 2015.

This project, as currently designed, does not comply with the intent of the legislation. We feel that there are alternative solutions that would allow for an equally good design and that would respect the Interim Zoning Controls. We previously requested that the Planning Commission deny the Conditional Use authorization. We are appealing their decision (Case Number 2014-000174CUA) for the same reasons.

Sincerely,

Gary Weiss, President  
Corbett Heights Neighbors

cc: Supervisor Scott Wiener

Gary Weiss  
President of Corbett Heights Neighbors  
78 Mars Street  
San Francisco, CA 94114

May 5, 2016

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-9425

### 32 Ord Street Appeal: Letter of Authorization

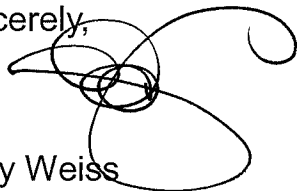
To whom it may concern

I am the Appellant of the 32 Ord Street Conditional Use Authorization Case No 2014-000174CUA. I authorize Dirk Aguilar to act as my agent and on my behalf for all purposes of this appeal.

Please communicate directly with:

Dirk Aguilar  
30 Ord Street, San Francisco, CA 94114  
DAguilar@gmail.com / (415) 347-5415

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a flourish.

Gary Weiss

Gary Weiss  
President of Corbett Heights Neighbors  
78 Mars Street  
San Francisco, CA 94114

May 5, 2016

Office of the Clerk of the Board  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4689

**32 Ord Street Appeal: Letter of Authorization**

To whom it may concern

I am the Appellant of the 32 Ord Street Conditional Use Authorization Case No 2014-000174CUA. I authorize Dirk Aguilar to act as my agent and on my behalf for all purposes of this appeal.

Please communicate directly with:

Dirk Aguilar  
30 Ord Street, San Francisco, CA 94114  
D Aguilar@gmail.com / (415) 347-5415

Sincerely,

  
Gary Weiss



# SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 MAY - 5 AM 10:54

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

BY BJ

1650 Mission St.  
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CA 94103-2479

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## Planning Commission Motion No. 19609

HEARING DATE: APRIL 7, 2016

CONTINUED FROM JANUARY 7, 2016 AND MARCH 3, 2016

Case No.: 2014-000174CUA  
 Project Address: 32 ORD STREET  
 Permit Application: 2014.10.17.9274  
 Zoning: RH-2 (Residential House, Two-Family) District  
 40-X Height and Bulk District  
 Block/Lot: 2626/005  
 Project Sponsor: Jonathan Pearlman  
 Elevation Architects  
 1159 Green Street, Suite 4  
 San Francisco, CA 94109  
 Staff Contact: Andrew Perry – (415) 575-9017  
[Andrew.Perry@sfgov.org](mailto:Andrew.Perry@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT A HORIZONTAL AND VERTICAL ADDITION TO A SINGLE-FAMILY HOME THAT WOULD INCREASE THE EXISTING SQUARE FOOTAGE BY MORE THAN 100% AND RESULT IN EXCESS OF 3,000 SQUARE FEET WHILE ALSO INCREASING THE LEGAL UNIT COUNT FROM ONE- TO TWO-UNITS, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On October 17, 2014, Jonathan Pearlman (hereinafter "Project Sponsor"), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter "Department").

On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage. The project site was affected by the interim legislation, requiring Conditional Use Authorization.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use Authorization for horizontal and vertical additions to the existing single-family dwelling that would increase the existing gross square footage in excess of 3,000 square feet and more than 75% without an increase to the legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces, and is an addition of approximately 2,985 square feet, bringing the total square footage of the home to approximately 4,750. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line.

On January 4, 2016, the Project Sponsor submitted a revised proposal with the Department that would provide an additional residential dwelling unit at the first floor. The revised proposal also eliminated some of the excavation that was proposed at the rear of the first floor, so that the total square footage for the building was reduced to 4,336 square feet. The previously proposed building envelope at the second and third stories remained unchanged.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000174CUA. After receipt of public testimony, the Commission voted 6-0 to continue the item until March 3, 2016. At the hearing, the Commission directed the Project Sponsor to continue to work with neighbors regarding the Project design and the creation of a viable second unit. The Commission also asked the Project Sponsor to continue to work with neighbors to resolve any perceived discrepancies between the surveyed heights shown on the plans and the corresponding 3D massing and shadow studies. To allow more time in order to resolve these concerns, the Project Sponsor requested a continuance until the April 7, 2016 Commission hearing.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.



**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000174CUA, pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count from one- to two-units, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17<sup>th</sup> Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

4. **Project Description.** The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,208 square feet, an addition of approximately 2,413 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a two-unit home, comprised of a two-bedroom unit with 1,374 square feet at the basement and first floor levels, and a three-bedroom unit with 2,834 square feet at the second and third floor levels. The one existing off-street parking space will remain, and two bicycle parking spaces will be provided within the garage.. The addition will excavate into the upsloping lot at the basement and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal utilizes much of the existing building, with minor material changes to the front façade, and is not tantamount to demolition under Planning Code Section 317. The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.
  
5. **Public Comment/CommunityOutreach.** The Department has received numerous emails with regard to the Project from both adjacent neighbors at 30 and 36-38 Ord Street. The first communication was received on January 8, 2015 with concerns about the accuracy of the plans and the representation of the subject and adjacent properties. Additionally, the neighbor at 30 Ord Street presented concerns that the Project height and vertical addition would result in shadowing and loss of function to their rooftop solar panels; also, that the addition at the rear (including the new third story) would cause significant impacts to light, air, and privacy to their property, particularly to their living room located at grade in the rear yard, with windows facing the Subject Property. The neighbor at 36-38 Ord Street was concerned that the Project would have significant impacts to several windows located in proximity to the shared property line and that face onto the Subject Property.

The Planner has conveyed these communications to the Project Sponsor, and subsequent revisions addressed the discrepancies and plan deficiencies that were identified in the public comments. The Planner has also met with the neighbors in person on two occasions, including one at the project site, so that conditions could be understood from inside both adjacent homes. The Project Sponsor has revised the plans based on the comments received in order to alleviate some of the concerns. Specifically, the Project height has been lowered toward the rear of the proposed structure, so that it does not exceed the height of the solar panels and shadowing does not occur; additional setbacks and lightwells have been provided to give more protection to the windows along 36-38 Ord Street; at the rear of the proposed Project, the new building mass will have a setback of 8'-9" from the shared side property line with 30 Ord Street, resulting in a total setback of 18'-3" from the adjacent neighbor's living room wall.

Additionally, the Department received an inquiry from Jack Keating of the Eureka Valley Neighborhood Association on December 9<sup>th</sup>, 2015 requesting information about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

Following the original Commission hearing on January 7, 2016, the Project Sponsor and neighbors were in communication regarding the modified Project design. During this time, a meeting occurred at the Planning Department, attended by the Project Sponsor, subject property owner, neighbors and representatives of the Eureka Heights Neighborhood Association and Corbett Heights Neighborhood Association. The Project Sponsor has submitted three sets of revisions during this time. With regard to the shadow models for the Project, the Project Sponsor has revised the parameters of the model and adjusted the sun angle, to more accurately represent the existing conditions as documented in photographs supplied by the adjacent property owner.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard (Section 134).** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

*The subject property has a lot depth of 136 feet, and a required rear yard depth of 61'-2½". The rear building walls of the adjacent properties would not allow for any reduction of the rear yard requirement. The Project maintains a rear yard setback of approximately 76'-2", with the rear wall of the third floor 15' from the rear yard line. An elevated walkway connects the third floor with a patio area and stairs that lead to the second floor below, which do encroach into the required rear yard setback. However, these features qualify as permitted obstructions pursuant to Planning Code Sections 136(c)(14) and 136(c)(24), as they will be built into the upsloping topography of the site and will not exceed a height that is 3 feet above grade within the required rear yard area.*

- B. **Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private.

*The Project proposes to add one (1) additional dwelling unit for a total of two (2) dwelling units on the property. The upper unit at the second and third floors meets the usable open space requirement through the provision of a private front deck area at the third floor with approximately 224 square feet of deck area, exceeding the 125 square feet that is required for the unit as private usable open space. The lower unit has access to the rear yard through a passage along the northern side of the building. At the rear, there is a shared common patio with approximately 216 square feet of area; this exceeds the 166.25 square feet common usable open space requirement for the second unit.*

- C. **Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of frontage for projects that meet the conditions contained in Section 806(d) of the Public Works Code.

*The Project triggers the requirement contained in the Public Works Code, as it proposes to add at least 500 square feet to the existing building. The subject property has 28 feet of linear frontage and would*

*therefore require one (1) street tree. There is an existing street tree proposed to remain, therefore the requirement is met.*

- D. **Bird Safety (Section 139).** Planning Code Section 139 requires that feature-related hazards, such as free standing glass deck railings, either be treated with bird-friendly glazing or limited in size such that no unbroken glazed segment is 24 square feet or larger in size.

*The Project proposes free-standing glass deck railings at the rear deck on the third floor level, however the area of unbroken glazing is only approximately 8 square feet, therefore the requirement is met.*

- E. **Off-Street Parking (Section 151).** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

*The Project proposes to maintain the existing 1-car garage. The Project with the addition of one unit, does not constitute a major addition pursuant to Planning Code Section 150. No additional parking is therefore required by Code.*

- F. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires one (1) Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

*The Project proposes two (2) Class 1 Bicycle Parking spaces within the garage, therefore the requirement is met.*

- G. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two (2) dwelling units per lot in an RH-2 District.

*The Project proposes to increase the existing legal unit count from one (1) to two (2) units, therefore the permitted density is not exceeded.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

*The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The additions have been designed such that a large amount of the increase in square footage is achieved through excavation into the upsloping lot – approximately 1,558 square feet of the total expansion, or 65% of the added square footage is below grade – and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common*

*residential materials that can be found elsewhere in the neighborhood and a new entry for the second unit will be created at street level. The other existing openings and proportions of the front façade will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.*

*The vertical addition at the third floor raises the building height of the subject home, however, it will be approximately two inches taller than the height of the adjacent neighbor at 30 Ord Street, so that no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 10 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, the second floor (at rear yard grade) will maintain the existing setback of the popout at approximately 4', and the new third floor will be further set back, at 7' from the side property line. In conjunction with the neighbor's setback, total building separation is 16'-6", which helps minimize shadowing of the adjacent property. Along the southern side property line, the Project maintains the existing building separation of 1'-7" at the front of the building. At the rear, the second floor and the new third floor will provide approximately 6 feet of separation between the buildings and help maintain light and air for the adjacent property's bedroom windows. The third floor also has a 6' side setback from the southern property line at the front portion of the building.*

*Although the Project does result in an increase of 138% to the existing square footage, it will create a higher-quality two-family house, one unit with three bedrooms, the other with two. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.*

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately 16'-6" separation from 30 Ord Street, and approximately 6 feet of setback for much of the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project does propose to increase the unit count by one (1) unit, however will remain within the permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a studio, which would likely only have a single vehicle. Furthermore, the existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and one off-street parking space. Within the garage are also two (2) Class 1 Bicycle Parking spaces.*

*The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project will not produce noxious or offensive emissions related to noise, glare, and dust.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.*

- C. That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.*

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.*

8. **Interim Zoning Controls (Resolution 76-15).** On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage.

*The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.*

- A. The Planning Commission shall only grant a Conditional Use Authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.

*The Project would not result in greater than 55% lot coverage, therefore additional findings are not required, however the lot is exceptional and unique due to the steep upsloping grade at the site. A deck at the third floor and stairs which lead to the second floor below exceed the 55% lot coverage threshold, but are considered as permitted obstructions under Section 136 of the Code; it would be difficult to otherwise create usable open space at the rear of the property without these permitted obstructions exceeding the coverage threshold.*

- B. The Planning Commission, in considering a Conditional Use Authorization in a situation where an additional residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

*The Project is not a through lot, nor does it propose to add an additional residential unit, therefore additional findings are not required.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

#### Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

#### Policy 1.6:

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

*The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock through the creation of a two-bedroom unit at the existing structure's basement and first floors.*

#### OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

#### Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

*The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.*

#### OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

#### Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

#### Policy 11.2:



Ensure implementation of accepted design standards in project approvals.

**Policy 11.3:**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

*The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, facade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

**Policy 1.3:**

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

*The Project furthers this policy by creating a quality two-family house in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a 10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

**Policy 4.15:**

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

*The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible*

*with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings, a front setback minimizes the impact of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house. The Project contributes one net new family-sized unit to the City's housing stock.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project is located in an area well-served by the City's public transit systems, maintains the existing off-street parking space and provides two bicycle parking spaces. The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is only increasing by one unit.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.*

- G. That landmarks and historic buildings be preserved.

*The Project will not adversely affect any landmarks or historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION


That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000174CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 16, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19609. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 7, 2016.

  
Jonas P. Ionin  
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Moore, Richards, Wu

**Motion No. 19609**  
**Hearing Date: April 7, 2016**

**CASE NO. 2014-000174CUA**  
**32 Ord Street**

NAYS: None

ABSENT: None

ADOPTED: April 7, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, at 32 Ord Street, Block 2626, Lot 005 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated March 16, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000174CUA and subject to conditions of approval reviewed and approved by the Commission on April 7, 2016 under Motion No 19609. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 7, 2016 under Motion No 19609.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19609 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. Finished materials and selected paint color shall be a light color shade, per Commission comments and approval.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.



*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

May 5, 2016

San Francisco Public Works  
Bureau of Street Use & Mapping  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103

**Re: 32 Ord Street**  
**Lot 005 of Assessor's Block 2626**  
**Appealing Planning Commission's approval of Conditional Use Application 2014-000174CUA**

To Whom It May Concern


My name is Gary Weiss. I am the President of Corbett Heights Neighbors, a neighborhood association that is registered with the City and County of San Francisco and the Secretary of State of California. We are the appellant in the above referenced case.

