

W330d

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Trumark Urban
Address: 90 New Montgomery, Suite 750
City: San Francisco
State: CA **ZIP:** 94105

CONFIRMED COPY of document 0014
07/03/2014, 2014J903855
on _____ with document 00_____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDERS

(Space Above This Line For Recorder's Use)

I (We) TUP Webster LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 0629, LOTS: 016, 017, 018, 012C, 034, 037, 038, 039, &040;

COMMONLY KNOWN AS: 2101-2155 Webster Street;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to **Conditional Use Application No. 2013.0227C** authorized by the Planning Commission of the City and County of San Francisco on **June 5, 2014**, as set forth in Planning Commission Motion No. 19166, for a **Planned Unit Development with 76 residential dwelling units by proposing to merge nine lots containing approximately 48,000 square feet, convert the existing eight-story residential building into a ten-story, 66-unit residential building and construct ten new townhomes within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District.**

The restrictions and conditions of which notice is hereby given are:

AUTHORIZATION

1. This authorization is for Conditional Use Authorization for a Planned Unit Development with 76 residential dwelling units by proposing to merge nine lots containing approximately 48,000

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square feet, convert the existing eight-story residential building into a ten-story, 66-unit residential building and construct ten new townhomes within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District; in general conformance with plans, dated June 5, 2014 and stamped "EXHIBIT B" included in the docket for Case No. 2013.0227C and subject to conditions of approval reviewed and approved by the Commission on May 14, 2014 under Motion No. 19166. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PERFORMANCE

2. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

RECORDATION OF CONDITIONS OF APPROVAL

3. 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 June 5, 2014 under Motion No. 19166.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

4. The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19166 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

5. 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.

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CHANGES AND MODIFICATIONS

6. 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.

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
8. **Open Spaces and Public Realm.** The project sponsor shall continue to work with the Planning Department on the proposed opens spaces, particularly the open spaces adjacent to Goldberg Lane and all public rights-of-way. Further development of these open spaces shall take into consideration such elements such as landscape structures, landscape planting plans and lighting.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
9. **Glazing.** Final glazing selection, particularly at the ground floor shall be subject to Department staff review and approval in order to ensure light maximum transparency and minimal reflectivity. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
10. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
11. **Street Trees.** A total of 25 street trees shall be proposed along Webster, Sacramento and Clay Streets. The Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

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AFFORDABLE UNITS

12. **Requirement.** Pursuant to Planning Code 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%). For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

13. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.
As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
 - a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
 - b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.
 - c. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

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PARKING AND TRAFFIC

14. **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
15. **Car Share.** Pursuant to Planning Code Section 166, no less than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
16. **Bicycle Parking (Residential Only).** The Project shall provide no fewer than 76 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING

17. **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
18. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s). For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
19. **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

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20. **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

OPERATION

21. **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/>
22. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

TUP Webster LLC

[Signature]
(Signature)

Arden Hearin
(Printed Name)

Dated: 7, 2, 2014 at San Francisco, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

State of California County of San Francisco ss.
On July 2, 2014 before me Gary Hirsch
Notary Public, personally appeared Arden Hearin
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]

Exhibit A

Legal Description of the Property

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

PARCEL ONE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 143 FEET AND 9 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
RUNNING THENCE EASTERLY ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL TWO:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 118 FEET AND 9 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
RUNNING THENCE EASTERLY ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL THREE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 93 FEET AND 9 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
RUNNING THENCE EASTERLY ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 150 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 28 FEET AND 9 INCHES, MORE OR LESS, TO A BULKHEAD, WHICH SAID BULKHEAD IS ALSO THE WESTERLY LINE OF A PRIVATE ALLEYWAY;
THENCE AT A RIGHT ANGLE SOUTHERLY 47 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 6 INCHES TO A POINT WHICH IS PERPENDICULARLY DISTANT 90 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 3 FEET AND 3 INCHES;
THENCE AT A RIGHT ANGLE SOUTHERLY 78 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL FOUR:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CLAY STREET, DISTANT THEREON 118 FEET AND 9 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
RUNNING THENCE WESTERLY ALONG SAID LINE OF CLAY STREET 25 FEET TO THE EASTERLY LINE OF AN ALLEY 3 FEET AND 3 INCHES WIDE;
THENCE AT A RIGHT ANGLE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALLEY 102 FEET AND 4-½ INCHES;

