

March 8, 2021

Application for Parcel Map Subdivision

City and County Surveyor  
Department of Public Works  
Bureau of Street-Use & Mapping  
49 South Van Ness Avenue, 9th Floor  
San Francisco, CA 94103

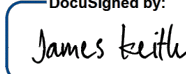
Dear Sir:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, I the undersigned subdivider, hereby submit to you for your review and processing a proposed Parcel Map Subdivision, together with the Parcel Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Midtown Lands, LLC

James Keith

DocuSigned by:  
  
8D273A40C2184AD...

3/8/2021

Attachment: Application Packet

**D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION**Property Address: Palo Alto ext AvenueAssessor's Block: 2724 Lot Number(s): 002For DPW-BSM use only  
ID No.:

<b>Owner:</b>			
Name:	Midtown Lands, LLC		
Address:	1888 Geneva Avenue #407 San Francisco, CA 94134		
Phone:	(415) 317-2039	E-mail:	jimkeith132@yahoo.com
<b>Attorney's Information: (If Any)</b>			
Name:			
Address:			
Phone:		E-mail:	
<b>Surveyor preparing the subdivision map:</b>			
Name:	Transamerican Engineers		
Address:	1390 Market Street, Suite 201 San Francisco, CA 94102		
Phone:	(415) 553-4092	E-mail:	info@transamericanengineers.com
<b>Subdivider: (If different from owner)</b>			
Name:			
Address:			

Existing number of lots: One Proposed number of lots: TwoThis subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)**STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO**I (We) James Keith  
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/8/2021 Signed: 

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



## E. PARCEL MAP / FINAL MAP SUBDIVISION APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only:	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No	OK?				DPW	DCP	DBI **	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [DPW copies: 3-BSM Mapping; 1-City Planning] Note: One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 8)	4	3	1	1*	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	Four (4) copies of Tentative Final Map [DPW copies: 3-BSM Mapping; 1-City Planning] Note: One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 8)	4	3	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$_____)	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>		5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input checked="" type="checkbox"/> Adjoiners	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Current 3R Report, see item number 6 page 9 for details	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Neighborhood notification package for Tentative Map decision <input checked="" type="checkbox"/> 300-Foot Radius Map <input checked="" type="checkbox"/> Address List <input checked="" type="checkbox"/> Envelopes	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code]  <input type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo of rear of property	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.	Submit the following for review by Department of Building Inspection, If required. See page 9.  Completed Form Number 2.	1			1*	Form No. 2

**\* ADDITIONAL COPY TO DBI – SEE REQUIREMENTS PAGE 9, ITEM 10**

**G. FORMS**

# Form No. 1

## **Proposition "M" Findings Form**

### **The Eight Priority Policies of Section 101.1 of the San Francisco Planning Code**

Date: 03/08/2021

City Planning Case No. \_\_\_\_\_ (if available)

Address NAAssessor's Block 2724 Lot(s) 002Proposal: lot split**EIGHT PRIORITY GENERAL PLAN POLICIES**

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

**INSTRUCTIONS TO APPLICANTS:** Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

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

~~This proposed lot split of a vacant RH1-D zoned lot would not negatively impact~~ neighborhood retail . It would marginally increase demand from the increase in potential customers.

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

~~The proposed lot split would create two additional lots that would be more in keeping~~ with the character of the neighborhood than one oversized lot of nearly 10,000 sqft.

3. That the City's supply of affordable housing be preserved and enhanced;

~~The city's supply of affordable housing would not be impacted by this proposed lot split. To the extent that more supply makes all properties more affordable it could marginally help general affordability.~~

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

~~A lot split creating the potential for two single family homes would not overburden Muni service. This property is surrounded by vacant land with ample parking~~

5. 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 is a proposal for a lot split in an RH1-D neighborhood and thus would have no impact on the displacement of industrial or service sectors.~~

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

~~Any construction on this site would be required to meet the most recent and most rigorous standards for earthquake preparedness.~~

7. That landmarks and historic buildings be preserved; and

~~NA none present.~~

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

~~This parcel is vacant land and would not impact any parks or open space areas sunlight or vistas.~~

DocuSigned by:

*James Keith*

Signature of Applicant

3/8/2021

Date



CONRAD KEITH  
1888 GENEVA AVE, UNIT 407  
SAN FRANCISCO, CA 94134

103

11-8166/3210  
38

14 March 2021  
DATE

PAY TO THE  
ORDER OF

S.F.D.P.W.