We are pleased to provide the enclosed signatures in support of our appeal. Many of the respective homes are held in Trust, in which cases we are supplying proof of authorized signatures. Evidence comprises of relevant extracts from the Trust themselves and notarized Deeds that have been recorded with the City of San Francisco.

Please feel free to direct any questions to:

Dirk Aguilar  
30 Ord Street, San Francisco, CA 94114  
D Aguilar@gmail.com / (415) 347-5415

Best regards,



Gary Weiss  
President of Corbett Heights Neighbors

2016 MAY -5 AM 11:00

City Planning Commission  
Case No. 2014-000174CU.A

BY BJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>9 ORD ST</u>	<u>2625/017</u>	<u>CHRISTOPHER MILLER</u> <u>JOSEPH PIAZZA</u>	<u>[Signature]</u>
2. <u>245 States St.</u>	<u>2619/093</u>	<u>Joel Smart</u> <u>Clarence Dahlin</u>	<u>[Signature]</u> Trustee
3. <u>4322 17<sup>th</sup> St.</u>	<u>2646/059</u>	<u>Roberta Leblang Davis</u> <u>Roberta Leblang</u>	<u>[Signature]</u> Trustee
4. <u>33 Ord Ct</u>	<u>2619/027</u>	<u>Barbara Taylor</u> <u>Maypet</u>	<u>[Signature]</u>
5. <u>JOHN QUINN</u>			
6. <u>25-27 ORD ST</u>	<u>2625/015B</u>	<u>JOHN QUINN</u>	<u>[Signature]</u>
7. <u>51 ORD ST</u>	<u>2625/020</u>	<u>EDKINS FANGLINGOVENY FAMILY TRUST</u>	<u>[Signature]</u>
8. <u>51 ORD ST</u>	<u>2625/020</u>	<u>EDKINS FANGLINGOVENY FAMILY Trust</u>	<u>[Signature]</u>
9. <u>44 Vulcan Chairs</u>	<u>2619/094</u>	<u>Melody Marks</u>	<u>[Signature]</u>
10. <u>53 Ord Ct</u>	<u>2619/022</u>	<u>Kimberlee Adamski</u>	<u>[Signature]</u>
11. <u>53 ORD CT</u>	<u>2619/022</u>	<u>LUCAS ADAMSKI</u>	<u>[Signature]</u>
12. <u>71 ORD ST</u>	<u>2625/015</u>	<u>ROBERT MOULD</u>	<u>[Signature]</u>
13. <u>4322A 17<sup>th</sup> St.</u>	<u>2646/059</u>	<u>HARVEY DAVID</u>	<u>[Signature]</u> Trustee
14. <u>212 States St.</u>	<u>2620/016</u>	<u>JOEL C HALLOWELL</u>	<u>[Signature]</u>
15. <u>212 STATES ST.</u>	<u>2620/016</u>	<u>TRICIA GARLOCK</u>	<u>[Signature]</u>
16. <u>40 Ord St</u>	<u>2626/049</u>	<u>Jonathan Neuberger</u>	<u>[Signature]</u>
17. <u>40 Ord St</u>	<u>2626/049</u>	<u>Katherine Zinsler</u>	<u>[Signature]</u>
18. <u>64 Douglass St.</u>	<u>2625/038</u>	<u>Richard Nelson</u>	<u>[Signature]</u>
19. <u>187 STATES ST</u>	<u>2619/001</u>	<u>JANE E WHITAKER</u>	<u>[Signature]</u>
20. <u>16 Ord Ct.</u>	<u>2619/104</u>	<u>Ed Connelly</u>	<u>[Signature]</u>
21. <u>24-26 Ord</u>	<u>2626/003</u>	<u>Teddy Tsau-Wi</u>	<u>[Signature]</u>
22. <u>50 Ord St.</u>	<u>2626/031</u>	<u>Jeffrey Mordon Trust</u>	<u>[Signature]</u> Trustee

2016 MAY -5 AM 11:00  
 BJ

City Planning Commission  
 Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	74 Vulcan Stairway	2619/013	Alan Brossard	Alan Brossard
2.	74 Vulcan Stairway	2619/013	Maurice Belote	Maurice Belote
3.	1 VULCAN STWY	2626/053	MARTIN BURBIDGE	M. J. Burbidge
4.	1 Vulcan Stairway	2626/053	Grace Gellerman	Grace Gellerman
5.	1 VULCAN STAIRWAY	2626/029	Josephine White	Josephine White
6.	3 VULCAN STAIRWAY	2626/029	GEORGE E WHITE	George E White
7.	30 Ord Street	2626/004	Guanabana Trust	2626 (TRUSTEE)
8.	172-174 Museum Way	2620/010	Mark Randall & Christopher Sullivan	Mark Randall & Christopher Sullivan
9.	80 ORD ST	2626/012	PATRICK LUPINETTI	Patrick Lupinetti
10.	80 Ord St.	2626/012	Bernadette Lupinetti	Bernadette Lupinetti
11.	36-38 Ord St	2626/006	FABIOLA COBARRUBIAS	Fabiola Cobarrubias
12.	36 Ord St	2626/006	STEVE DECK	Steve Deck
13.	4 Ord St.	2625/034	ROBERTO MANELLI	Roberto Manelli
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SAN FRANCISCO

2016 MAY -5 AM 11:00

City Planning Commission  
Case No. 2014-000174CUA

<sup>BJ</sup>  
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>10 ORD COURT</u>	<u>2619/73</u>	<u>JUNE V. JOHNSON</u>	<u>[Signature]</u>
2. <u>12 ORD CT</u>	<u>2619/72</u>	<u>ALAN REGISTER</u>	<u>[Signature]</u>
3. <u>14 ORD CT</u>	<u>2619/71</u>	<u>[Signature]</u>	<u>[Signature]</u>
4. <u>12 ORD CT</u>	<u>2619/72</u>	<u>NEIL GELINEAU</u>	<u>[Signature]</u>
5. <u>68 DOUGLASS ST</u>	<u>2625/040</u>	<u>Susan Detwiler</u>	<u>[Signature]</u>
6. <u>68 DOUGLASS ST</u>	<u>2625/040</u>	<u>Todd Huss</u>	<u>[Signature]</u>
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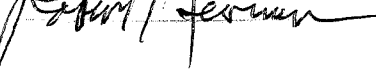
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City Planning Commission  
Case No. 2014-000174 CUA

BY BJ  
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	18 CROST ST	2626 2	Richard Walsh	
2.	N	N	Patrick Davis	
3.	5 Volean Stairway	2626 028	Gyrgan Coliver	
4.	5 VOLEAN STAIRWAY	2626 028	ROBERT HERMAN	
5.	<del>133 Weymouth</del>			
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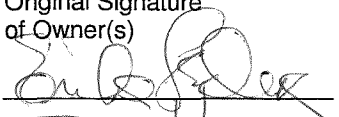

2016 MAY -5 AM 11:00

City Planning Commission  
Case No. 2014-000174CUA

BY BJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>57 ORD COURT</u>	<u>2619/021</u>	<u>Enka Leder</u>	
2.	<u>37 ORD CT</u>	<u>2619/021</u>	<u>Bill Harris</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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S/39

2016 MAY -5 AM 11:01

City Planning Commission  
Case No. 2014-000174CUA

BY BJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>16 Ord Court # 3</u>	<u>2619/103</u>	<u>Cary Norworthy</u>	<u>Cary Norworthy</u>
2.	<u>16 Ord Court # 1</u>	<u>2619/101</u>	<u>Tanya Nakhimovsky</u>	<u>Tanya Nakhimovsky</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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1.	<u>2 SATURN STR</u>	<u>2626/16</u>	<u>Hans SURBER</u>	<u>H. Surber</u>
2.	<u>52 ORD ST</u>	<u>2626/32</u>	<u>CAROL CLEMENTS</u>	<u>C. Clements</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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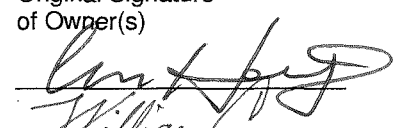
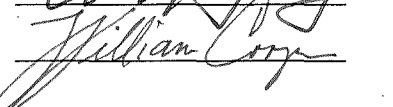
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City Planning Commission  
Case No. 2014-000174CUA

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1.	<u>60 Lower Ter</u>	<u>2626/027</u>	<u>William Holtzman</u>	
2.	<u>54 Lower Terr.</u>	<u>2626/040</u>	<u>William Cooper</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

8/39

2016 MAY -5 AM 11:01

City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>49 ORIO COURT</u>	<u>2619-023</u>	<u>Anne ODRISCOLL</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>45 Ord Court</u>	<u>2619/024</u>	<u>JOYCE S. PERKINS</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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7.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>41 Oak Ct. SFCA</u>	<u>2619/25</u>	<u>Richard L. Cornelius Charles S. Attix</u>	<u>R. Cornelius Charles Attix</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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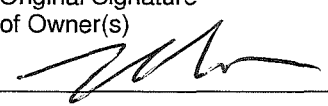
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SAN FRANCISCO

2016 MAY -5 AM 11:01  
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Case No. 2014-000174CUA

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1.	<u>38 Old Court</u>	<u>2619 062</u>	<u>GARY HOUSTON</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
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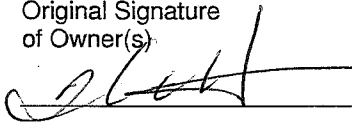
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City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>6 Ord Ct</u>	<u>2619/075</u>	<u>Thomas Harrell</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>29-31 Douglass</u>	<u>2623/044</u>	<u>Jonathan Berkeley (trustee)</u>	
2.	<u>29-31 Douglas St.</u>	<u>2623/044</u>	<u>Lauren Bittl (trustee)</u>	<u>Lauren Bittl</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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16.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>21 Douglass Street</u>	<u>2623/45</u>	<u>Louise Palmer</u>	<u>Louise Palmer</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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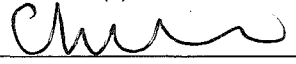
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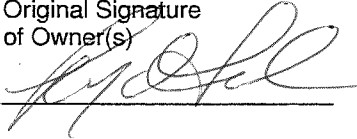
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	15 DOUGLASS ST	2623/046	CAMERON, ELA	
2.	None held in trust			
3.				
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>43 DOUGLASS STREET</u>	<u>2623/226</u>	<u>RANDY D LINDHOLM</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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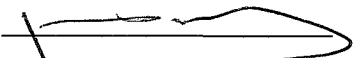
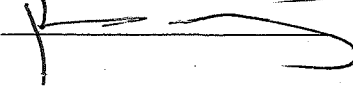
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>40 DOUGLASS ST</u> " "	<u>2625/003A</u> " "	<u>MARK BAUMLI / DAVID COEN</u> " "	<u>M. Baumli</u> <u>David Coen</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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2016 MAY -5 AM 11:02

City Planning Commission  
Case No. 2014-000174CUA

BT  
The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>78 Douglass Street</u>	<u>2625/009</u>	<u>JAMES YOUNG</u>	
2.	<u>80 Douglass Street</u>	<u>2625/010</u>	<u>JAMES YOUNG</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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2016 MAY -5 AM 11:02

BJ

City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>19 ORD STREET</u>	<u>2625/016</u>	<u>RICHARD BIDGOOD</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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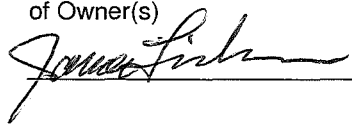
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2016 MAY -5 AM 11:02

City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>7 ORD ST</u>	<u>2625/018</u>	<u>JAMES LINDALKER</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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8.	_____	_____	_____	_____
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12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
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2016 MAY -5 AM 11:02

City Planning Commission  
Case No. ~~2014~~ -00674 CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	4210 17TH STREET	2625/023-024	FRED MOYER	
2.				
3.				
4.				
5.				
6.				
7.				
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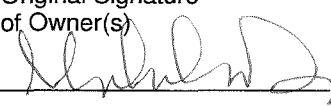
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City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>12474 420 St.</u>	<u>2626/011</u>	<u>MALCOLM DAVIS</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2014-000174CUA

BY BJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>4300 17th Street</u>	<u>2826/014A</u>	<u>Hill Trust</u>	<u>Bob Hill, Trustee</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

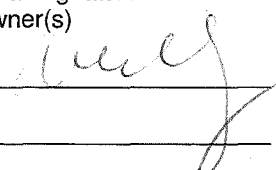
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2014 MAY -5 AM 11:02

City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>208 STATES ST #2</u>	<u>2670/130</u>	<u>QING WU</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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19.	_____	_____	_____	_____
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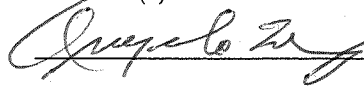
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City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>4-6-8 54th St</u>	<u>2626/1017</u>	<u>ANNE ROSS</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>10-12 SATURN ST.</u>	<u>2626/18</u>	<u>DOROTHY GEOGHEGAN</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
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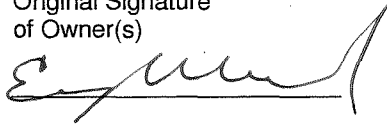
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City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>56 Lowe Terrace</u>	<u>2626/039</u>	<u>Eugene Michel</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>Saturn street unit #1</u>	<u>2626/043</u>	<u>Angie Yen Hung Wang</u>	<u>Angie Yen Hung Wang</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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15. _____	_____	_____	_____
16. _____	_____	_____	_____
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2016 MAY -5 AM 11:02

City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1 Saturn St #2 SF</u>	<u>2626/044</u>	<u>John Frye</u>	<u>John Frye</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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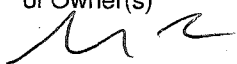
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*BJ*

