

Free Recording Requested Pursuant to
Government Code Section 27383

Recording requested by and
when recorded mail to:
City and County of San Francisco
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, California 94103
Attn: Jonah Lee

-----Space Above This Line for Recorder's Use-----

777 Broadway
San Francisco, CA 94133
Assessor's Lot 0160, Block 031-032

1525-1529 Grant Avenue
San Francisco, CA 94133
Assessor's Lot 0103, Block 004

1204 Mason Street
San Francisco, CA 94133
Assessor's Lot 0191, Block 016

DECLARATION OF RESTRICTIONS

777 Broadway, 1525-1529 Grant Avenue, and 1204 Mason Street

THIS DECLARATION OF RESTRICTIONS ("Declaration") is made as of January 19, 2022, by **CCDC THROUGHLINE LLC**, a California limited liability company ("**Borrower**"), in favor of the **CITY AND COUNTY OF SAN FRANCISCO**, represented by the Mayor, acting through the Mayor's Office of Housing and Community Development (the "**City**").

RECITALS

A. The City is making a loan (the "Loan") to Borrower of Housing Trust Funds ("HTF") and Preservation and Seismic Safety ("PASS") funds to finance costs associated with the acquisition and rehabilitation of the real property described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property") as low- to moderate-income housing (the "Project"). The Loan is evidenced by, among other documents, a Loan

Agreement between the City and Borrower dated as of the date of this Declaration, as it may be amended from time to time (the "Agreement"). The Agreement is incorporated by reference in this Declaration as though fully set forth in this Declaration and is available through the Mayor's Office of Housing and Community Development ("MOHCD") at the address first specified in the recording request set forth above. Definitions and rules of interpretation set forth in the Agreement apply to this Declaration.

B. Pursuant to the Agreement, Borrower has agreed to comply with certain affordability and other use and occupancy restrictions (collectively, the "**Regulatory Obligations**"), commencing on the Agreement Date, and continuing for as long as the Project or any modification of the Project remains in existence, but in any event no event less than seventy five (75) years from the date the Deed of Trust is recorded in the Official Records of San Francisco County (the "**Compliance Term**"), even if the Loan is repaid or otherwise satisfied or the Deed of Trust is reconveyed. Borrower's covenants and agreements described in this Declaration are a material part of the consideration for the City in making the Loan, and without Borrower's agreement to subject the Property to the Regulatory Obligations even after the Loan is satisfied, the City would be unwilling to make the Loan to Borrower.

AGREEMENT

Now, therefore, in consideration of the City's providing the Loan in accordance with the City Documents, Borrower agrees as follows:

1. Definitions. Any capitalized terms in this Declaration that are not defined herein shall have the meaning set forth in the Agreement. In the event of any conflict between the terms of this Declaration and the terms of the Agreement, the terms of the Agreement (including the following defined terms) shall control unless otherwise expressly stated. As used in this Declaration, the following words and phrases have the following meanings:

(a) "**CDBG**" means Community Development Block Grant funds contracted with the United States Department of Housing and Urban Development ("HUD") pursuant to Title I of the Housing and Community Development Act of 1974 (42 U.S.C. §§ 5301 *et seq.*).

(b) "**HTF**" means Housing Trust Funds as approved by 2012 Proposition C.

(c) "**Median Income**" means median income as published annually by MOHCD, derived from the Income Limits determined by HUD for the San Francisco area, adjusted solely for household size, but not high housing cost area, also referred to as "Unadjusted Median Income".

(d) "**PASS**" means the Preservation and Seismic Safety program

(e) "**Qualified Tenant**" means a household occupying of the Project that has certified and been approved as earning no more than the maximum permissible annual income

level allowed by the Agreement and that has entered into a lease with Borrower in a form approved by City.

(f) "**Rent**" means the monthly sum charged to Qualified Tenants for rent in accordance with this Declaration.

(g) "**Severely Rent Burdened**" means a Qualified Tenant household paying monthly Rent that is fifty percent (50%) or more of its gross monthly income (as shown on the Qualified Tenant's income certification required by Section 5 and confirmed by MOHCD).

(h) "**Unit**" means any residential rental unit within the Project.