\$10,939<sup>00</sup>/<sub>100</sub>

tenthousand nine hundred thirty nine<sup>00</sup>/<sub>100</sub> DOLLARS

Photo  
Safe  
Deposit®  
Details on back

FIRST REPUBLIC BANK

139 South El Camino Real  
Millbrae, CA 94030  
Ph 888-408-0288 Customer Care

FOR

Lot 2 split

Conrad Keith

⑆321081669⑆ 80007119805⑈ 00103

JK FAMILY MIDTOWN  
1888 GENEVA AVE NO 407  
SAN FRANCISCO, CA 94134

Date 3/10/21

1021  
90-203/1211

PAY TO THE  
ORDER OF

SEDPW

\$ 250.00

+ two hundred fifty <sup>00</sup>/<sub>100</sub>

Dollars

 **Mechanics Bank**  
Where Relationships Matter  
PH 800.797.6324

MEMO 2724002 split

MP  AUTHORIZED SIGNATURE

⑆ 1 2 1 1 0 2 0 3 6 ⑆ 1 0 2 1 3 5 0 5 1 3 3 4 5 5 ⑆

JK FAMILY MIDTOWN  
1888 GENEVA AVE NO 407  
SAN FRANCISCO, CA 94134

Date 3/10/21

1021  
90-203/1211


PAY TO THE  
ORDER OF

SEDPW

\$ 250.00

+ two hundred fifty <sup>00</sup>/<sub>100</sub>

Dollars

 **Mechanics Bank**  
Where Relationships Matter  
PH 800.797.6324

MEMO 2724002 split

MP  AUTHORIZED SIGNATURE

⑆121102036⑆1021 3505133455⑈

## EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

BEGINNING at the Southwesterly corner of the lands formerly of Commercial Centre Realty Co. et al, formerly owned by J. H. Collamore, said point being also the Northwestern corner of lands formerly of Mary L. Craig; thence North 19° 59' 10" West 66.19 feet; North 38° 39' 40" West 64.03 feet; North 52° 45' 50" West 62.80 feet; North 57° 36' West 61.59 feet; North 49° 29' 50" West 63.13 feet; North 37° 57' 20" West 63.41 feet; North 19° 17' 20" West 63.57 feet; North 5° 31' 40" East 62.29 feet; North 9° 54' 20" West 63.95 feet; North 36° 19' 40" West 126.61 feet; North 5° 31' 40" West 62.29 feet; North 13° 48' 50" East 62.82 feet and North 20° 49' 30" East 111.20 feet to the Southeasterly corner of the parcel of land described in the Deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, dated October 30, 1941, recorded December 23, 1941, in [Book 3838 of Official Records, Page 205](#), in the Office of the Recorder of the City and County of San Francisco, State of California; thence along the Southeasterly and Northeasterly lines of last said parcel so described, North 20° 49' 30" East 181.16 feet and North 74° 45' 30" West 868.33 feet to the Southeasterly line of Clarendon Avenue; thence Northeasterly along said Southeasterly line of Clarendon Avenue the following courses and distances: Northeasterly along a curve to the right with a radius of 670 feet and a central angle of 4° 28' 30", a distance of 52.329 feet; thence North 29° 34' East tangent to the preceding curve, 229.63 feet; thence Northeasterly on a curve to the left whose center bears North 60° 26' West 481.50 feet and whose central angle is 28° 22' 10" 238.41 feet; thence Northeasterly on a curve to the right whose center bears South 88° 48' 10" East 491.76 feet and whose central angle is 21° 26' 50" 184.08 feet; thence North 22° 38' 40" East 90 feet; thence Northeasterly on a curve to the right whose center bears South 67° 21' 20" East 963.88 feet and whose central angle is 7° 52' 30" 132.48 feet; thence North 30° 31' 10" East 150 feet; thence Northeasterly on a curve to the left whose center bears North 59° 28' 50" West 645.29 feet and whose central angle is 25° 39' 30" 288.98 feet; thence Northeasterly on a curve to the right whose center bears South 85° 08' 20" East 342.18 feet and whose central angle is 30° 02' 40" 179.43 feet; thence Northeasterly on a curve to the right whose center bears South 55° 05' 40" East 937.41 feet and whose central angle is 38° 27' 629.08 feet to a point on the Westerly boundary line of Clarendon Heights; thence leaving said Southeasterly line of Clarendon Avenue and running along said Westerly boundary line of Clarendon Heights South 0° 15' West 566.02 feet to a point on the Westerly extremity of Palo Alto Avenue (formerly Twentieth Street); thence along said Westerly extremity of Palo Alto Avenue and along the Westerly boundary line of lands of the City and County of San Francisco known as Twin Peaks Reservoir Tract, and along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore South 0° 07' 40" West 2402.06 feet to the point of beginning.