City Planning Commission  
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2 Vulcan Stairway</u>	<u>2626/046</u>	<u>Michael Rhee</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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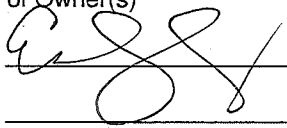
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City Planning Commission  
Case No. 2014-000174CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>4304 17th St.</u>	<u>2626/048</u>	<u>ERIC MURPHY</u>	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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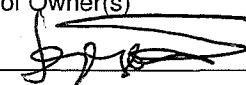
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 MAY -5 AM 11:02

City Planning Commission  
Case No. 2014-000174CUA

The undersigned declare that <sup>BT</sup> they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>41 Saturn St</u>	<u>2646/044</u>	<u>Jason Manayam</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

2016 MAY -5 AM 11:03

City Planning Commission  
Case No. 2014-000174CUA

BY BJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>29 Saturn Street</u>	<u>2646/047</u>	<u>DIANE A VEGAS</u> <u>TRUSTEE</u>	<u>Diane A. Vegas</u> <u>Trustee</u>
2. _____	_____	_____	_____
3. _____	_____	<u>DIANE A VEGAS</u>	_____
4. _____	_____	<u>2013 SEPARATE PROPERTY TRUST</u>	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
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30 Ord

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 MAY -5 AM 11:00

City Planning Commission  
Case No. 2014-000174CUA

BY BJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>7 Saturna St.</u>	<u>2646/053</u>	<u>Patricia Perkins</u>	<u>Patricia Perkins</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 MAY -5 AM 11:03

City Planning Commission  
Case No. 2014-000174CUA

The undersigned <sup>BT</sup> declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3 SATURN ST.</u>	<u>2646/55</u>	<u>JOEL VILLALON</u>	<u>Joel Villalon</u>
2.	<u>3 SATURN ST</u>	<u>2646/55</u>	<u>JOSHUA SCHWARTZ</u>	<u>J Schwartz</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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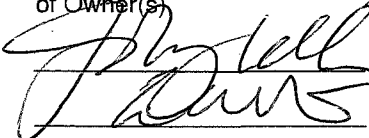

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 MAY -5 AM 11:03

City Planning Commission  
Case No. 2014-000174CUA

<sup>BJ</sup>  
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>5 SATURN ST.</u>	<u>2646/056</u>	<u>Johnny Welch</u>	
2.	<u>5 SATURN ST.</u>	<u>2646/056</u>	<u>Callan Carter</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 MAY -5 AM 11:03

City Planning Commission  
Case No. 2014-000174CUA

BY BT

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>35 SATURN STREET</u>	<u>2646/71</u>	<u>MAURO BATTOCCHI</u>	<u><i>Mauro Battocchi</i></u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
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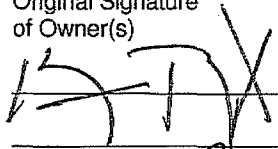

2016 MAY -5 AM 11:03

BT BT

City Planning Commission  
Case No. 2014-000174CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>227 STATES ST</u>	<u>2619/109</u>	<u>KEVIN RENEW</u> <u>TRUST</u>	
2.	_____	_____	_____	_____
3.	<u>40 Ord Court</u>	<u>2619/99</u>	<u>Jeffery Poe</u>	
4.	_____	_____	_____	_____
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21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

**RECORDING REQUESTED BY:**

Chicago Title Company  
Escrow No.: 12-36512623-BJ  
Locate No.: CACTT7738-7738-2365-0036512623  
Title No.: 12-36512623-RM

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

Barbara Taylor Mayper  
33 Ord Street  
San Francisco, CA 94114



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC- 2012-J353449-00**

Acct 1-CHICAGO Title Company  
Tuesday, FEB 14, 2012 08:00:00  
Ttl Pd \$20.00 Rcpt # 0004338768  
**REEL K583 IMAGE 0140**  
og1/GG/1-2

APN: Lot 027, Block 2619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

33 ORD COURT

**GRANT DEED**

The undersigned grantor(s) declare(s)

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

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

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Barbara Taylor Mayper, a married woman as her sole and separate property . who acquired title as Barbara Anne Taylor, an unmarried woman hereby **GRANT(S)** to Barbara Taylor Mayper, a married woman as her sole and separate property the following described real property in the City of San Francisco, County of San Francisco, State of California: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: January 23, 2012

State of California  
County of San Francisco

Barbara Taylor Mayper

On Feb 8, 2012 before me,  
Daniel Flores Notary Public, Notary Public  
(here insert name and title of the officer), personally appeared  
Barbara Taylor Mayper

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

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

WITNESS my hand and official seal.

Signature (Seal)



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

RECORDING REQUESTED BY  
Daniel Byrne, Esq.

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2014-J949409-00

Check Number 2785  
Monday, SEP 15, 2014 11:33:36  
Ttl Pd \$21.00 Rcpt # 0005017149  
car/AB/1-2

AND WHEN RECORDED MAIL TO:

Name George and Josephine White  
Street Address 3 Vulcan St.  
San Francisco, CA 94114  
City State Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Trust Transfer Deed

ASSESSORS PARCEL NO. Block 2626, Lot 29

3 Vulcan Stairway

## 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 \$ 0.00

Computed on full value of property conveyed, or  Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) Revenue & Tax Code 11930 - Grantee is a Trust created for the benefit of the Grantors

Unincorporated area:  City of \_\_\_\_\_ and  
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: \_\_\_\_\_

**GRANTOR(S):** George E. White and Josephine White, his wife, as JOINT TENANTS

hereby **GRANT(S)** to George E. White and Josephine White, as Trustees of the George E. White and Josephine White

Revocable Living Trust Dated September 10, 2014

the following described real property in the County of San Francisco, State of California  
Please See Exhibit A attached hereto

Dated: 9-10-14

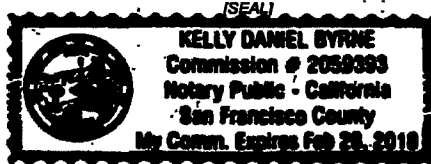
STATE OF CALIFORNIA  
COUNTY OF San Francisco

George E. White  
George E. SIGNATURE White  
Josephine White  
Josephine SIGNATURE White

On 9-10-14 before me, Kelly Daniel Byrne [name & title of officer],

personally appeared George E. White and Josephine White, 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.



Kelly Daniel Byrne  
SIGNATURE

Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney File No. \_\_\_\_\_

MAIL TAX STATEMENTS TO: George and Josephine White, 3 Vulcan Stwy, San Francisco, CA 94114

NAME ADDRESS CITY, STATE, ZIP



[Rev. January 28, 2008]

**EXHIBIT A**

Real property located in the City and County of San Francisco and more commonly known as 3 Vulcan Stairway, San Francisco, California 94114 and more fully described as follows:

Lot No. 14, in Block U, Park Lane Tract No. 5, according to map thereof recorded September 22, 1891, in Map Book "E" and "F" at page 157, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel Number: Block 2626, Lot 29



San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
**DOC- 2012-J556722-00**

Check Number 1820  
Monday, DEC 10, 2012 15:54:43  
Ttl Pd \$23.00 Rcpt # 0004567599  
**REEL K789 IMAGE 0742**  
odn/KC/1-3

RECORDING REQUESTED BY:

ROBERTA LEBLANG-DAVIS

MAIL DEED and TAX STMTS TO:

ROBERTA LEBLANG-DAVIS  
4322A 17<sup>th</sup> Street  
San Francisco, CA 94114

APN: 2646-059

Address: 4322A 17th Street, San Francisco, CA 94114

—————SPACE ABOVE THIS LINE FOR RECORDER'S USE—————

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NONE (Transfer to grantors' revocable trust) R&T Sect.  
11930

(X ) Realty not sold

FOR NO CONSIDERATION, ROBERTA LEBLANG DAVIS (a.k.a. ROBERTA B. LEBLANG DAVIS), a married woman as her sole and separate property,

hereby GRANT(S) to HARVEY C. DAVIS and ROBERTA LEBLANG-DAVIS as Trustees of the HARVEY AND ROBERTA DAVIS 2012 LIVING TRUST dated December 6, 2012,

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

PARCEL I:

Condominium Unit No. 1 Lot No. 59, as shown upon the Condominium Map and diagrammatic floor plan entitled "Map of 4322 17<sup>th</sup> Street, a Condominium, being a resubdivision of Lot 5 portion of Assessor's Block 2646," which was filed for record on March 30, 1990 in Condominium Map Book 31, at pages 5 to 7, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions recorded on April 3, 1990, in Book E526 Page 127 and following,

the Declaration.

Dated: December 6, 2012

*Roberta Leblang-Davis*  
ROBERTA LEBLANG-DAVIS  
(a.k.a. ROBERTA B. LEBLANG-DAVIS)

ACKNOWLEDGMENT OF NOTARY PUBLIC

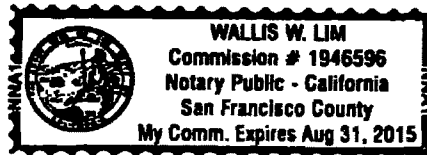
STATE OF CALIFORNIA                    )  
  ) SS  
COUNTY OF SAN FRANCISCO         )

On December 6, 2012, before me, Wallis W. Lim, Notary Public, personally appeared ROBERTA LEBLANG-DAVIS, 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 *Wallis W. Lim*  
Wallis W. Lim, Notary Public



Recording requested by:  
Amy Shelf  
Counselor At Law  
28 Gladys Street  
San Francisco, CA 94110

When recorded mail to:  
Maurice Belote and Alan Broussard  
74 Vulcan Stairway  
San Francisco, CA 94114  
APN: Lot 13, Block 2619



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2014-J901613-00

Check Number 1886  
Thursday, JUN 26, 2014 09:51:48  
Ttl Pd \$21.00 Rcpt. # 0004963181  
oma/MA/1-2

**GRANT DEED**

*msa*

The undersigned Grantors declare under penalty of perjury that the following is true and correct: Documentary transfer tax is \$ 0; TRANSFER TO GRANTORS' REVOCABLE TRUST (REVENUE & TAXATION CODE §11930) NOT PURSUANT TO SALE; NO LOANS ASSUMED

[ ] computed on full value of property conveyed, or [ ] computed on full value less value of liens or encumbrances remaining at time of sale.

FOR valuable consideration, receipt of which is hereby acknowledged, Alan V. Broussard, who took title as An Unmarried Man, and Maurice A. Belote, who took title as An Unmarried Man, as Joint Tenants

hereby GRANT to Maurice Belote and Alan Broussard, Co-Trustees of The Maurice Belote and Alan Broussard Revocable Trust dated June 16, 2014, to be held as their community property, the following described real property in the City and County of San Francisco, State of California:

See EXHIBIT A attached hereto and incorporated herein.

Commonly known as 74 Vulcan Stairway, San Francisco, CA 94114

Date: June 16, 2014

*Alan V. Broussard*  
\_\_\_\_\_  
Alan V. Broussard

Date: June 16, 2014

*Maurice A. Belote*  
\_\_\_\_\_  
Maurice A. Belote

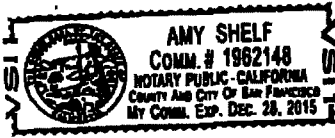
STATE OF CALIFORNIA            )  
  )  
COUNTY OF SAN FRANCISCO    )

On June 16, 2014, before me, Amy Shelf, a Notary Public, personally appeared Alan V. Broussard and Maurice A. Belote, 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, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE

24



**WHEN RECORDED MAIL TO:**

LSI  
5039 Dudley Blvd #D  
McClellan, Ca 95652  
Escrow #5067710

10/20  
20

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC- 2008-1668989-00**

Check Number 373335  
Tuesday, OCT 21, 2008 10:18:57  
Ttl Pd \$28.00 Rcpt # 0003557526  
**REEL J751 IMAGE 0257**  
okc/FT/1-7

**THIS INSTRUMENT WAS PREPARED BY:**

DARREN RODGERS  
Citibank  
P.O. Box 790017, MS 221  
St. Louis, MO 63179  
1-866-643-5190

**Recording Requested By: Equity Source Account® DEED OF TRUST**  
LSI ACCOUNT NO.: 108100106346000

1  
M

2619-001

In this Deed, "You," "Your" and "Yours" means, JANE E. WHITAKER, TRUSTEE UNDER THE JANE E. WHITAKER REVOCABLE TRUST DATED APRIL 26, 2005, of 187 STATES ST. SAN FRANCISCO, CA 94114-1403, each person signing as trustor. "We," "Us" and "Our" means CITIBANK, N.A. ("Beneficiary"), 3900 Paradise Road, Suite 127, Las Vegas, Nevada 89109. The "Trustee" means Verdugo Trustee Service Corporation or any successor appointed pursuant to Paragraph 26 of this Deed of Trust. The "Borrower" means the individual(s) who has(ve) signed the Equity Source Account® Agreement and Disclosure (the "Agreement") of even date herewith and in connection with this Deed of Trust.

The "Property" means the real estate, including the leasehold (if any), located at 187 STATES ST. SAN FRANCISCO, CA 94114-1403 and having the legal description attached to and made a part of this Deed of Trust.

THIS MORTGAGE between You, Trustee and Us is made as of the date next to Your first signature below and has a final maturity date 30 years from such date.

The Agreement provides that the credit secured by the Property is an open-end revolving line of credit at a variable rate of interest. The maximum amount of all loan advances made to the Borrower under the Agreement and which may be secured by this Deed of Trust may not exceed \$150,000.00 (the "Credit Limit"). At any particular time, the outstanding obligation of Borrower to Us under the Agreement may be any sum equal to or less than the Credit Limit plus interest and other charges owing under the Agreement and amounts owing under this Deed of Trust. Obligations under the Agreement, Deed of Trust and any riders thereto shall not be released even if all indebtedness under the Agreement is paid, unless and until We cause a reconveyance of the Property to be executed to You and such reconveyance is properly recorded.