2. Regulatory Obligations. Borrower must comply with the Regulatory Obligations through the expiration of the Compliance Term, including without limitation those described in this Declaration, regardless of any reconveyance of the Deed of Trust.

3. Affordability and Restrictions.

(a) Restrictions. The Project may be occupied only by Qualified Tenants and their households. As provided in Section 7.2(b) of the Agreement, a Qualified Tenant may not be required to vacate the Unit due to subsequent rises in household income. In no event shall any Qualified Tenant be required to pay Rent in excess of 30% of 120% Median Income except as provided in Section 4(c).

(b) Rents on Agreement Date. Required Rents for the Units as of the Agreement Date shall be as follows:

Unit Number	Unit Size	Rent (monthly payments) as of the Agreement Date
Bayside 102, 103, 104, 105, 106, 107, 108, 109, 110, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310	Studio	30% of Median Income
Tower 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35	SRO	50% of Median Income
Consortia 1, 3, 4, 5, 6, 9, 11, 12, 14, 15, 16, 18, 19, 21, 22, 24, 25	Studio	60% of Median Income

Consortia 2, 8, 10, 17, 20, 26	1BR	60% of Median Income
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(c) Vacancies after the Agreement Date. After the Agreement Date, the Rent for each Unit that becomes vacant shall be set at the amount necessary to bring the Project's combined average Rents for all Units as close as is possible to the amount calculated as 30% of 80% Median Income, but no more than 30% of 120% Median Income.

4. Rent Adjustments and Restrictions. Rent for all Units shall be increased annually on the anniversary of the Agreement Date by the greater of: (x) the percentage change in annual operating expenses, up to a maximum of 3.5%; or (y) 2%, except as follows:

(a) Severely Rent Burdened Qualified Tenants. If the Rent increase described in this Section 4 results in any Qualified Tenant household becoming Severely Rent Burdened, Borrower is not required to increase the Rent of the Severely Rent Burdened Qualified Tenant until such time as the Qualified Tenant is no longer Severely Rent Burdened, provided that: (i) Borrower first demonstrates to the satisfaction of MOHCD, in MOHCD's sole discretion, that the Project maintains short- and long-term financial sustainability in the form of positive cash flow, adequately funded reserves, and other indicators as MOHCD may reasonably request; (ii) at each annual income recertification, the ability of all households to pay required rent increases will be reassessed, as will the Borrower cash flow, to ensure short- and long-term financial sustainability if Borrower elects not to impose the required annual Rent increase for any Severely Rent Burdened Qualified Tenant; and (iii) all Regulatory Obligations continue to be met. Similarly, if the circumstances described in this subsection are met, a Unit becomes vacant and a Qualified Tenant demonstrates to Borrower that it is Severely Rent Burdened, Borrower may reduce such Qualified Tenant's Rent to a level no lower than 40% of that Qualified Tenant's gross monthly income, thus resulting in a higher Rent that will be required for the vacant Unit. If more than one Qualified Tenant is eligible for such a Rent reduction, the reduction shall be equally distributed among such eligible Qualified Tenants.

(b) Recovery of Project Expenses. With the City's prior written approval, Rent increases for Units exceeding the amounts permitted under the first sentence of Section 4 may be permitted once annually in order to recover increases in approved Project Expenses, provided that: (i) in no event may single or aggregate Rent increases exceed ten percent (10%) per year unless such an increase is contemplated in a City-approved temporary relocation plan or is necessary due to the expiration of Section 8 or other rental subsidies; and (ii) Rents for each Unit may in no event exceed 30% of 120% Median Income. The City's approval for such Rent increases under this subsection shall not be unreasonably withheld.

(c) Rent Subsidy Programs. For those households that hold rent subsidy vouchers, such as Section 8 and VASH, on an annual basis Borrower shall request and use best efforts to receive an increase in contract rent equivalent to the percentage change in Fair Market Rent or equivalent payment standard, whichever is greater. For any Qualified Tenant

participating in a rent or operating subsidy program where the rent charged is calculated as a percentage of household income, adjustments to Rent charged may be made according to the rules of the relevant subsidy program, provided that the Qualified Tenant paid portion of Rent does not exceed 30% of 120% Median Income. For any Qualified Tenant that becomes ineligible to continue participating in a rent or operating subsidy program, there is no limit on the increase in Rent charged as long as it does not exceed 30% of 120% Median Income.