EXCEPTING Therefrom those portions thereof hereinafter called "Tract X" and "Parcel V", conveyed to Adolph G. Sutro by deed from Emma L. Merritt dated October 31, 1929, and recorded in the Office of the Recorder of the City and County of San Francisco, State of California, December 18, 1929, in [Book 1959 of Official Records at Page 194](#), and particularly described as follows:

TRACT X: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain "Map entitled Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence along said Westerly boundary line South 0° 14' 59" West 144.201 feet; thence South 0° 07' 40" West 600 feet; thence South 60° 31' 40" West 257 feet; thence South 81° 31' 40" West 112 feet; thence North 26° 18' 20" West 75.50 feet; thence North 17° 18' 20" West 212.80 feet; thence North 15° 11' 40" East 63 feet; thence North 38° 41' 40" East 89.20 feet; thence North 51° 14' 00" East 76.94 feet; thence North 0° 14' 59" East 208.975 feet; thence South 89° 45' 01" East 100 feet; thence North 0° 14' 59" East 230 feet; thence South 89° 45' 01" East 200 feet to the point of commencement.

PARCEL V: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain Map entitled "Map of Subdivision No. 2 of Clarendon Heights" filed in the office of the Records of the City and County of San Francisco, State of California, on February 18, 1891, and recorded in Map Book No. 1, Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence at right angles to said Westerly boundary line North 89° 45' 01" West 9.396 feet to the true point of commencement of the property to be described; running thence Northwesterly, Westerly and Southwesterly along a curve to the left with a radius of 100 feet, central angle 100° 0' 52", the center of which said curve bears South 67° 46' 28" West from the point of commencement, a distance of 174.558 feet; thence South 57° 45' 36" West, tangent to the preceding curve, a distance of 203.599 feet; thence Southwesterly, Westerly and Northwesterly along a curve to the right with a radius of 50 feet and a central angle of 83° 29' 52", tangent to the preceding curve, 77 feet, more or less, to a point of a compound curve, the centers of the two curves bearing North 51° 15' 28" East from the point of tangency; thence running Northwesterly, Northerly and Northeasterly along a curve to the right with a radius of 238.628 feet tangent to, the preceding curve, a distance of 310 feet, more or less to a curve line which is hereinafter referred to as "curve Z" (said curve Z begins at a point on the Westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 3.044 feet Southerly from the Southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned and runs from said point of beginning Southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South 16° 38' 40" East from said point of beginning); thence Southwesterly along said curve "Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet Westerly from the second preceding course of 310 feet, more, or less; thence Southerly and Southeasterly along a curve to the left with a radius of 288.628 feet concentric with the said second preceding course, a distance of 225 feet, more or less, to a point of a compound curve from which point the centers of the two curves bear North 51° 15' 28" East; thence Southeasterly, Easterly and Northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet Southeasterly from the course "South 57° 45' 36" West 203.599 feet" hereinbefore mentioned; thence North 57° 45' 36" East, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet Westerly from the said Westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence Northerly and parallel with said Westerly boundary line 41 feet, more or less, to a line



drawn at right angles to said Westerly boundary line from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence at a right angle Easterly 65 feet, more or less, to the third preceding course (North 57° 45' 36" East 119 feet, more or less) produced; thence North 57° 45' 36" East 4 feet, more or less, to a point of tangency of a curve concentric with the first course of this description and radially distant 50 feet Southerly therefrom; thence Easterly along a curve to the right with a radius of 50 feet, and a central angle of 72° 37' 06", tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the Westerly boundary line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence Easterly along the line so drawn 60.174 feet to the true point of commencement.

Also excepting therefrom that portion granted to City and County of San Francisco, a municipal corporation, by Deed dated June 19, 1957 and recorded June 27, 1957 in [Book 7099 of Official Records, Page 322](#), Instrument No. F84011.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated April 22, 1957 and recorded July 16, 1957 in [Book 7110 of Official Records, Page 250](#).

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated July 16, 1958 and recorded July 22, 1958 in [Book 7332 of Official Records, Page 527](#).