TO SECURE to Us: (a) the payment and performance of all indebtedness and obligations of the Borrower under the Agreement or any modification or replacement of the Agreement; (b) the payment of all other sums advanced in accordance herewith to protect the security of this Deed of Trust, with finance charges thereon at the variable rate described in the Agreement; and (c) the payment of any future advances made by Us to Borrower (pursuant to Paragraph 16 of this Deed of Trust (herein "Future Loan Advances")) and, in consideration of the indebtedness herein recited and the trust herein created, You hereby irrevocably grant and convey to Trustee, in trust, with, if allowed by applicable law, power of sale, the Property.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to You to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the Property (which, if this Deed of Trust is on a unit in a condominium project or planned unit development, shall include the common elements in such project or development associated with such unit), all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property.



Deed of Trust, continued

IN WITNESS WHEREOF, YOU HAVE EXECUTED THIS DEED OF TRUST, AND AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS STATED ON PAGES 2 THROUGH 6 FOLLOWING.

Jane Whitaker 10/15/2008  
 Trustor: JANE E. WHITAKER as trustee and also in his/her capacity as an individual  
 Married  Unmarried  Married  Unmarried

---

Trustor:  Married  Unmarried Trustor:  Married  Unmarried

---

Married  Unmarried  Married  Unmarried

STATE OF CALIFORNIA  
 COUNTY OF San Francisco

On 10/15/2008, before me, Ma S. Oo NOTARY PUBLIC,  
 personally appeared JANE E. WHITAKER

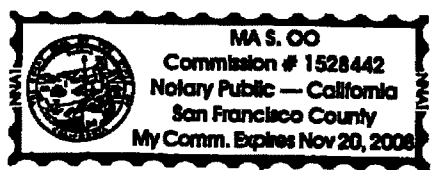
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Ma S Oo

(Signature of Person Taking Acknowledgment)



Ma S. Oo, Notary Public

(Signature of Person Taking Acknowledgment Typed, Printed or Stamped)

You covenant that You are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant, and convey the Property, and that the Property is unencumbered, except for the encumbrances of record and any first deed of trust. You covenant that You warrant and will defend generally the title to the Property against all claims and demands, except those disclosed in writing to Us as of the date of this Deed of Trust.

You and We covenant and agree as follows:

- 1. Payment of Indebtedness.** Borrower shall promptly pay when due the indebtedness secured by this Deed of Trust including, without limitation, that evidenced by the Agreement.
- 2. Application of Payments.** Unless applicable law provides otherwise, all payments received by Us under the Agreement will be applied to the principal balance and any finance charges, late charges, collection costs, and other charges owing with respect to the indebtedness secured by this Deed of Trust in such order as We may choose from time to time.
- 3. Charges; Liens.** Except as expressly provided in this Paragraph 3, You shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any, by Your making payments, when due, directly to the payee thereof. In the event You make payments directly to the payee thereof, upon Our request You shall promptly furnish to Us receipts evidencing such payment.

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

Recording Requested By:  
BANK OF AMERICA, N.A.  
Consumer Post Closing Review FL9-700-04-21  
9000 Southside Blvd., Bld. 700  
Jacksonville, Florida 32256

20169K19262400005  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K192624-00  
Acct 4002-WFG Lender Services - Westlake  
Thursday, JAN 21, 2016 08:18:26  
Ttl Pd \$30.00 Nbr-0005302062  
ojl/RE/1-5

And After Recording Return To:  
~~BANK OF AMERICA, N.A.  
ReconTrust Co. NA, FL9-700-04-21  
9000 Southside Blvd., Bld. 700  
Jacksonville, Florida 32256~~

80199092

[Space Above This Line For Recording Data]

609158

## SHORT FORM DEED OF TRUST (EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on JANUARY 7, 2016 by ROBERT J MAC KAY,  
ROBERT J. MAC KAY Trustee of the ROBERT J. MAC KAY TRUST, DATED:  
OCTOBER 27, 2009

(collectively and individually "Trustor"); ReconTrust Company, N.A. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

### BANK AND I AGREE:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in SAN FRANCISCO County, California described as follows:

~~SCHEDULE A ATTACHED HERETO AND MADE A PART OF.~~

Exhibit

with the street address: 14 ORD CT, SAN FRANCISCO, CALIFORNIA 94114  
and with Parcel No. 19-2619-021-01 and including all improvements and fixtures now or later  
erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the  
above described property (collectively the "Property").

Trustor's address is 14 ORD COURT, SAN FRANCISCO, CALIFORNIA 94114

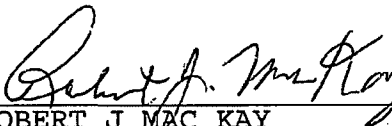
ROBERT J MAC KAY/995152871641440  
CALIFORNIA SHORT FORM DEED OF TRUST  
(EQUITY MAXIMIZER® ACCOUNT)  
CAHESISF.BOA 01/02/15


Page 1 of 4

DocMagic eForms  
www.docmagic.com



BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Trustor and recorded with it.

  
\_\_\_\_\_  
ROBERT J MAC KAY (Seal)  
-Trustor

  
\_\_\_\_\_  
ROBERT J. MAC KAY, (Seal)  
Trustee of the ROBERT J. MAC  
KAY TRUST, DATED: OCTOBER 27,  
2009 -Trustor

\_\_\_\_\_  
(Seal)  
-Trustor

\_\_\_\_\_  
(Seal)  
-Trustor

\_\_\_\_\_  
(Seal)  
-Trustor

\_\_\_\_\_  
(Seal)  
-Trustor

RECORDING REQUESTED BY:

STEVEN E. PAYETTE, Esq.

AND WHEN RECORDED MAIL TO:

STEVEN E. PAYETTE  
Attorney at Law  
1253 Ninth Avenue  
San Francisco, California 94122



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2008-1702956-00

Check Number 17058  
Tuesday, DEC 30, 2008 14:15:52  
Ttl Pd \$16.00 Rcpt # 0003597357  
REEL J797 IMAGE 0501  
ofa/FT/1-3

SPACE ABOVE FOR RECORDER'S USE ONLY

### TRUST TRANSFER DEED

The undersigned grantor declares:

APN: Block 2619 Lot 73  
Address: 10 Ord Court, San Francisco, CA

Cerrito, California

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.
- City and County of San Francisco
- Realty not sold (Transferred from Transferor's Living Trust)

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

**JUNE V. JOHNSON**, as Trustee of the **JOHNSON LIVING TRUST DATED OCTOBER 22, 1990**, and amendments thereto, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to **JUNE V. JOHNSON**, a single woman, surviving Trustor and beneficiary of the **JOHNSON LIVING TRUST DATED OCTOBER 22, 1990**, and amendments thereto, all the real property situated in the City and County of San Francisco, State of California, described as follows:

FOR DESCRIPTION OF THE PROPERTY SEE EXHIBIT "A" ATTACHED HERETO

Mail tax statements to: Mrs. June V. Johnson, 10 Ord Court, San Francisco, California 94114


Dated: 12-8-08, 2008

  
\_\_\_\_\_  
JUNE V. JOHNSON

3

Recording Requested By:  
See 'Return To:' name

Return To:  
Document Management  
Quicken Loans Inc.  
1050 Woodward Ave  
Detroit, MI 48226-1906

  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2014-J836389-00  
Check Number 9598  
Tuesday, FEB 11, 2014 08:22:48  
Ttl Pd \$87.00 Rcpt # 0004886596  
REEL L082 IMAGE 0008  
okc/KC/1-24

Prepared By:  
Lori Thompson  
1050 Woodward Ave  
Detroit, MI 48226-1906  
(313)373-0000

58697830 - 2401788 [Space Above This Line For Recording Data] 3322926687  
DEED OF TRUST

2619/075

①

MIN 100039033229266873

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated January 30, 2014 together with all Riders to this document.

(B) "Borrower" is Thomas Reeves Harrell, trustee of the Thomas Reeves Harrell Trust, dated 2/22/2005

Situs

Borrower's address is 6 Ord Ct . San Francisco, CA 94114

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Quicken Loans Inc.

Lender is a Corporation organized and existing under the laws of the State of Michigan

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

2772809686  
Wolters Kluwer Financial Services  
VMP<sup>SM</sup>-6A(CA) (1302) 00

  
03322926687 0233 462 0115

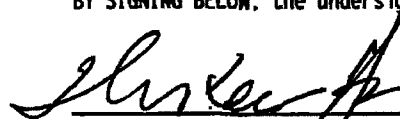
The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

BY SIGNING BELOW, the undersigned Settlor(s).

\_\_\_\_\_

  
01/30/2014 (Seal)  
Thomas Reeves Harrell, Settlor of the Borrower  
Thomas Reeves Harrell Trust UAD February 22,  
2005 FBO Thomas Reeves Harrell, acknowledges all  
of the terms and covenants contained in this  
Security Instrument, Rider(s) thereto and  
agrees to be bound thereby.

\_\_\_\_\_

  
01/30/2014 (Seal)  
Thomas Reeves Harrell, Trustee of the Borrower  
Thomas Reeves Harrell Trust UAD February 22,  
2005 FBO Thomas Reeves Harrell

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower



q03322926607 0233 544 1415

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

VMP®-6A(CA) (1302).00

Page 14 of 15

WHEN RECORDED MAIL TO:

Melody Marks  
44 Vulcan Stairway  
San Francisco, CA 94114-1425



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2007-1481489-00

Check Number 37640  
Monday, OCT 29, 2007 09:09:35  
Ttl Pd \$12.00 Nbr-0003340221  
REEL J506 IMAGE 0099  
ata/TD/1-2

4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

~~Deed to a Trust, Not a Sale~~  
DOCUMENTARY TRANSFER TAX \$.....None.....  
....Computed on the consideration or value of property Conveyed; OR  
....Computed on the consideration or value less liens or encumbrances  
remaining at time of sale

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

**GRANT DEED**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**  
MELODY SUE MARKS, a single woman,

hereby **GRANTS** to MELODY MARKS, Trustee of the Melody Marks Revocable Living Trust dated  
October 26 2007.

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

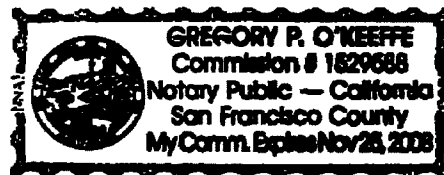
Block 2619 Lot 084  
(Commonly known as 42-44 Vulcan Stairway, San Francisco, CA 94114-1425)

Dated: October 26, 2007

Melody Marks  
MELODY SUE MARKS, aka MELODY MARKS

State of California }  
  }ss.  
County of San Francisco }

On OCTOBER 26, 2007, before me, GREGORY P. O'KEEFE,  
a notary public, personally appeared MELODY SUE MARKS, aka  
MELODY MARKS, personally known to me to be the person whose  
name is subscribed to the within instrument and acknowledged to  
me that she executed the same in her authorized capacity and  
that by her signature on the instrument the person or the entity  
upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

Signature \_\_\_\_\_  
[Signature]

CERTIFICATE OF TRUST  
FOR THE SMART-DAHLIN TRUST

We, Clarence A. Dahlin and Joel R. Smart, hereby declare under penalty of perjury under the laws of the State of California that:

1. On January 11, 2016, we signed a Declaration of Trust which established a revocable living trust on behalf of the settlors, Clarence A. Dahlin and Joel R. Smart, known as The Smart-Dahlin Trust ("Trust" herein).
2. The within Certificate is a true and correct representation of the terms of the Trust.
3. We, Clarence A. Dahlin and Joel R. Smart, are the currently-acting cotrustees of The Smart-Dahlin Trust. Any of our signatures as the currently-acting cotrustees is binding on the Trust and its beneficiaries and may be relied upon by third parties.
4. The Trust is not of record in any court of law and has not been recorded in the real property records of any county.
5. The Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.
6. We have reserved the right and authority to amend and revoke the Trust as long as we are alive.
7. We are the current beneficiaries of the Trust.
8. The Trust is classified as a "grantor trust" under applicable U.S. Treasury Regulations, and either Settlor's social security numbers, [REDACTED] or [REDACTED] may be used as the Taxpayer Identification Number for the Trust.
9. Title to assets of the Trust should be taken in substantially the following form:  
  
"Clarence A. Dahlin and Joel R. Smart, Trustees of The Smart-Dahlin Trust, Dated January 11, 2016."
10. This Certificate is intended to serve as a "Certification of Trust" under California Probate Code Section 18100.5, as amended. Its purpose is to certify the existence of the Trust, the identity and powers of the Trustee(s), the manner of taking title to assets and to summarize some of the more important provisions of the Trust, so that the Trustee(s) can deal with third parties,



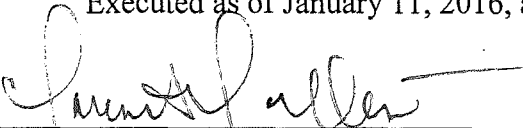
such as financial institutions, stock transfer agents, brokerage houses, title companies, insurance companies, and others, without disclosing the entire Trust, which is a private and confidential document.

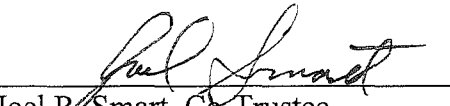
11. All third parties dealing with the Trustee(s) may rely on this Certificate of Trust as a true statement of the provisions of the Trust described herein as of the date of this Certificate is presented to such third party (regardless of the date of execution of this Certificate), unless the third party has actual knowledge that the representations contained herein are incorrect. Any third party who demands trust documents in addition to this Certification (other than excerpts from the original trust documents) in order to prove facts set forth in this certification may be liable for damages, including attorney's fees, incurred as a result of the refusal to accept this Certification in lieu of the requested documents.