(d) Recovery of Property Tax Increases. In addition to the Rent increases contemplated in this Section 4 and with the City's prior written approval, if a Qualified Tenant's household income exceeds eighty percent (80%) of California Median Income (as published by the California Department of Housing and Community Development) during occupancy of a Unit, Borrower may adjust the charges for Rent for such Qualified Tenant to absorb the amount of property taxes attributable to the Qualified Tenant's Unit as a result of the loss of the State of California's welfare exemption for low-income housing properties. The City may, in its sole discretion, require that Rent increases allowed under this subsection be implemented over a period of time in order to reduce the burden on an existing Qualified Tenant. Rents charged under this subsection may not exceed 30% of 120% Median Income. The City's approval for such Rent increases shall not be unreasonably withheld. If such Qualified Tenant's household income subsequently decreases and the Unit becomes eligible for the California welfare property tax exemption, Borrower may reduce such Qualified Tenant's Rent by the amount of property tax savings attributable to the Qualified Tenant's Unit, as provided in Section 4(b).

(e) Excess Rent. If Borrower increases Rents or offers a vacant Unit for rent at a rate that exceeds the rules described in this Declaration, the resulting excess cash flow will be paid by Borrower to the Qualified Tenants who were overcharged, and Borrower's actions will constitute an Event of Default pursuant to Section 19 of the Agreement.

5. Certification.

(a) As a condition to initial occupancy, each person who desires to be a Qualified Tenant in the Project must sign and deliver to Borrower a certification in the form attached to the Loan Agreement as Exhibit C, in which the prospective Qualified Tenant certifies that he/she or his/her household qualifies as a Qualified Tenant, which certification is reviewed and approved by Borrower and the City. In addition, each person must provide any other information, documents or certifications deemed necessary by the City to substantiate the prospective tenant's income. Certifications provided to and accepted by the San Francisco Housing Authority will satisfy this requirement.

(b) Each Qualified Tenant in the Project must recertify its household income to Borrower annually.

(c) Income certifications with respect to each Qualified Tenant who resides in a Unit or resided therein during the immediately preceding calendar year must be maintained

on file at Borrower's principal office, and Borrower must file copies thereof with the City promptly upon request by the City.

6. Nondiscrimination. Borrower agrees not to discriminate against or permit discrimination against any person or group of persons because of race, color, creed, national origin, ancestry, age, sex, sexual orientation, disability, gender identity, height, weight, source of income or acquired immune deficiency syndrome (AIDS) or AIDS related condition (ARC) in the operation and use of the Project except to the extent permitted by law or required by any other funding source for the Project. Borrower agrees not to discriminate against or permit discrimination against Qualified Tenants using Section 8 certificates or vouchers or assistance through other rental subsidy programs.

7. Remedies. During the Compliance Term the City may rely on the Deed of Trust and/or this Declaration, in the City's discretion, to enforce any of the City's rights under the City Documents.

8. Covenants Run with the Land. This Declaration and the Regulatory Obligations constitute covenants running with the land and bind successors and assigns of Borrower and any non-borrower owner of the Property. In the event that Borrower fails to comply with the Regulatory Obligations to the City's satisfaction, in its sole discretion, within thirty (30) days of Borrower's receipt of notice from the City to so comply, the City at its option may exercise any rights available at equity or in law, including, without limitation, institute an action for specific performance. Borrower shall pay the City's costs in connection with the City's enforcement of the terms of this Declaration, including, without limitation, the City's attorneys' fees and costs.

Borrower has executed this Declaration as of the date first written above.