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 5, filed April 19, 1957 in [Book "R" of Maps, Pages 92 to 94](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 4, filed August 14, 1956 in [Book "R" of Maps, Pages 79 to 81](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 3, filed June 8, 1955 In [Book "R" of Maps, Pages 68 to 70](#), San Francisco County Records.

Assessor's Lot 002; Block 2724, and a portion of Lot 004; Block 2724



**OLD REPUBLIC**  
TITLE COMPANY

275 Battery Street, Suite 1500  
San Francisco, CA 94111  
(415) 397-0500 Fax: (415) 397-0199

## PRELIMINARY REPORT

Our Order Number 0227023024A-HK

REUBEN, JUNIUS & ROSE, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104

Attention: KEVIN ROSE

When Replying Please Contact:

Harold Kan  
HKan@ortc.com  
(415) 397-0500

Property Address:

Lots 002 & 004, Block 2724, San Francisco, CA 94114

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 16, 2021, at 7:30 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227023024A-HK

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Midtown Lands, LLC, a California limited liability company

The land referred to in this Report is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

BEGINNING at the Southwesterly corner of the lands formerly of Commercial Centre Realty Co. et al, formerly owned by J. H. Collamore, said point being also the Northwesterly corner of lands formerly of Mary L. Craig; thence North 19° 59' 10" West 66.19 feet; North 38° 39' 40" West 64.03 feet; North 52° 45' 50" West 62.80 feet; North 57° 36' West 61.59 feet; North 49° 29' 50" West 63.13 feet; North 37° 57' 20" West 63.41 feet; North 19° 17' 20" West 63.57 feet; North 5° 31' 40" East 62.29 feet; North 9° 54' 20" West 63.95 feet; North 36° 19' 40" West 126.61 feet; North 5° 31' 40" West 62.29 feet; North 13° 48' 50" East 62.82 feet and North 20° 49' 30" East 111.20 feet to the Southeasterly corner of the parcel of land described in the Deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, dated October 30, 1941, recorded December 23, 1941, in [Book 3838 of Official Records, Page 205](#), in the Office of the Recorder of the City and County of San Francisco, State of California; thence along the Southeasterly and Northeasterly lines of last said parcel so described, North 20° 49' 30" East 181.16 feet and North 74° 45' 30" West 868.33 feet to the Southeasterly line of Clarendon Avenue; thence Northeasterly along said Southeasterly line of Clarendon Avenue the following courses and distances: Northeasterly along a curve to the right with a radius of 670 feet and a central angle of 4° 28' 30", a distance of 52.329 feet; thence North 29° 34' East tangent to the preceding curve, 229.63 feet; thence Northeasterly on a curve to the left whose center bears North 60° 26' West 481.50 feet and whose central angle is 28° 22' 10" 238.41 feet; thence Northeasterly on a curve to the right whose center bears South 88° 48' 10" East 491.76 feet and whose central angle is 21° 26' 50" 184.08 feet; thence North 22° 38' 40" East 90 feet; thence Northeasterly on a curve to the right whose center bears South 67° 21' 20" East 963.88 feet and whose central angle is 7° 52' 30" 132.48 feet; thence North 30° 31' 10" East 150 feet; thence Northeasterly on a curve to the left whose center bears North 59° 28' 50" West 645.29 feet and whose central angle is 25° 39' 30" 288.98 feet; thence Northeasterly on a curve to the right whose center bears South 85° 08' 20" East 342.18 feet and whose central angle is 30° 02' 40" 179.43 feet; thence Northeasterly on a curve to the right whose center bears South 55° 05' 40" East 937.41 feet and whose central angle is 38° 27' 629.08 feet to a point on the Westerly boundary line of Clarendon Heights; thence leaving said Southeasterly line of Clarendon Avenue and running along said Westerly boundary line of Clarendon Heights South 0° 15' West 566.02 feet to a point on the Westerly extremity of Palo Alto Avenue (formerly Twentieth Street); thence along said Westerly extremity of Palo Alto Avenue and along the Westerly boundary line of lands of the City and County of San Francisco known as Twin Peaks Reservoir Tract, and along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore South 0° 07' 40" West 2402.06 feet to the point of beginning.