12. Under the terms of The Smart-Dahlin Trust, the Trustees' powers include the powers set forth in Exhibit "A," which is attached hereto and incorporated herein by reference. The Trustees' powers also include all other powers and authority granted to trustees under the California Probate Code as amended from time to time.

13. This Certificate of Trust is being signed by the currently-acting Trustees of The Smart-Dahlin Trust.

Executed as of January 11, 2016, at San Francisco, California.

  
Clarence A. Dahlin, Co-Trustee

  
Joel R. Smart, Co-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.

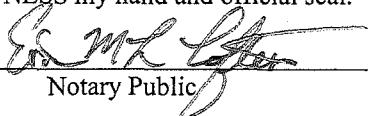
ACKNOWLEDGMENT

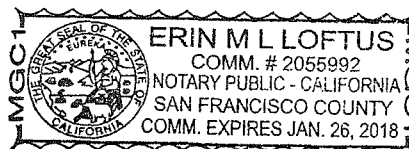
STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF SAN FRANCISCO )

On January 11, 2016, before me, Erin M. L. Loftus, a notary public in and for the State of California, personally appeared **Clarence A. Dahlin** and **Joel R. Smart**, 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 entities upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)  
Notary Public



REVOCABLE TRUST DECLARATION OF  
KEVIN ANTHONY REHER

I, Kevin Anthony Reher, also known as Kevin A. Reher and Kevin Reher, as settlor of a Revocable Trust of April 18, 2005, (hereafter also referred to as the "Original Trust"), hereby amend that Original Trust by deleting each and every word thereof and replacing it with the following.

ARTICLE 1.

I SET UP THE TRUST AND DESCRIBE WHAT I WILL INCLUDE IN IT

**1.01. Settlor.** I, Kevin Anthony Reher, also known as Kevin A. Reher and Kevin Reher, am the settlor of this revocable trust. In this Declaration, all the words "I", "me", "myself", "my", "mine" or the "settlor" refer to Kevin Anthony Reher.

**1.02. Declaration of Trust.** I declare a trust. I have set aside or transferred, hereby transfer, or will transfer to myself as trustee, the property listed on Schedules "A" and "B" (if any) attached to this declaration of trust (which I also refer to as this "Declaration"). I call the property that is in the trust (now or at any later time) the "trust estate." I will hold the trust estate in trust for the benefit of the beneficiaries and on the terms I have set forth in this Declaration.

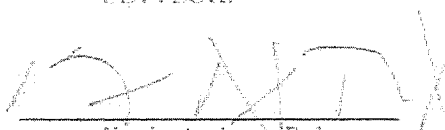
**1.03. Trust Date and Name.** The date of this Declaration is April 26, 2013. The full title of the trust this Declaration creates is "The Kevin Anthony, Reher Living Trust of April 18, 2005, as Amended and Restated on April 26, 2013" and I may also refer to it as "The Kevin Anthony, Reher Living Trust, as Amended and Restated" and "The Kevin Anthony, Reher Living Trust."

**1.04. Initial Trustee.** I am the initial trustee and will perform that function until I die, resign or am unable to perform the functions of the trustee.

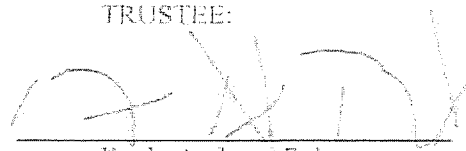
avoid invalidity by applying the law in effect at another time or in another jurisdiction that has enough contacts with the trust involved for this purpose. If I amend any provision, California law in effect on the date I sign each amendment shall govern the meaning of the provisions that the amendment affects. If any provision of this Declaration is invalid, the remaining provisions shall nevertheless remain in effect.

I am signing this Declaration at Emeryville, California on April 26, 2013, as settlor and as trustee of the Original trust and of this Amended and Restated revocable trust that I have created in this Declaration.

SETTLOR:

  
Kevin Anthony Reher

TRUSTEE:

  
Kevin Anthony Reher

STATE OF CALIFORNIA        }    On April 26, 2013, before me, Kurt E. Yip, a Notary Public,  
  } ss. personally appeared Kevin Anthony Reher, who proved to me on the  
COUNTY OF ALAMEDA        }    basis of satisfactory evidence to be the person whose name is subscribed to  
the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his  
signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL.





Notary Public

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

M. Jean Johnston, Esq.  
Johnston|Childress, LLP  
220 Montgomery Street, 15<sup>th</sup> Floor  
San Francisco, CA 94104



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC- 2007-1490740-00**

Check Number 1781  
Friday, NOV 16, 2007 12:56:13  
Ttl Pd \$12.00 Nbr-0003351198  
**REEL J519 IMAGE 0516**  
ota/ER/1-2

**APN: Lot 044, Block 2623  
(29 Douglass, San Francisco, CA 94114)**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED (INDIVIDUAL)**

The undersigned grantor declares:  
Documentary transfer tax is \$-0-

Transfer by Grantors to Revocable Living  
Trust of which Grantors are the sole Trustees  
and Beneficiaries. R&T Code §11930.

2  
EJ

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

Jonathan E. Berkeley and Lauren Britt, husband and wife, as joint tenants,

hereby GRANT to Jonathan E. Berkeley and Lauren Britt, as Trustees of the Berkeley-Britt Family  
Revocable Trust dated November 13, 2007,

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

BEGINNING at a point on the easterly line of Douglass Street, distant thereon 285 feet northerly  
from the northerly line of 17<sup>th</sup> Street; running thence northerly along said line of Douglass Street  
25 feet; thence at a right angle easterly 102 feet; thence at a right angle southerly 25 feet; thence  
at a right angle westerly 102 feet to the point of beginning.

BEING a portion of HORNER'S ADDITION BLOCK NO. 200.

Dated: November 13, 2007

Jonathan E. Berkeley  
  
Lauren Britt

**MAIL TAX STATEMENTS TO:**

Jonathan E. Berkeley and  
Lauren Britt  
29 Douglass Street  
San Francisco, CA 94114

SAN FRANCISCO, CA RECORDER'S OFFICE  
Bruce Jamison, Recorder  
DOC- E967435

Tuesday, September 03, 1991 11:26:17am  
Rec 5.00 --- Ps 5.00  
Stp 2.00 --- Mic 1.00  
Amt 20.00 --- Chs 5.00  
TOTAL -> \$11.00  
REEL F452 IMAGE 0337

AND WHEN RECORDED MAIL TO:

BURTON J. PACIORETTY  
Attorney at Law  
431 Castro Street  
San Francisco, California 94114

3/8

AFFIDAVIT TO ESTABLISH FACT OF DEATH  
TO TERMINATE A JOINT TENANCY

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

LOUISE J. PALMER, being first duly sworn, deposes and says;

That BIANCA CASSINERIO, also known as BIANCA C. CASSINERIO, died March 9, 1991, in San Francisco, State of California, being a resident of said State and County; and said decedent mentioned in the attached certified copy of Certificate of Death 3 91 38 is the same person as BIANCA CASSINERIO, named as one of the joint tenants in that certain Grant Deed dated March 8, 1990, recorded March 20, 1990, as Instrument E519506 in Reel F 85, Image 1272 of the Official Records of the San Francisco County Recorder's Office, State of California, wherein BIANCA CASSINERIO, a widow and mother, conveyed to BIANCA CASSINERIO, a widow and mother, and LOUISE J. PALMER, a widow and daughter, as joint tenants, the following described real property:

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

BEGINNING at a point on the easterly line of Douglass Street, distant thereon 310 feet northerly from the northerly line of Seventeenth Street; running thence northerly along said line of Douglass Street 25 feet; thence at a right angle easterly 102 feet; thence at a right angle southerly 25 feet; and thence at a right angle westerly 102 feet to the point of beginning.

BEING portion of Horner's Addition Block No. 200.

APN: 2623/45

DATED: August 24, 1991.

*Louise J. Palmer*  
LOUISE J. PALMER

Subscribed and sworn to before me this 24 day of August, 1991.

*[Signature]*  
NOTARY PUBLIC

MEGGA SILBERBERG  
NOTARY PUBLIC-CALIFORNIA  
San Francisco County  
My Commission Expires July 12, 1994





San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2014-J841878-00

Check Number 2688  
Friday, FEB 21, 2014 14:05:55  
Ttl Pd \$24.00 Rcpt # 0004893071  
REEL L089 IMAGE 0359  
ofa/FT/1-3

Recording Requested by:

ATTORNEY

When Recorded Mail to:

Martha Howard  
P. O. Box 714  
Inverness, CA 94937

The undersigned declares that  
this conveyance is exempt from  
documentary transfer tax because it  
is a gift/transfer to the grantor's  
revocable trust.

9  
M

APN: 2623-046

DEED OF REALTY IN TRUST

Deed made on December 9, 2013, by GRANTOR: ELSA CAMERON, a  
married woman as her sole and separate property, who took title  
as a single woman, Settlor, to GRANTEE: ELSA SUE CAMERON,  
Trustee of the CAMERON TRUST dated December 9, 2013.

GRANTOR hereby grants to GRANTEE, that certain real property  
located at 15 Douglass Street, City and County of San Francisco,  
California, and more particularly described in the Legal  
Description attached hereto and incorporated herein as Exhibit A.

EXECUTED at San Francisco, California on the date first  
above written.

*Elsa Cameron*  
ELSA CAMERON

Mail Tax Statements to: Elsa Cameron,\* 15 Douglass Street, San  
Francisco, CA 94114

20159K09170800003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2015-K091708-00  
Acct 6003-Fidelity National Title - San Francisco  
Thursday, JUL 16, 2015 13:12:00  
Ttl Pd\$12,297.25 Nbr-0005185808  
okc/RE/1-3

RECORDING REQUESTED BY:  
Fidelity National Title Company

Escrow Order No.: FSFM-3031500505

When Recorded Mail Document To:  
Randy D. Lindholm, Trustee of The Randy D.  
Lindholm Trust, dated August 7, 2002  
2343 Bignonia St  
Melbourne, FL 32901-5905

Property Address: 43 Douglass Street,  
San Francisco, CA 94114  
APN/Parcel ID(s): Lot 226, Block 2623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
 The documentary transfer tax is \$12,266.25 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  the City of San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Roland Meier and Daniela Meier, husband and wife as community property with right of survivorship

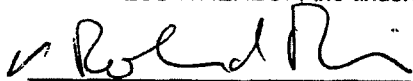
hereby GRANT(S) to Randy D. Lindholm, Trustee of The Randy D. Lindholm Trust, dated August 7, 2002

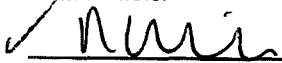
the following described real property in the City of San Francisco, County of San Francisco, State of California:

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

Dated: July 14, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

 7/15/15  
\_\_\_\_\_  
Roland Meier

 07/15/2015  
\_\_\_\_\_  
Daniela Meier

### MAIL TAX STATEMENTS AS DIRECTED ABOVE



RECORDING REQUESTED BY:

JEWEL & STONEMAN, LLP  
220 Montgomery Street, Suite 678  
San Francisco, CA 94104

AND WHEN RECORDED MAIL TO:

Michelle A. Edkins  
51 Ord Street  
San Francisco, CA 94114



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2014-J915466-00

Check Number 7859

Tuesday, JUL 29, 2014 14:29:09

Ttl Pd \$21.00

Rcpt # 0004979651

ofa/JL/1-2

**TRUST TRANSFER DEED**

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art. 13 A§1 et Seq. and Calif. Revenue & Taxation Code Section 11930-Grantee is a trust for the benefit of the Grantor. THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930)

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

There is no consideration for this transfer. Documentary transfer tax is \$0. This is a Transfer under §62 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust. *Not pursuant to a sale and for the benefit of the Grantor.*

GRANTOR(S): MICHELLE A. EDKINS, a married woman, who took title as an married woman, as her sole and separate property, hereby grant(s) to MICHELLE A. EDKINS and VINCENT GUY SERGE NONDI FANGUINOVENY, Trustees, or their successors in trust, under the EDKINS FANGUINOVENY FAMILY TRUST dated July 1, 2014, and any amendments thereto, as her sole and separate property, the following described property in the City of San Francisco, County of San Francisco, State of California, described as follows:

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

APN: Lot: 020, Block:2625

Commonly known as: 51 Ord Street, San Francisco, CA 94114

DATED: July 1, 2014

MICHELLE A. EDKINS, GRANTOR

State of California )  
County of San Francisco )

On July 1, 2014, before me, Heather Rose Stoneman, a Notary Public, personally appeared MICHELLE A. EDKINS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.



NOTARY PUBLIC


MAIL TAX STATEMENTS TO:

Michelle A. Edkins  
51 Ord Street  
San Francisco, CA 94114

27

**RECORDING REQUESTED BY**  
First American Title

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Michelle A. Edkins  
51 Ord Street  
San Francisco, CA 94114

  
San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC- 2011-J309998-00**  
Acct 3-FIRST AMERICAN Title Company  
Friday, DEC 02, 2011 08:00:00  
Ttl Pd \$23.00 Rcpt # 0004289453  
**REEL K534 IMAGE 0027**  
081/GG/1-3

51 OLD STREET

A.P.N.: LOT: 020, BLOCK: 2625

File No.: 3807-3882304 (KC)

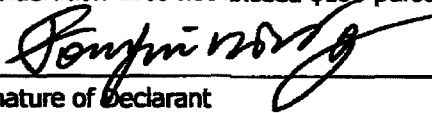
**INTERSPOUSAL TRANSFER GRANT DEED**

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

**SURVEY MONUMENT FEE \$0**

The Undersigned Grantor(s) declare(s): **DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;**

This conveyance is solely between spouses and is EXEMPT from the imposition of Documentary Transfer Tax because it is an inter vivos gift pursuant to Section 11930 of the Revenue and Taxation Code and therefore consideration does not exceed \$100 pursuant to 11911 of the Revenue and Taxation Code.



