

Free Recording Requested Pursuant to
Government Code Section 27383

When recorded, mail to:
Mayor's Office of Housing of the
City and County of San Francisco
1 South Van Ness Avenue, Fifth Floor
San Francisco, California 94103
Attn: Director

MEMORANDUM OF GROUND LEASE

This Memorandum of Ground Lease ("Memorandum") is entered into as of _____, 2013, by and between the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "City"), acting by and through the Mayor's Office Of Housing ("City"), and BROADWAY SANSOME ASSOCIATES L.P., a California limited partnership ("Tenant"), with respect to that certain Amended and Restated Ground Lease (the "Lease") dated _____, 2013, between City and Tenant.

Pursuant to the Lease, City hereby leases to Tenant and Tenant leases from City the real property more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The Lease shall commence on the date set forth above and shall end on the date which is 70 years from the date set forth above, unless terminated earlier or extended pursuant to the terms of the Lease.

This Memorandum shall incorporate herein all of the terms and provisions of the Lease as though fully set forth herein.

This Memorandum is solely for recording purposes and shall not be construed to alter, modify, amend or supplement the Lease, of which this is a memorandum.

This Memorandum may be signed by the parties hereto in counterparts with the same effect as if the signatures to each counterpart were upon a single instrument. All counterparts shall be deemed an original of this Memorandum.

Executed as of _____, 2013 in San Francisco, California.

TENANT:
BROADWAY SANSOME ASSOCIATES L.P.,
a California limited partnership

By: BROADWAY FAMILY APARTMENTS LLC,
a California limited liability company
Its managing general partner

By: CHINATOWN COMMUNITY DEVELOPMENT CENTER, INC.,
a California nonprofit public benefit corporation,
Its sole member

By: 
Norman Fong
Executive Director

CITY:
CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: 
Olson Lee
Director, Mayor's Office of Housing

By: 
~~John Updike~~ Andrico Penick *4/12/13*
Acting Director, Real Estate

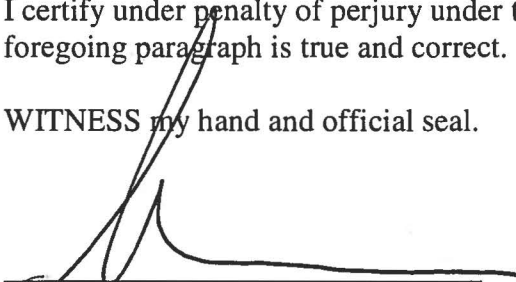
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

On April 15, 2013, before me, Gwenevere P. Sebay, Notary Public, personally appeared Olson Lee, Director, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature of Notary Public



OPTIONAL

Description of Attached Document: Broadway Sansome Associates, L.P.

Title of Type of Document: Memorandum of Ground Lease

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Olson Lee

Signer's Name: _____

Title: Director

Title: _____

Signer is Representing: MOH

Signer is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco }

On March 18, 2013 before me, Sean Gregory Sharp Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Norman Fong
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature Sean Gregory Sharp
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

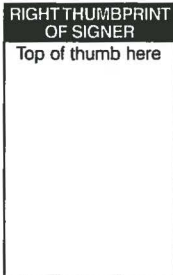
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

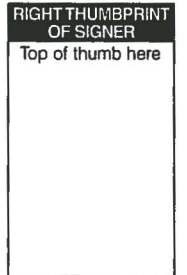
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

ACKNOWLEDGMENT

State of California
County of San Francisco)

On April 12, 2013 before me, Kathleen V. Bianchi, Notary Public
(insert name and title of the officer)

personally appeared Andrico Penick,
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 Kathleen V. Bianchi (Seal)



Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator

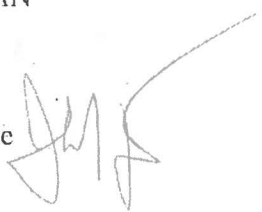


John Updike
Director of Real Estate

MEMORANDUM

TO: Andrico Penick
Special Assistant to the Director

CC: CHARLES SULLIVAN
Deputy City Attorney

FROM: JOHN UPDIKE
Director of Real Estate 

DATE: April 10, 2013

RE: Absence from Office; Delegation of Authority

I will be absent from the office on Thursday, April 11, 2013 through Sunday, April 14, 2013. In my capacity as the City's Director of Property, I hereby delegate to Andrico Penick authority to sign documents as Acting Director of Property during my absence.

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