EXCEPTING Therefrom those portions thereof hereinafter called "Tract X" and "Parcel V", conveyed to Adolph G. Sutro by deed from Emma L. Merritt dated October 31, 1929, and recorded in the Office of the Recorder of

the City and County of San Francisco, State of California, December 18, 1929, in [Book 1959 of Official Records at Page 194](#), and particularly described as follows:

TRACT X: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain "Map entitled Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence along said Westerly boundary line South  $0^{\circ} 14' 59''$  West 144.201 feet; thence South  $0^{\circ} 07' 40''$  West 600 feet; thence South  $60^{\circ} 31' 40''$  West 257 feet; thence South  $81^{\circ} 31' 40''$  West 112 feet; thence North  $26^{\circ} 18' 20''$  West 75.50 feet; thence North  $17^{\circ} 18' 20''$  West 212.80 feet; thence North  $15^{\circ} 11' 40''$  East 63 feet; thence North  $38^{\circ} 41' 40''$  East 89.20 feet; thence North  $51^{\circ} 14' 00''$  East 76.94 feet; thence North  $0^{\circ} 14' 59''$  East 208.975 feet; thence South  $89^{\circ} 45' 01''$  East 100 feet; thence North  $0^{\circ} 14' 59''$  East 230 feet; thence South  $89^{\circ} 45' 01''$  East 200 feet to the point of commencement.

PARCEL V: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain Map entitled "Map of Subdivision No. 2 of Clarendon Heights" filed in the office of the Records of the City and County of San Francisco, State of California, on February 18, 1891, and recorded in Map Book No. 1, Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence at right angles to said Westerly boundary line North  $89^{\circ} 45' 01''$  West 9.396 feet to the true point of commencement of the property to be described; running thence Northwesterly, Westerly and Southwesterly along a curve to the left with a radius of 100 feet, central angle  $100^{\circ} 0' 52''$ , the center of which said curve bears South  $67^{\circ} 46' 28''$  West from the point of commencement, a distance of 174.558 feet; thence South  $57^{\circ} 45' 36''$  West, tangent to the preceding curve, a distance of 203.599 feet; thence Southwesterly, Westerly and Northwesterly along a curve to the right with a radius of 50 feet and a central angle of  $83^{\circ} 29' 52''$ , tangent to the preceding curve, 77 feet, more or less, to a point of a compound curve, the centers of the two curves bearing North  $51^{\circ} 15' 28''$  East from the point of tangency; thence running Northwesterly, Northerly and Northeasterly along a curve to the right with a radius of 238.628 feet tangent to, the preceding curve, a distance of 310 feet, more or less to a curve line which is hereinafter referred to as "curve Z" (said curve Z begins at a point on the Westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 3.044 feet Southerly from the Southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned and runs from said point of beginning Southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South  $16^{\circ} 38' 40''$  East from said point of beginning); thence Southwesterly along said curve "Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet Westerly from the second preceding course of 310 feet, more or less; thence Southerly and Southeasterly along a curve to the left with a radius of 288.628 feet concentric with the said second preceding course, a distance of 225 feet, more or less, to a point of a compound curve from which point the centers of the two curves bear North  $51^{\circ} 15' 28''$  East; thence Southeasterly, Easterly and Northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet Southeasterly from the course "South  $57^{\circ} 45' 36''$  West 203.599 feet" hereinbefore mentioned; thence North  $57^{\circ} 45' 36''$  East, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet Westerly from the said Westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence Northerly and parallel with said Westerly boundary line 41 feet, more or less, to a line drawn at right angles to said Westerly boundary line from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence at a right angle Easterly 65 feet, more or less, to the third preceding course (North  $57^{\circ} 45' 36''$  East 119 feet, more or less) produced; thence North  $57^{\circ} 45' 36''$  East 4 feet, more or less, to a point of tangency of a curve concentric with the first course of

this description and radially distant 50 feet Southerly therefrom; thence Easterly along a curve to the right with a radius of 50 feet, and a central angle of 72° 37' 06", tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the Westerly boundary line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence Easterly along the line so drawn 60.174 feet to the true point of commencement.

Also excepting therefrom that portion granted to City and County of San Francisco, a municipal corporation, by Deed dated June 19, 1957 and recorded June 27, 1957 in [Book 7099 of Official Records, Page 322](#), Instrument No. F84011.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated April 22, 1957 and recorded July 16, 1957 in [Book 7110 of Official Records, Page 250](#).

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated July 16, 1958 and recorded July 22, 1958 in [Book 7332 of Official Records, Page 527](#).

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 5, filed April 19, 1957 in [Book "R" of Maps, Pages 92 to 94](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 4, filed August 14, 1956 in [Book "R" of Maps, Pages 79 to 81](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 3, filed June 8, 1955 In [Book "R" of Maps, Pages 68 to 70](#), San Francisco County Records.