Signature of Declarant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Vincent Guy Serge Nondi Fanguinoveny, spouse of the grantee herein**

hereby GRANTS to **Michelle A. Edkins, a married woman as her sole and separate property**

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

**See Exhibit A attached hereto for legal description.**

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

Dated: 11/28/2011



**Vincent Guy Serge Nondi Fanguinoveny**

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



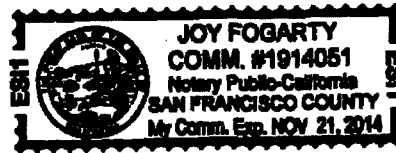
STATE OF California )SS  
COUNTY OF San Francisco )

On 11-28-2011 before me, Joy Fogarty, Notary Public, personally appeared Vincent Guy Serge Nordi Fanguinaveny

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]

My Commission Expires: \_\_\_\_\_

*This area for official notarial seal*

Notary Name: Joy Fogarty  
Notary Registration Number: 1914051

Notary Phone: 415-563-2206  
County of Principal Place of Business: ST

**TRUST AGREEMENT ESTABLISHING  
RICHARD NELSON 2005 REVOCABLE TRUST  
RICHARD NELSON, TRUSTOR**

THIS AGREEMENT is made this 8<sup>th</sup> day of August, 2005 by and RD  
between Richard Nelson of San Francisco, California, as Trustor  
and Richard Nelson as Trustee. It is the intention of the Trustor  
to create a revocable trust; and for that purpose, the Trustor  
agrees to transfer certain property to the Trustee. The Trustor  
upon signing this Agreement declares and establishes this Trust,  
to be held by the Trustee in trust subject to all of the terms,  
conditions and provisions of this Agreement; and the Trustee upon  
executing this Agreement agrees to hold and administer the trust  
estate of the Trust and shall dispose of the principal and income  
of the Trust as set forth in this Agreement.

ARTICLE I  
Name of Trust

The trust created under this Agreement shall be known as the  
RICHARD NELSON 2005 REVOCABLE TRUST (hereinafter sometimes  
referred to as the "Trust").

ARTICLE II  
Family Declarations

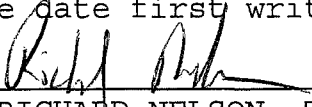
At the date of this Agreement the Trustor has no children,  
living or dead. The Trustor is a single person.

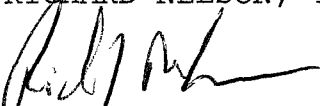
poses of this trust, the person shall be considered to have predeceased Trustor.

M. No Contest. If any beneficiary under this Agreement in any manner, directly or indirectly, contests or attacks this Agreement or any of its provisions, any share or interest in the trust estate given to that contesting beneficiary under this Agreement is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased the Trustor and such contesting beneficiary shall not serve in any fiduciary capacity hereunder.

N. The property subject to this Agreement includes, but is not limited to, the property on Schedule A, attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, the Trustor and the Trustee have each executed this instrument on the date first written above.

 Trustor  
\_\_\_\_\_  
RICHARD NELSON, Trustor

 Trustee  
\_\_\_\_\_  
RICHARD NELSON, Trustee



San Francisco Assessor-Recorder  
 Carmen Chu, Assessor-Recorder  
**DOC- 2014-J981856-00**

Check Number 1046

Tuesday, DEC 02, 2014 10:29:51

Ttl Pd \$21.00

Rcpt # 0005056267

01/KC/1-2

RECORDING REQUESTED BY

AST Properties Investments

WHEN RECORDED MAIL TO  
 AND MAIL TAX STATEMENTS TO

AST Properties Investments  
 P.O. Box 1212  
 Millbrae, CA 94030

APN: Block 2626 Lot 003

**GRANT DEED**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00

CITY TAX is \$0.00

computed on the full value of the property conveyed, or

computed on full value less value of the liens or encumbrances remaining at the time of the sale,

real estate not sold

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

AST Properties Investments, a California Corporation

Hereby GRANT(S) to

AST Properties Investments, a California Corporation as to an undivided 50 percent (%) interest and William Tsao-Wu, single man as to an undivided 25 percent (%) interest and Judy Tsai, single woman as to an undivided 25 percent (%) interest, all as Tenants in Common,

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

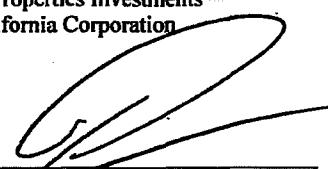
SEE LEGAL DESCRIPTION ATTACHED

Property address: 24-26 Ord Street, San Francisco, California 94114

AST Properties Investments  
 A California Corporation

State of California )

County of San Francisco )

By:   
 Teddy Tsao-Wu, President/Officer

On October 22, 2014 before me, Holly Elaine Burnett Cranshaw (Notary Public)  
 personally appeared, Teddy Tsao-Wu  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
 are subscribed to the within instrument and acknowledged to me that he/she/they  
 executed the same in 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.

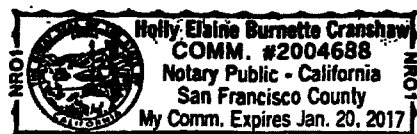
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(This area for official notary seal)

WITNESS my hand and official seal



Mail Tax Statements as directed above.



**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

**Richard L. Ehrman, Esq.**  
**THOITS, LOVE, HERSHBERGER & McLEAN**  
**A Professional Corporation**  
245 Lytton Avenue, Suite 300  
Palo Alto, CA 94301

---

**CERTIFICATION OF**

**THE GUANABANA TRUST**

**PURSUANT TO PROBATE CODE SECTION 18100.5**

THIS CERTIFICATION OF THE GUANABANA TRUST is executed this 10<sup>th</sup> day of May, 2006, by **Dirk Aguilar**, as Trustee (hereinafter referred to as the "Trustee") of The Guanabana Trust (sometimes hereinafter referred to as the "Trust"). In accordance with California Probate Code section 18100.5, the Trustee confirms the following facts concerning the Trust:

1. The Trust is presently in existence and was established by The Guanabana Trust declaration of trust executed earlier this day.

2. The Trust was established by **Dirk Aguilar**, as Settlor; **Dirk Aguilar** is the only currently acting Trustee of the Trust. Settlor may use the trust property as collateral for any personal loan of Settlor, and the Trustee on behalf of the trust may guarantee any such personal loans, and, in this connection, the Trustee shall execute, alone, or shall join with Settlor in the execution of any guaranties, promissory notes, deeds of trust, mortgages, financing statements, escrow instructions, or other documents convenient or necessary in order to evidence the loan and the security for the loan, even though the lender shall deliver the loan proceeds directly to Settlor.



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J680423-00

Recording Requested By:

Please Return this Document after  
Recording to:  
ATTN: Andrew Radomski  
CCS RECORDING TEAM  
3001 Leadenhall Road  
Mt. Laurel, NJ 08054

Check Number 7825  
Monday, JUN 10, 2013 13:35:54  
Ttl Pd \$87.00 Rcpt # 0004707345  
Laur REEL K914 IMAGE 0841  
Cal/MA/1-24

24

Prepared By:  
Lisa Arcangeletti  
c/o PHH Mortgage, 1 Mortgage Way, Mount Laurel, NJ 08054

*Handwritten initials: LA*

*PL 22476*  
*004/2626*  
*30 Ord St.*

[Space Above This Line For Recording Date]

DEED OF TRUST

MIN 100262860067100139

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **May 30, 2013** together with all Riders to this document.
- (B) "Borrower" is **Dirk Aguilar, Trustee of the Guanabana Trust Dated May 10, 2006**

Borrower's address is **30 ORD STREET, San Francisco, CA 94114**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Morgan Stanley Private Bank, National Association**

Lender is a **National Bank** organized and existing under the laws of **United States of America**

6006710013

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

Wolters Kluwer Financial Services

VMP®-6A(CA) (0711)

Page 1 of 16

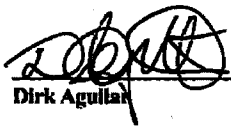
Initials: DA




The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
  
Dirk Aguilar

(Seal)  
-Borrower

\_\_\_\_\_  
  
Dirk Aguilar as Trustee of the The Guanabana Trust under Trust Instrument dated 05/10/2006, for the benefit of Dirk Aguilar.

(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
- Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

10



X 3

Recording Requested By:

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

San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
DOC- 2013-J582662-00

Check Number 1858  
Monday, JAN 14, 2013 09:52:51  
Ttl Pd \$62.00 Rcpt # 0004596567  
REEL K812 IMAGE 0165  
081/AB/1-16

~~JUL W. Bay Street~~  
[Street Address]  
Jacksonville, FL 32202  
[City, State Zip Code]

LA: 2013-006 [Space Above This Line For Recording Data.]

36-38 ORD ST SF

Loan No.: 1222048592  
MIN: 100063412220485923

# DEED OF TRUST

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated December 27, 2012, together with all Riders to this document.

(B) "Borrower" is STEVEN DEEKS AND FABIOLA COBARRUBIAS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP. Borrowers address is 36-38 Ord St, SAN FRANCISCO, CA 94114. Borrower is the trustor under this Security Instrument.

(C) "Lender" is EverBank. Lender is a Federal Savings Association organized and existing under the laws of the United States of America. Lender's address is 301 W. Bay Street, Jacksonville, FL 32202.

(D) "Trustee" is First American Title Insurance Company.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated December 27, 2012. The Note states that Borrower owes Lender Eight Hundred Eighty Three Thousand and 00/100ths Dollars (U.S. \$883,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2028.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."




fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

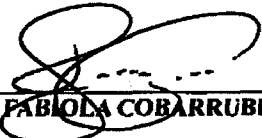
24. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW. Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to him at the address of the Borrower set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

  
\_\_\_\_\_  
STEVEN DEEKS (Seal)  
-Borrower  
[Printed Name]

  
\_\_\_\_\_  
FABIOLA COBARRUBIAS (Seal)  
-Borrower  
[Printed Name]

\_\_\_\_\_  
(Seal)  
-Borrower  
[Printed Name]

\_\_\_\_\_  
(Seal)  
-Borrower  
[Printed Name]



ACKNOWLEDGMENT

State of California

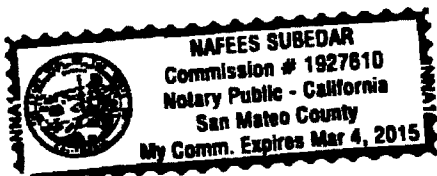
County of San Francisco

§  
§  
§

On 12/11/12 before me, NAFEES SUBEDAR, a Notary Public, personally appeared STEVEN DEEKS, 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~~ 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.



(Seal)

[Signature]  
Notary Public

NAFEES SUBEDAR  
Printed Name

My Commission Expires: MAR. 4, 2015



APN: 2626; Lot 14A  
Recording Requested by, and  
When Recorded, mail to,  
Roderick D. Hill, Trustee  
50 Flint Street, #4  
San Francisco, CA 94114



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2012-J512979-00

Check Number 11584

Thursday, SEP 27, 2012 14:36:59

Ttl Pd \$26.00 Rcpt # 0004517772

REEL K741 IMAGE 0465

odm/MA/1-5

AFFIDAVIT OF CHANGE OF TRUSTEE

STATE OF CALIFORNIA ) Name of Former Trustee: Lillian A. Hill  
                                  ) ss. Date of Change: July 25, 2012  
COUNTY OF SAN FRANCISCO ) Name of Successor- Trustee: Roderick D. Hill

I, RODERICK D. HILL, of legal age, being duly sworn, depose and say that on August 20, 1995, Lillian A. Hill became the sole Trustee of the Survivor's Trust – Trust A, of the Raymond and Lillian Hill Trust, dated February 2, 1993. Lillian A. Hill, as the sole remaining Trustee of the Raymond and Lillian Hill Trust, dated February 2, 1993, executed a grant deed, which was dated August 21, 1995, which was recorded on January 7, 1997, as Document No. 97-G099446-00 on Reel G793, Image 0328, of the official records of the San Francisco County Recorder, and which conveyed to Lillian A. Hill, as the Trustee of the Survivor's Trust – Trust A of the Raymond and Lillian Hill Trust, dated February 2, 1993, an undivided one-quarter (1/4) interest in that property in the City and County of San Francisco, State of California, described as follows;

BEGINNING at the point of intersection of the northerly line of 17<sup>th</sup> Street and the westerly line of Ord Street, running thence northerly along said line of Ord Street 36 feet; thence at a right angle westerly 81 feet; thence at a right angle southerly 36 feet to the northerly line of 17<sup>th</sup> Street; and running thence easterly along said line of 17<sup>th</sup> Street 81 feet to its intersection with the westerly line of Ord Street and the point of beginning.

BEING a portion of Horner's Addition Block No. 201.

Commonly known as 4300 – 17<sup>th</sup> Street.

Paragraph 6A(2)(a) on page 24 of the Raymond and Lillian Hill Trust, dated February 2, 1993, provides that if for any reason the Trustee of the Survivor's Trust – Trust A should be unable to act as Trustee, then she shall have the power to designate a Successor Trustee. A copy of said page 24 of said trust is attached hereto as Exhibit 1. On July 25, 2012, Lillian A. Hill executed a Designation of Successor Trustee in which she declared that she was no longer able to act as the Trustee of said Survivor's Trust and that she designated Roderick D. Hill to be the Successor Trustee of said Survivor's Trust. A copy of said Designation of Successor Trustee is attached hereto as Exhibit 2. On July 25, 2012, Roderick D. Hill executed a written Acceptance of said trust and Consent to Act as Successor Trustee and

thereupon became the Successor Trustee of said Trust. A copy of said Acceptance is attached hereto as Exhibit 3. On that date the Trustee of said trust changed from Lillian A. Hill to Roderick D. Hill.