THENCE AT A RIGHT ANGLE EASTERLY 25 FEET;
AND THENCE AT A RIGHT ANGLE NORTHERLY 102 FEET AND 4-½ INCHES TO THE POINT OF
BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL FIVE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF WEBSTER STREET, DISTANT THEREON 103 FEET
NORTHERLY FROM THE NORTHERLY LINE OF SACRAMENTO STREET;
RUNNING THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET 25 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 118 FEET AND 9 INCHES;
THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 118 FEET AND 9 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL SIX:

BEGINNING AT A POINT ON THE EASTERLY LINE OF WEBSTER STREET, DISTANT THEREON 78 FEET
NORTHERLY FROM THE NORTHERLY LINE OF SACRAMENTO STREET;
RUNNING THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET 25 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 90 FEET AND 6 INCHES;
THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 90 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL SEVEN:

BEGINNING AT A POINT ON THE WESTERLY LINE OF WEBSTER STREET, DISTANT THEREON 28 FEET
NORTHERLY FROM THE NORTHERLY LINE OF SACRAMENTO STREET;
RUNNING THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET 50 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 90 FEET AND 6 INCHES;
THENCE AT A RIGHT ANGLE SOUTHERLY 50 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 90 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL EIGHT:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 93
FEET AND 9 INCHES WESTERLY FROM THE WESTERLY LINE OF WEBSTER STREET;
RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 103 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 103 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL NINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 90
FEET AND 6 INCHES WESTERLY FROM THE WESTERLY LINE OF WEBSTER STREET;
RUNNING THENCE WESTERLY ALONG SAID LINE OF SACRAMENTO STREET 3 FEET AND 3 INCHES;
THENCE AT A RIGHT ANGLE NORTHERLY 103 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 3 FEET AND 3 INCHES;
THENCE AT A RIGHT ANGLE SOUTHERLY 103 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL TEN:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CLAY STREET, DISTANT THEREON 118 FEET AND 9 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
RUNNING THENCE EASTERLY ALONG SAID LINE OF CLAY STREET 28.189 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 127 FEET AND 4-½ INCHES;
THENCE AT A RIGHT ANGLE WESTERLY 28.189 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 127 FEET AND 4-½ INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL ELEVEN:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF WEBSTER STREET WITH THE NORTHERLY LINE OF SACRAMENTO STREET;
RUNNING THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET 28 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 90 FEET AND 6 INCHES TO THE EASTERLY LINE OF AN ALLEY 3 FEET AND 3 INCHES WIDE;
THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID ALLEY 28 FEET TO THE NORTHERLY LINE OF SACRAMENTO STREET;
THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID NORTHERLY LINE OF SACRAMENTO STREET 90 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL TWELVE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 118 FEET AND 9 INCHES WESTERLY FROM THE WESTERLY LINE OF WEBSTER STREET;
RUNNING THENCE WESTERLY AND ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL THIRTEEN:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 143 FEET AND 9 INCHES WESTERLY FROM THE WESTERLY LINE OF WEBSTER STREET;
RUNNING THENCE WESTERLY AND ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL FOURTEEN:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 168 FEET AND 9 INCHES WESTERLY FROM THE WESTERLY LINE OF WEBSTER STREET;
RUNNING THENCE WESTERLY ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL FIFTEEN:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 193 FEET AND 9 INCHES WESTERLY FROM THE WESTERLY LINE OF WEBSTER STREET;
RUNNING THENCE WESTERLY AND ALONG SAID LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE EASTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL SIXTEEN:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SACRAMENTO STREET, DISTANT THEREON 168 FEET AND 9 INCHES EASTERLY FROM THE EASTERLY LINE OF FILLMORE STREET;
RUNNING THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SACRAMENTO STREET 25 FEET;
THENCE AT A RIGHT ANGLE NORTHERLY 128 FEET;
THENCE AT A RIGHT ANGLE WESTERLY 25 FEET;
THENCE AT A RIGHT ANGLE SOUTHERLY 128 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

PARCEL SEVENTEEN:

LOT 21C, BLOCK 629 AS DELINEATED AND DESIGNATED IN ASSESSOR'S MAP BOOK FILED ON OCTOBER 24, 1967, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 315.

APN: 05-0629-016-01