Assessor's Lot 002; Block 2724, and a portion of Lot 004; Block 2724

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows:

Assessor's Parcel No	:	LOT 2; BLOCK 2724	
Bill No.	:	20200109439	
1st Installment	:	\$371.17	Marked Paid
2nd Installment	:	\$371.17	NOT Marked Paid
Land Value	:	\$185.00	

3. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows:

Assessor's Parcel No	:	LOT 4; BLOCK 2724	
Bill No.	:	20200109441	
1st Installment	:	\$371.17	Marked Paid
2nd Installment	:	\$371.17	NOT Marked Paid
Land Value	:	\$185.00	

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

5. Any special tax which is now a lien and that may be levied within the City of San Francisco Unified School District Community Facilities District No. 90-1, notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said notice(s) for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is \$76.56.

NOTE: Further information on said assessment or special tax can be obtained by contacting:

Name : San Francisco Unified School District  
Telephone No. : (415) 241-6480

6. The herein described property lying within the proposed boundaries of the City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable Financing), as follows:

District No. : 2009-1  
For : San Francisco Sustainable Financing  
Disclosed by : Map filed December 7, 2009, in Book 1 of Maps of Assessment and Community Facilities Districts, Page 33.

7. Water rights, claims or title to water, whether or not shown by the public records.

8. Rights or claims of easements not recorded in the public records.

9. Any facts, rights, interests or claims which an accurate survey would show.

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Granted To : Pacific Gas and Electric Company, a California corporation  
For : Gas main  
Recorded : [June 28, 1929 in Reel 1863 of Official Records, Image 437](#)  
Affects : Portion of the premises
11. Restrictions contained in Deed from Edgar D. Sutro, then owner of an undivided ½ interest to Pacific Coast Construction Company, dated May 24, 1951, recorded May 24, 1951 ([5713 O.R. 530](#)), "The Grantee, its successors and assigns shall be bound by a covenant whereby for a term of Twenty (20) years from the date of recording of this Deed, no commercial or multiple dwellings will be erected on said property and that said property will be used solely for the erection thereon of single family dwellings.
12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
- Amount : \$460,000.00  
Trustor/Borrower : Midtown Lands, LLC  
Trustee : Insured Titles  
Beneficiary/Lender : Charles H. McKenzie  
Recorded : [December 15, 2020 in Official Records under Recorder's Serial Number 2020-069495](#)
13. Any unrecorded and subsisting leases.
14. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to JK Family Midtown Lands, LLC, a California Limited Liability Company:
1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
  2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
  3. Recording a Certified copy of said LLC-1 and any "amendments thereto".

15. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to Midtown Lands, LLC, a California Limited Liability Company:
  1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
  2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
  3. Recording a Certified copy of said LLC-1 and any "amendments thereto".
16. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
17. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
18. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.



- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land vacant land known as Lots 002 & 004, Block 2724, San Francisco, CA 94114.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled	:	Grant Deed
By/From	:	Edgar D. Sutro, as his separate property
To	:	Pacific Coast Construction Company, a California corporation
Recorded	:	<a href="#">May 24, 1951 in Reel 5713 of Official Records, Image 530 under Recorder's Serial Number 78051</a>

Deed executed by Rose V. Murray, formerly Rose V. Sutro, and Marian J. Sutro to Pacific Coast Construction Company, a California corporation recorded [March 2, 1951 in Reel 5653 of Official Records, Image 164](#).

O.N.  
MMV/mm  
Am/Update

Deed executed by Gelsar, Inc., a dissolved California corporation, successor by merger to Pacific Coast Construction Company, a California corporation to JK Family Midtown Lands, LLC recorded [July 13, 2020 in Official Records under Recorder's Serial Number 2020-950981](#).

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227023024A-HK

Deed executed by JK Family Midtown Lands, LLC to Midtown Lands, LLC recorded  
[December 15, 2020 in Official Records under Recorder's Serial Number 2020-069494.](#)

Exhibit I

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

**SCHEDULE B - PART I**

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.