The undersigned, Roderick D. Hill, is the current and only acting Trustee of said trust.

Dated: July 25 2012

Roderick D. Hill  
Roderick D. Hill, Successor Trustee

State of California )ss.  
County of San Francisco )

Subscribed and sworn to (or affirmed) before me on this 25 day of July, 2012, by Roderick D. Hill, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]  
Signature of notary public

(Seal)



**CERTIFICATION OF TRUST  
OF THE  
WILLIAM C. HOLTZMAN REVOCABLE TRUST**

I, WILLIAM C. HOLTZMAN , as Trustee of the WILLIAM C. HOLTZMAN REVOCABLE TRUST ("Trust" herein), certify as follows:

**1. CREATION OF TRUST**

The Trust was established on July 30, 2002, as amended and restated in its entirety on December 15, 2009, by William C. Holtzman, as Settlor and Trustee.

**2. NAME OF TRUST**

The name of the Trust is the "WILLIAM C. HOLTZMAN REVOCABLE TRUST."

**3. TRUSTEE**

The currently acting Trustee of the Trust is WILLIAM C. HOLTZMAN .

**4. SUCCESSOR TRUSTEE**

In the event that WILLIAM C. HOLTZMAN shall cease to act as Trustee, SUSAN HOLTZMAN, is appointed to act as sole Trustee. In the event that SUSAN HOLTZMAN shall fail or cease to act as Trustee, NANCY SHEER is appointed to act as sole Trustee.

**5. TRUST PROPERTY**

The Trustee is now holding as Trustee of the Trust one or more items of property, which constitute the Trust Estate.

**6. BENEFICIARIES OF TRUST**

WILLIAM C. HOLTZMAN is the current beneficiary of the Trust.

**7. REVOCABILITY/IRREVOCABILITY OF TRUST**

The Trust is amendable and revocable. WILLIAM C. HOLTZMAN is the person who holds the power to amend or revoke the Trust.

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Charles H. Packer, Esq.  
Gray Cary Ware & Freidenrich LLP  
400 Hamilton Avenue  
Palo Alto, California 94301-1825



San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2002-H261842-00

Check Number 5283/7832

Wednesday, OCT 02, 2002 13:54:38

Ttl Pd \$15.00

Nbr-0001964665

REEL I235 IMAGE 0440

okc/KC/1-3

SW

Space Above This Line For Recorder's Use

MAIL TAX STATEMENTS TO:  
Mr. William C. Holtzman  
60 Lower Terrace  
San Francisco, CA 94114

### GRANT DEED

DOCUMENTARY TRANSFER TAX \$-0-(None) Revenue & Tax Code § 11902 - conveyance of grantor's interest to a revocable living trust. There is no consideration for this transfer. This is a transfer to a revocable living trust and is excluded from a change of ownership under §62(d) of the Revenue & Taxation Code.

WILLIAM HOLTZMAN, a single man

hereby Grants to

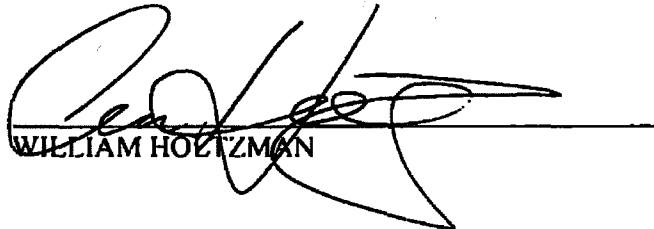
WILLIAM C. HOLTZMAN, trustee of the WILLIAM C. HOLTZMAN REVOCABLE TRUST dated July 30, 2002

all of his right, title, and interest in and to that certain real property in the City of San Francisco, the County of San Francisco, State of California, and more particularly described in Exhibit "A" attached hereto and fully incorporated herein.

Commonly known as 7 Vulcan Stairway, San Francisco, CA 94114

APN: Lot 27, Block 2626

Dated: July 30, 2002

  
WILLIAM HOLTZMAN

Please send tax statements to: William C. Holtzman, 60 Lower Terrace, San Francisco, CA 94114



Prepared ✓  
Recording Requested By: Jt Morales  
Return To: JPMorgan Chase Bank, N.A.  
Collateral Trailing Documents  
P.O. Box 8000 - Monroe, LA 71203

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## Deed of Trust

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**Definitions.** Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "*Security Instrument*" means this document, which is dated March 4, 2013, together with all Riders to this document.

(B) "*Borrower*" is William R. Cooper, as Trustee of the William R. Cooper 2000 Revocable Inter-Vivos Trust . Borrower's address is 54 LOWER TERRACE, SAN FRANCISCO, CA 94114. Borrower is the trustor under this Security Instrument.

(C) "*Lender*" is JPMorgan Chase Bank, N.A.. Lender is a National Banking Association organized and existing under the laws of the United States. Lender's address is 1111 Polaris Parkway, Floor 4J, Columbus, OH 43240 . Lender is the beneficiary under this Security Instrument.

(D) "*Trustee*" is JPMorgan Chase Bank, N.A..

(E) "*Note*" means the promissory note signed by Borrower and dated March 4, 2013. The Note states that Borrower owes Lender one hundred sixty eight thousand seven hundred thirty-six and 00/100 Dollars (U.S. \$168,736.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2043.

(F) "*Property*" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "*Loan*" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.



**25. Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

**Borrower**

*William R. Cooper*      3-4-13  
\_\_\_\_\_  
WILLIAM R COOPER, Individually      Date  
and as Trustee of the WILLIAM R.  
COOPER 2000 REVOCABLE  
INTER-VIVOS TRUST under trust  
instrument dated October 16, 2000 for  
the benefit of WILLIAM R COOPER,  
Borrower.



**RECORDING REQUESTED BY:**

Angie Yen Hung Wang  
1 Saturn Street # 1  
San Francisco, CA 94114



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC- 2008-I534941-00**

Tuesday, FEB 12, 2008 13:40:58  
Ttl Pd \$12.00 Rcpt # 0003401930  
**REEL J576 IMAGE 0429**  
oar/AB/1-2

**WHEN RECORDED MAIL TO:**

Angie Yen Hung Wang  
1 Saturn Street # 1  
San Francisco, CA 94114

APN: LOT 43, BLOCK 2626

Property Address: 1 Saturn Street #1, San Francisco, California 94114  
Lot Number: 43  
Block Number: 2626

**GRANT DEED**

Mail tax statements to: Angie Yen Hung Wang, 1 Saturn Street # 1, San Francisco, California 94114

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,  
**GRANTOR, Angie Yen Hung Wang**, an unmarried woman

hereby **GRANTS TO Angie Yen Hung Wang**, Trustee of the Angie Yen Hung Wang Revocable Trust dated 22 December, 2007 the following described real property in the City of San Francisco, County of San Francisco, State of California:

**PARCEL I:**

Condominium Unit No. 1, Lot 43 as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 1 Saturn Street" which was filed for record on October 28, 2005 in Condominium Map Book 92, at pages 81-83, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions of 1 Saturn Street recorded on November 9, 2005, in Book J14 Page 850 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

**Reserving therefrom:**

- (a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

**PARCEL II:**

An undivided 35.01% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

(a) Exclusive easements, other than PARCEL III, as designated on the Map and reserved by Grantor to units for use as designated in the Declaration; and

(b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

PARCEL III:

(a) The exclusive easement to use the Parking area(s) designated P-1 on the Map.

(b) The exclusive easement to use the Patio area(s) designated PA-1 on the Map.

PARCEL IV:

A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361 (a).

PARCEL V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

Dated: 22 December 2007

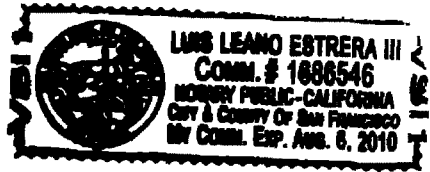
Angie Yen Hung Wang  
ANGIE YEN HUNG WANG

State of California )  
County of San Francisco ) ss

On 12-22, 2007 before me, Luis Estrera, a notary public in and for the State of California, personally appeared Angie Yen Hung Wang, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



17

APN 044 2626

Recording Requested By:

Return To:  
Bank of America, N.A.  
c/o PHH Mortgage, 1 Mortgage Way, Mount L



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J671054-00

Acct 11-FIDELITY NATIONAL Title Company  
Thursday, MAY 30, 2013 08:00:00

Ttl Pd \$81.00 Rcpt # 0004696937

REEL K907 IMAGE 0077

car/GG/1-22

Prepared By:

c/o PHH Mortgage, 5201 Gate Parkway, Jacksonville, FL

044/2626  
1 Saturn St #2

[Space Above This Line For Recording Data]

### DEED OF TRUST

#### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **May 22, 2013** together with all Riders to this document.

(B) "Borrower" is **John W. Frye, Trustee of the John W. Frye Revocable Trust 2004 dated April 14th, 2004**

Borrower's address is **1 Saturn Street, APARTMENT 2, San Francisco, CA 94114**

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Bank of America, N.A.**

Lender is a **Corporation** organized and existing under the laws of **Delaware**

7104757179

CALIFORNIA - Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Wolters Kluwer Financial Services

VMP 8(CA) (0711)

Page 1 of 16

Initials:

Form 3005 1/01

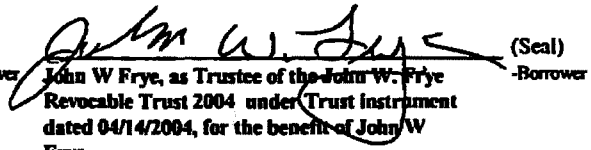
The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

\_\_\_\_\_  
  
John Warren Frye

(Seal)  
-Borrower

\_\_\_\_\_  
  
John W Frye, as Trustee of the John W. Frye  
Revocable Trust 2004 under Trust Instrument  
dated 04/14/2004, for the benefit of John W  
Frye.

(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

State of California  
County of SAN FRANCISCO

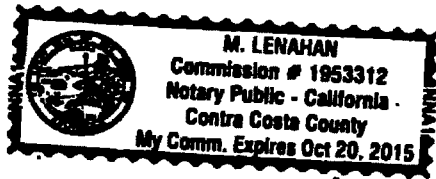
On May 22, 2013

before me, *M. Lenahan*, Notary Public } ss.  
, personally appeared

John Warren Frye

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.



*M. Lenahan* (Seal)

7104757179

CALIFORNIA - Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
VMP # -8(CA) (0711)

Page 18 of 18

*[Signature]*  
Initials

Form 3005 1/01

Certification of Trustee  
of  
The Neuberger - Zinsser Revocable Trust  
(California Probate Code Section 18100.5)

*NOTICE: California Probate Code Section 18100.5(h) provides that "any person making a demand for the trust documents in addition to a certification of trust to prove facts set forth in the certification of trust acceptable to the third party shall be liable for damages, including attorney's fees, incurred as a result of the refusal to accept the certification of trust in lieu of the requested documents if the court determines that the person acted in bad faith in requesting the trust documents."*

TO WHOM IT MAY CONCERN:

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, as Trustors and Trustees of The Neuberger - Zinsser Revocable Trust, hereby certify as follows:

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, as the original Trustors and Trustees, created The Neuberger - Zinsser Revocable Trust pursuant to that certain Revocable Trust Agreement dated May 31, 2013 (hereinafter referred to as "the Trust").

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER are the current duly appointed and acting Trustees of the Trust.

The Trust is fully revocable by JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER.

The tax identification number for the Trust is the Social Security Number of either Trustor. The Social Security Number of JONATHAN A. NEUBERGER is [REDACTED] and the Social Security Number of KATHERINE J. ZINSSER is [REDACTED].

The Trustees have all of those powers conferred on them by law and as described in Exhibit "A", attached hereto and made a part hereof. The Trustees are properly exercising their powers under the Trust.

While JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER are acting as co-Trustees, either of them acting alone may bind the Trust in any transaction, either of them may act as sole Trustee with respect to a trust asset, and any third party dealing with the trust may rely on this singular authority without requiring the other co-Trustee to join in the transaction.

Under the terms of the Trust, if either JONATHAN A. NEUBERGER or KATHERINE J. ZINSSER fails or ceases to act as a co-Trustee, then the other of them is named to act as sole Trustee. If both of JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER fail or cease to act as Trustees, then DEBRA J. DOLCH is designated to serve as successor Trustee of the Trust. If DEBRA J. DOLCH fails or ceases to act as successor

**Original Held By**  
**Dudnick, Detwiler, Rivin & Sticker**  
351 California St., 15th Floor  
San Francisco, CA 94104  
(415) 982-1400



Trustee for any reason, then JEFFREY T. ANTONCHUK, VINCENT MARQUEZ and STUART GURREA have the power to designate a successor Trustee or series of successor Trustees of the Trust. Any designation by JEFFREY T. ANTONCHUK, VINCENT MARQUEZ and STUART GURREA shall be made a majority decision if all three of them are available and willing to act, or by unanimous decision if two of them are available and willing to act.

The Trust is valid, is in full force and effect and has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification to be incorrect.

Title to assets of the Trust may be held in the name of both Trustees or either of them as follows:

*Jonathan A. Neuberger and Katherine J. Zinsser, or their successor(s), as Trustees of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended*

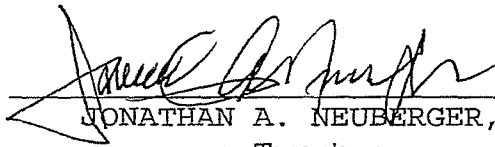
*Jonathan A. Neuberger, or his successor(s), as Trustee of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended*


*Katherine J. Zinsser, or her successor(s), as Trustee of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended*

This Certification is being signed by all of the currently acting and authorized Trustees of the Trust. All of the information contained in this Certification is true and correct and the recipient of this Certification conducting business with the Trustees may rely on this information until the recipient receives written notice of any changes signed by the then acting Trustees.