BORROWER

CCDC THROUGHLINE, LLC,
a California limited liability company

By: Chinatown Community Development Center
a California nonprofit public benefit corporation
Its: Managing Member

By: _____
Name: _____
Title: _____

ALL SIGNATURES MUST BE NOTARIZED

EXHIBIT A

Legal Description of the Property

THE FOLLOWING LAND SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Commencing at the point of intersection of the Northerly line of Washington Street and the Easterly line of Mason Street; running thence Easterly and along said line of Washington Street 46 feet; thence at a right angle Northerly 68 feet 9 inches; thence at a right angle Easterly 22 feet 9 inches, thence at a right angle Northerly 22 feet 11 inches; thence at a right angle Westerly 68 feet 9 inches to the Easterly line of Mason Street; thence at a right angle Southerly along said line of Mason Street 91 feet 8 inches to the to the point of commencement.

Being part of 50 Vara Lot No. 338 in Block No. 160.

Assessor's Lot 016; Block 0191

Street Address:
1204 Mason Street

EXHIBIT B

(Legal Description of the Property)

THE FOLLOWING LAND SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Beginning at a point on the westerly line of Grant Avenue (formerly Dupont Street), distant thereon 97 feet, 6 inches Northerly from the Northerly line of Union Street; running thence along said Westerly line of Grant Avenue 40 feet; thence at a right angle Westerly 98 feet, 9 inches; thence at a right angle Southerly and parallel with said Westerly line of Grant Avenue 40 feet; thence at a right angle Easterly 98 feet, 9 inches to said Westerly line of Grant Avenue and the point of beginning.

Being a portion of Vera Lot No. 413, in Block No. 106

Assessor's Lot 004; Block 0103

Street Address:

1525 Grant Avenue

EXHIBIT C

(Legal Description of the Property)

THE FOLLOWING LAND SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Leasehold estate as created by that certain lease dated September 26, 1989, made by and between The Housing Authority of the City and County of San Francisco, as lessor, and Bayside Elderly Housing Corporation, a California non-profit public benefit corporation, as lessee, for the term of 75 years and upon the terms and conditions contained in said lease and subject to provisions contained in the lease which limit the right of possession, Memorandum of Lease thereof recorded September 28, 1989 in Reel E966 of Official Records, Image 1481 under Recorder's Serial Number E441261, in and to the following:

PARCEL 1;

All of that certain Lot 32 (Parcel B) as shown on Map entitled, "Parcel Map Showing the Subdivision of Lot 29" which Map was filed for record, in the Office of the Recorder of the City and County of San Francisco, California, on April 7, 1989, in Book 39 of Parcel Maps, Pages 21 and 22.

PARCEL 2;

Easements for the benefit and use of Parcel 1 over Lot 31 (Parcel A) as shown on that certain Map entitled, "Parcel Map Showing the Subdivision of a Portion of Lot 29" which Map was filed for record, in the Office of the Recorder of the City and County of San Francisco, State of California, on April 7, 1989, in Book 39 of Parcel Maps, at Page 23 and 22, described as follows;

EASEMENT B-1 (Lobby Area)

Beginning at the intersection of the Southerly line of Broadway and the Westerly line of Cordelia Street, which point is hereinafter referred to as Point "A"; thence Southerly along said Westerly line of Cordelia Street, 29.00 feet; thence at a right angle Westerly 22.996 feet; thence deflecting 45° to the right, 3.30 feet; thence deflecting 45° to the right and proceeding Northerly 4.335 feet; thence deflecting 45° to the right, 2.83 feet; thence deflecting 45° to the left and proceeding Northerly, 20.33 feet to the Southerly line of Broadway; thence Easterly along said Southerly line, 23.33 feet to the point of beginning.

EASEMENT B-2 (Refuse Area)

Commencing Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 45.67 feet to the true point of beginning; thence Southerly along said Westerly line 10.00 feet; thence at a right angle Westerly, 22.00 feet; thence at a right angle Northerly, 10.00 feet; thence at a right angle Easterly, 22.00 feet to the true point of beginning.

EASEMENT B-3 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 72.50 feet to the true point of beginning; thence Southerly along said

Westerly line 1.00 foot; thence at a right angle Westerly, 4.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle 8.00 feet Easterly to the true point of beginning.

EASEMENT B-4 (Structural Support)

Commencing at Point "A" as hereinbefore described; thence Southerly along the Westerly line of Cordelia Street, 72.50 feet; thence at a right angle Westerly, 11.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 3.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 3.00 feet Easterly to the true point of beginning.