Each of the undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this Certification was executed at San Francisco, California.

Dated: May 31, 2013.

  
\_\_\_\_\_  
JONATHAN A. NEUBERGER,  
co-Trustee

  
\_\_\_\_\_  
KATHERINE J. ZINSSER,  
co-Trustee

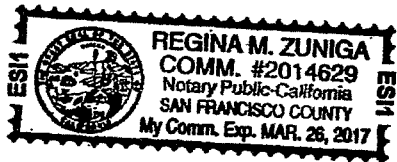
STATE OF CALIFORNIA )  
 ) ss.  
CITY AND COUNTY OF SAN FRANCISCO )

On May 31, 2013, before me, REGINA M. ZUNIGA, Notary Public, personally appeared JONATHAN A. NEUBERGER, 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.

Regina M. Zuniga (seal)



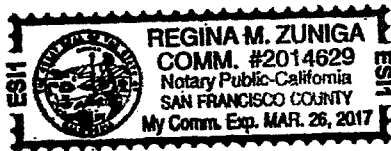
STATE OF CALIFORNIA )  
 ) ss.  
CITY AND COUNTY OF SAN FRANCISCO )

On May 31, 2013, before me, REGINA M. ZUNIGA, Notary Public, personally appeared KATHERINE J. ZINSSER, 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.

Regina M. Zuniga (seal)





San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J678268-00

Check Number 5361  
Thursday, JUN 06, 2013 13:08:46  
Ttl Pd \$24.00 Rcpt # 0004704713  
REEL K912 IMAGE 1042  
ear / DM / 1-3

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

JEFFREY T. ANTONCHUK, Esq.  
Dudnick Detwiler  
Rivin & Stikker • LLP  
351 California Street, 15th Floor  
San Francisco, CA 94104

40 ORD STREET

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0 - NO CONSIDERATION - Transfer by Grantors to a revocable trust for their own benefit.

.... 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.

*[Signature]*  
Signature of Grantor or Agent determining tax - Firm Name

#### FOR NO CONSIDERATION

Jonathan A. Neuberger and Katherine J. Zinsser, husband and wife as community property with right of survivorship

hereby GRANT(S) to

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, or their successor(s), as Trustees of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended,

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

See attached "Exhibit A" hereby referred to and made a part hereof

AP#: Lot 049; Block 2626

Dated: May 31, 2013

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO } S.S.

On May 31, 2013, before me, REGINA M. ZUNIGA, Notary Public, personally appeared JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, 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.

*[Signature]*  
JONATHAN A. NEUBERGER  
*[Signature]*  
KATHERINE J. ZINSSER



WITNESS my hand and official seal.

Signature *[Signature]* (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE:

Mr. Jonathan A. Neuberger & Ms. Katherine J. Zinsser      40 Ord Street      San Francisco, CA 94114  
Name      Address      City, State, Zip



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J713388-00

Check Number 8289  
Thursday, JUL 25, 2013 14:03:08  
Ttl Pd \$21.00 Rcpt # 0004745578  
REEL K946 IMAGE 0410  
cal/MA/1-2

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

KAREN M.Z. MITCHELL  
Attorney at Law  
329 West Portal Avenue  
San Francisco, CA 94127-1411

MAIL TAX STATEMENTS TO:

DIANE A. VEGAS, Trustee  
487 Vernon Street  
San Francisco, CA 94132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE  
Transfer to a revocable trust for the benefit of Grantor  
Diane Vegas  
Signature of Declarant or Agent Determining tax Firm name

*ma*

**GRANT DEED**

FOR NO CONSIDERATION

DIANE VEGAS, a married woman as her sole and separate property,  
hereby GRANT(S) to

DIANE A. VEGAS, Trustee of the DIANE A. VEGAS 2013 SEPARATE PROPERTY  
TRUST, under Declaration of Revocable Living Trust dated July 24,  
2013.

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

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT "A" AND  
MADE A PART HEREOF.

APN: Block 2646, Lot 47  
Commonly known as: 29-31 Saturn Street, San Francisco, CA

Dated: JULY 24, 2013

Diane Vegas  
DIANE VEGAS

STATE OF CALIFORNIA }  
COUNTY OF SAN FRANCISCO }

On 7-24-2013, before me,  
DEEPTI NIGAM, Notary Public,  
personally appeared DIANE ~~X~~ VEGAS 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 Dnigam

(This area for official notarial seal)

Recording Requested by:

B1-2646, lot 56  
When Recorded Mail to:  
First Republic Bank  
111 Pine Street  
San Francisco, CA 94111  
Attn.: LOAN REVIEW DEPT.  
LOAN # 60-552371-7

20159K1342900027  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2015-K134290-00  
Acct 2001-Chicago Title Company Concord  
Friday, SEP 18, 2015 13:09:43  
Ttl Pd \$96.00 Nbr-0005233940  
oar/RE/1-27

CTC FWPJ 3551500976 FL (Space Above This Line For Recording Data)

5 Saturn St.

**DEED OF TRUST**

**NOTE: This document contains a provision for Adjustable interest Rate and secures a revolving line of credit. THIS DEED OF TRUST ("Security Instrument") is made on August 21, 2015. The trustor is Johnny E. Welch and Callan G. Carter, Trustees of The Welch and Carter 2010 Trust dated November 12, 2010**

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

("Borrower")

The trustee is  
**Fidelity National Title Insurance Company**  
The beneficiary is **First Republic Bank,**

which is organized and existing under the laws of **California**  
and whose address is **111 Pine Street, San Francisco, CA 94111** ("Lender").

This Security Instrument secures (a) all of the obligations of Borrower under that certain agreement entitled EQUITY SECURED LINE OF CREDIT AGREEMENT AND FEDERAL TRUTH-IN-LENDING DISCLOSURE between Borrower and Lender (the Note) as the Note may be modified, extended, renewed or replaced from time to time. The Note provides, among other things, for the establishment of a revolving line of credit in the maximum amount of \$ **200,000.00**, an adjustable interest rate tied to an index and other charges, (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property, located in **SAN FRANCISCO** County, California:

**See Legal description(s) attached hereto  
and by this reference made a part hereof AS EXHIBIT A**

which has the address of **5 Saturn Street**, **San Francisco**  
(Street) (City)  
California **94114** ("Property Address");  
(ZIP)



**22. 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 the person or persons legally entitled to it. Borrower will have to pay a recording fee and a reconveyance fee for release of this Security Instrument.

**23. Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name or the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

**24. Request for Notices.** Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

**25. Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

**26. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

Check applicable box(es)

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Equity Line Rider  | <input checked="" type="checkbox"/> Condominium Rider   | <input type="checkbox"/> 1-4 Family Rider       |
| <input type="checkbox"/> Graduated Payment Rider       | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider                 | <input type="checkbox"/> Rate Improvement Rider         | <input type="checkbox"/> Second Home Rider      |
| <input checked="" type="checkbox"/> Other(s) [specify] |   |   |

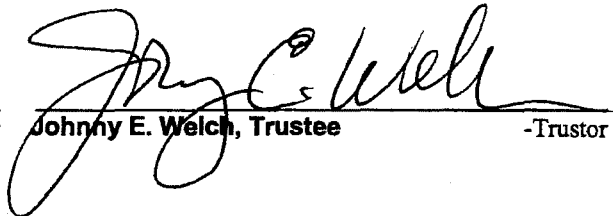
**LEGAL**

**Revocable and Settlor Riders, Add. to Equity Line Rider**

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

  
\_\_\_\_\_  
Callan G. Carter, Trustee

-Trustor

  
\_\_\_\_\_  
Johnny E. Welch, Trustee

-Trustor

\_\_\_\_\_  
-Trustor

\_\_\_\_\_  
-Trustor

[Space Below This Line for 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

} ss.

On August 27, 2015 before me, Florence Low  
Notary Public, personally appeared Callan G. Carter

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.

Florence Low

Notary Public



My commission expires: 05/03/18

Loan origination organization **First Republic Bank**  
NMLS ID **362814**  
Loan originator **Dyann E Tresenfeld**  
NMLS ID **0487194**



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 MAY -5 AM 11:03

**CORBETT HEIGHTS NEIGHBORS**  
78 MARS ST.  
SAN FRANCISCO, CA 94114-1828

90-2267/1211

155

DATE 4-29-16

PAY TO THE  
ORDER OF

San Francisco Planning Dept \$ 562.<sup>00</sup>

Five hundred & sixty two DOLLARS

**usbank.**  
Five Star Service Guaranteed

usbank.com

MEMO

32 Ord St appeal

Wesley K. Kroll MP

SECURE PRINTING OR EQUIVALENT SAFETY PAPER

Security Features  
Included.  
Details on Back.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

Application to Request a <b>Board of Supervisors Appeal Fee Waiver</b>	
CASE NUMBER: <small>(For Staff Use Only)</small>	

2016 MAY -5 AM 11:02

# APPLICATION FOR Board of Supervisors Appeal Fee Waiver

## 1. Applicant and Project Information

APPLICANT NAME: Gary Weiss	
APPLICANT ADDRESS: 78 Mars Street San Francisco, CA 94114	TELEPHONE: (415) 279-5570
	EMAIL: gary@corbetteheights.org
NEIGHBORHOOD ORGANIZATION NAME: Corbett Heights Neighbors	
NEIGHBORHOOD ORGANIZATION ADDRESS: 78 Mars Street San Francisco, CA 94114	TELEPHONE: (415) 279-5570
	EMAIL: gary@corbetteheights.org
PROJECT ADDRESS: 32 Ord Street (Block 2626 / Lot 005)	
PLANNING CASE NO.: 2014-000174C UA	BUILDING PERMIT APPLICATION NO.:
	DATE OF DECISION (IF ANY): 4/7/2016

## 2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

PLEASE SEE ATTACHMENTS

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION
  
- WAIVER APPROVED                       WAIVER DENIED



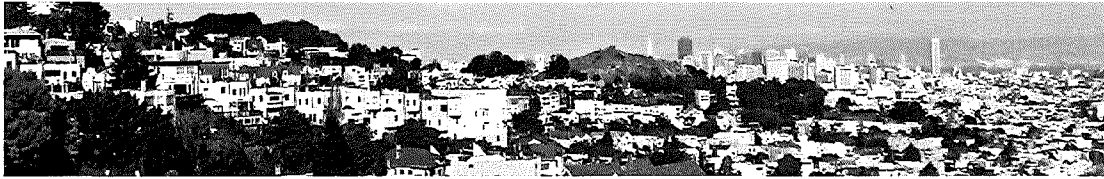
SAN FRANCISCO  
PLANNING  
DEPARTMENT

FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479  
  
TEL: 415.558.6378  
FAX: 415.558.6409  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: 415.558.6377  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



# CORBETT HEIGHTS NEIGHBORS

[www.corbettheights.org](http://www.corbettheights.org)

May 2, 2016

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Conditional Use Appeal: 32 Ord St. Board of Supervisors Appeal Fee Waiver**

To Whom It May Concern,

My name is Gary Weiss. I am the President of Corbett Heights Neighbors, a neighborhood association that is registered with the City and County of San Francisco and the Secretary of State of California.

Corbett Heights Neighbors supported Supervisor Scott Wiener's Interim Zoning Controls legislation that were passed in 2015.

This project, as currently designed, does not comply with the intent of the legislation. We feel that there are alternative solutions that would allow for an equally good design and that would respect the Interim Zoning Controls. We previously requested that the Planning Commission deny the Conditional Use authorization. We are appealing their decision (Case Number 2014-000174CUA) for the same reasons.

Sincerely,

Gary Weiss, President  
Corbett Heights Neighbors

cc: Supervisor Scott Wiener

## Appeal Waiver attachment

### 1. The appellant is authorized to file an appeal on behalf of the organization:

Gary Weiss is President of Corbett Heights Neighbors.

Source: <http://www.corbettheights.org/p/welcome.html>

### 2. The organization is registered with the Planning Department:

Corbett Heights Neighbors is a neighborhood organization registered with the Planning Department.

Source 1: <http://sf-planning.org/neighborhood-groups-map>

Source 2:

<http://default.sfplanning.org/administration/communications/neighborhoodgroups/NeighborhoodGroupList.xlsx>

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORH
Gary	Weiss	President	Corbett Heights Neighbors	78 Mars Street	San Francisco	CA	94114	415-279-5570	gary@corbettheights.org	Castro/Upper West of Twin I

### 3. The organization has been in existence at least 24 months prior to the waiver request:

Corbett Heights Neighbors was established in July 2004 and newsletters that date back to January 2011 are available on its website.

Source 1: <http://www.corbettheights.org/p/welcome.html>

Source 2: <http://www.corbettheights.org/>

### 4. Corbett Heights Neighbors encompasses 32 Ord Street:

“Clayton Street, from Seventeenth Street to Market Street, both sides; Market Street, north side, from Clayton Street to Douglass Street; Douglass Street, from Market Street to Ord Court, both sides; Seventeenth Street, from Douglass Street to Clayton Street, both sides; Corbett Avenue, from Douglass Street to Iron Alley, both sides; **Ord Street, from Market Street to Ord Court, both sides**; Ord Court, from Douglass Street to Ord Street, both sides; Saturn Street, from Ord Street to Roosevelt Way, both sides; Roosevelt Way, from Saturn Street to 17th Street, both sides; Temple Street, from Saturn Street to 17th Street, both sides; Hattie Street, from Market Street to Corbett Avenue, both sides; Danvers Street, from Market Street to Corbett Avenue, both sides; erritt Street, both sides; Mars Street, both sides; Deming Street, both sides; Uranus Terrace, both sides.”

Source: <http://www.corbettheights.org/p/map.html>

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. \_\_\_\_\_, a conditional use authorization regarding (address) \_\_\_\_\_, District \_\_\_\_\_. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**(Attach copy of Planning Commission's Decision)**