EASEMENT B-5 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 99.50 feet to the true point of beginning; thence Southerly along said Westerly line, 1.00 foot; thence at a right angle Westerly, 4.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle 4.00 feet Easterly to the true point of beginning.

EASEMENT B-6 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 19.50 feet; thence at a right angle Westerly, 11.50 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 3.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 3.00 feet Easterly to the true point of beginning.

EASEMENT B-7 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 126.50 feet to the true point of beginning; thence Southerly along said Westerly line, 1.00 foot; thence at a right angle Westerly, 4.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 4.00 feet Easterly to the true point of beginning.

EASEMENT B-8 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 126.50 feet; thence at a right angle Westerly, 18.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 3.50 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 3.50 feet Easterly to the true point of beginning.

EASEMENT B-9 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 153.50 feet to the true point of beginning; thence Southerly along said Westerly line, 1.00 foot; thence at a right angle Westerly, 4.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 4.00 feet Easterly to the true point of beginning.

EASEMENT B-10 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line

of Cordelia Street, 153.50 feet; thence at a right angle Westerly, 10.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 3.50 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 3.50 feet Easterly to the true point of beginning.

EASEMENT B-11 (Structural Support)

Commencing at Point "A" as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 10.50 feet; thence at a right angle Westerly, 47.3, feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 2.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 2.00 feet Easterly to the true point of beginning.

EASEMENT B-12 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 11.50 feet; thence at a right angle Westerly, 59.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 4.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 4.00 feet Easterly to the true point of beginning.

EASEMENT B-13(Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 45.50 feet; thence at a right angle Westerly, 47.23 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 2.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 2.00 feet Easterly to the true point of beginning.

EASEMENT B-14 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 45.50 feet; .thence at a right angle Westerly, 59.00 feet to the true point of beginning; thence Southerly, parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 6.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle 6.00 feet Easterly to the true point of beginning.

EASEMENT B-15 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence .Southerly along the Westerly line of Cordelia Street, 72.00 feet; thence at a right angle Westerly, 46.03 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.50 feet; thence at a right angle Westerly, 2.50 feet; thence at a right angle Northerly, 1.50 feet; thence at a right angle, 3.50 feet Easterly to the true point of beginning.

EASEMENT B-16 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly alone the Westerly line of Cordelia Street, 72.50 feet; thence at a right angle Westerly, 59.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 6.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a

right angle, 6.00 feet Easterly to the true point of beginning.

EASEMENT B-17 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 09.50 feet; thence at a right angle Westerly, 47.22 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 2.00 feet; thence et a right angle Northerly, 1.00 foot; thence at a right angle, 2.00 feet Easterly to the true point of beginning.

EASEMENT B-18 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 14.40 feet; thence at a right angle Westerly, 59.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 6.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 4.00 feet Easterly to the true point of beginning.

EASEMENT B-19 (Structural Support)

Commencing at Point "A". as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 126.50 feet; thence at a right angle Westerly, 47.83 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 2.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 2.00 feet Easterly to the true point of beginning.

EASEMENT B-20 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 126.50 feet; thence at a right angle Westerly, 59.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 6.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 6.00 feet Easterly to the true point of beginning.

EASEMENT B-21 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 153.50 feet; thence at a right angle Westerly, 46.03 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence at a right angle Westerly, 2.50 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 2.59 feet Easterly to the true point of beginning.

EASEMENT B-22 (Structural Support)

Commencing at Point "A", as hereinbefore described, thence Southerly along the Westerly line of Cordelia Street, 153.50 feet; thence at a right angle Westerly, 59.00 feet to the true point of beginning; thence Southerly parallel with the Westerly line of Cordelia Street, 1.00 foot; thence et a right angle Westerly, 4.00 feet; thence at a right angle Northerly, 1.00 foot; thence at a right angle, 4.00 feet Easterly to the true point of beginning.

The bottom elevation of all easements, B-1 through B-22, as described above, is elevation

89.00; and the elevation of the top all easements is elevation 98.00. Elevations are on City of San Francisco Datum.

Assessor's Lot 032; Block 0160

Street Address:
777 Broadway