## FACTS

## WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"><li>• Social Security number and employment information</li><li>• Mortgage rates and payments and account balances</li><li>• Checking account information and wire transfer instructions</li></ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

## Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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## What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a>
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>

## Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</li> </ul>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>

### Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Updated: January 1, 2020

## Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

### What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:

Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	Examples	Collected	Sources	Business Purpose for Collection	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious,	Service providers associated with the transaction for a business purpose

				deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose



	medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).				
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

## What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we “sell” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	Examples	Business Purpose for Disclosure	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. “Personal information” does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

## Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the

	<p>categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and</p> <p>7) If we sold personal information, the categories of personal information sold and the categories of third parties to whom it was sold.</p>
Deletion	<p>You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to:</p> <ul style="list-style-type: none"> <li>• Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.</li> <li>• Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.</li> <li>• Debug products to identify and repair errors that impair existing intended functionality.</li> <li>• Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.</li> <li>• Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.)</li> <li>• Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.</li> <li>• Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.</li> <li>• Comply with a legal obligation.</li> <li>• Make other internal and lawful uses of that information that are compatible with the context in which you provided it.</li> <li>• Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)</li> </ul>
Opt-Out of Sale	<p>With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties.</p> <p>A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.</p>
Opt-In to Sale	
Non-Discrimination	<p>We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not:</p> <ul style="list-style-type: none"> <li>• Deny you goods or service</li> <li>• Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties</li> <li>• Provide a different level or quality of goods or services</li> <li>• Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services</li> </ul>

## To Exercise Your Rights

### To Opt-out of the Sale of Your Personal Information

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

### To Request Access to or Deletion of Your Personal Information

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website [CCPA Consumer Request](#).

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

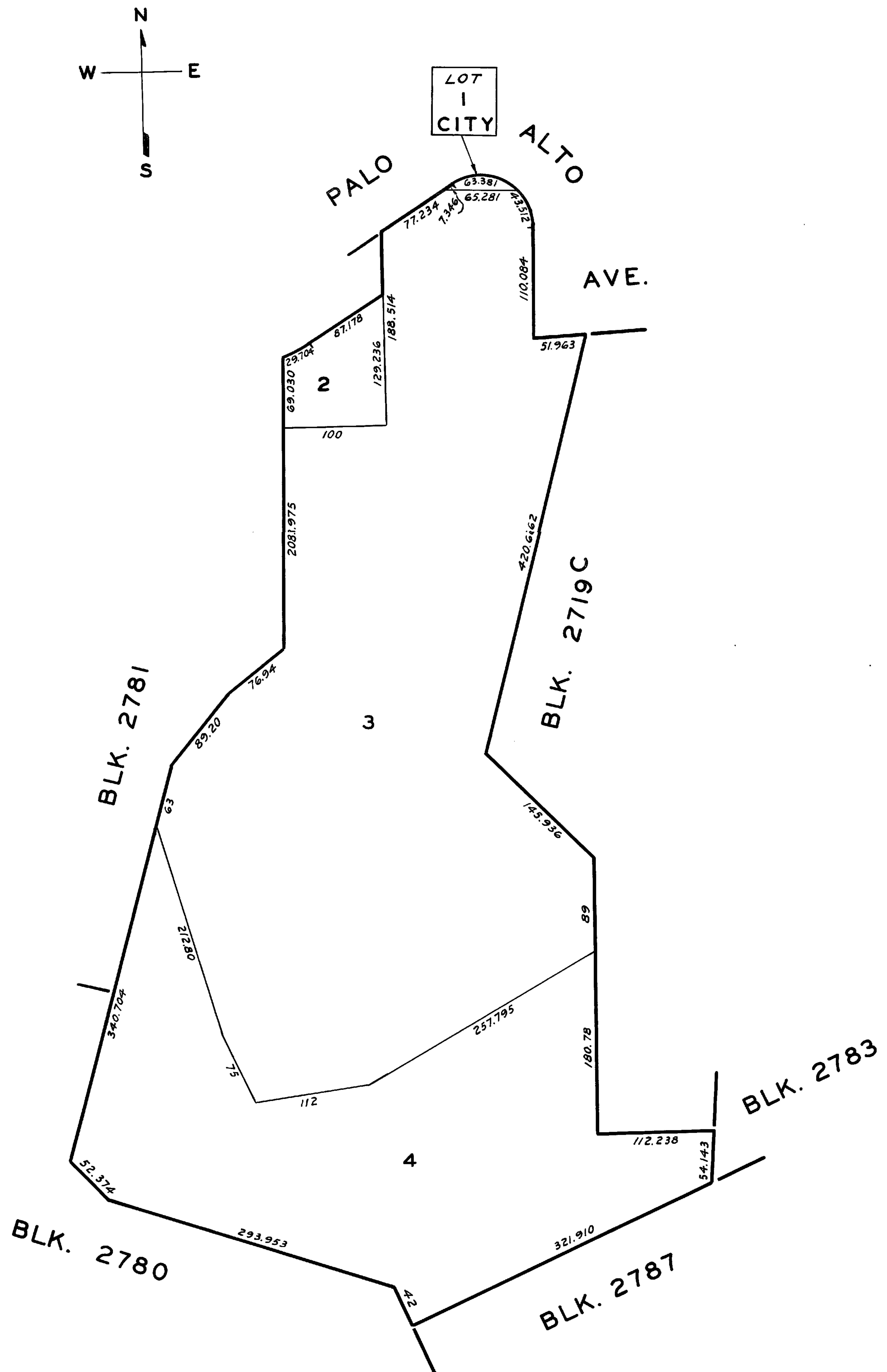
You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

## Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: [CCPA@oldrepublictitle.com](mailto:CCPA@oldrepublictitle.com), or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite 1500, San Francisco, CA 94111-3334.

**SAN MIGUEL RANCHO**

SCALE: 1"=100'



D E E D

PACIFIC COAST CONSTRUCTION COMPANY, a corporation, and TWIN PEAKS INVESTMENT COMPANY, a corporation, the first parties, hereby grant to CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, the second party, the following described real property situated in the City and County of San Francisco, State of California:

PARCEL A-1:

COMMENCING at a point on the westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain map entitled "Map of Subdivision No. 2 of Clarendon Heights," filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at page 186, distant thereon north  $0^{\circ} 11' 53''$  east 144.201 feet from the point of intersection of said westerly boundary line and the southerly line of Palo Alto Avenue; thence from said point of commencement north  $89^{\circ} 48' 07''$  west 9.396 feet to the northeasterly boundary line of the parcel of land described as Parcel 2 in the deed from Adolph G. Sutro to American Broadcasting Company, Inc., a corporation, dated April 12, 1948, recorded April 19, 1948 in Book 4882 of Official Records, page 63; thence northwesterly, westerly and southwesterly along the northeasterly, northerly and northwesterly boundary line of said land the following courses and distances; on an arc of a curve to the left, the center of which bears south  $67^{\circ} 43' 22''$  west 100 feet from the last mentioned point with a radius of 100 feet, a central angle of  $100^{\circ} 00' 52''$ , 174.558 feet; south  $57^{\circ} 42' 30''$  west tangent to the preceding curve 203.599 feet; southwesterly, westerly and northwesterly on an arc of a curve to the right, tangent to the preceding curve with a radius of 50 feet, a central angle of  $83^{\circ} 29' 52''$ , 77 feet, more or less to a point of compound curve, referred to in said deed and northwesterly, northerly and northeasterly on an arc of a curve to the right, tangent to the preceding curve with a radius of 238.628 feet, a central angle of  $72^{\circ} 43' 19''$ , 302.876 feet to a point on the southeasterly line of Clarendon Avenue as said Avenue is shown on that certain map entitled "Map of Clarendon Avenue Showing The Widening, etc.," filed in the office of the Recorder of the City and County of San Francisco, State of California, July 17, 1946, in Map Book "P" at pages 34 and 35; thence northeasterly along the southeasterly line of said Clarendon Avenue on an arc of a curve to the right the center of which bears south  $46^{\circ} 09' 34''$  east 937.41 feet from the last mentioned point with a radius of 937.41 feet, a central angle of  $29^{\circ} 27' 49''$ , a distance of 482.052 feet to a point on the westerly line of said Subdivision No. 2 of Clarendon Heights, distant thereon 3.044 feet southerly from the southerly line of Clarendon Avenue as said avenue is shown on the map of said Subdivision No. 2; thence south  $0^{\circ} 11' 53''$  west along said westerly line 480.208 feet to the point of commencement.

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PARCEL A-2:

COMMENCING at a point on the westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain map entitled "Map of Subdivision No. 2 of CLARENDON HEIGHTS", filed in the Office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1 at page 186 at its intersection with the southerly line of Palo Alto Avenue; thence North  $0^{\circ} 11' 53''$  east along said westerly line 144.201 feet; thence north  $89^{\circ} 48' 07''$  west 69.573 feet to the true point of commencement of the parcel to be described; said point of commencement being on the northerly line of the tract of land described as Parcel 1 in the deed from Adolph G. Sutro to American Broadcasting Company, dated April 12, 1948, recorded April 19, 1948 in Book 4882 of Official Records of the City and County of San Francisco, page 63 at the point on said northerly line from which the last course in Parcel 2 in said deed runs easterly; thence north  $89^{\circ} 48' 07''$  west along said northerly line 65.281 feet to its intersection with the boundary line of said Parcel 2; thence along said line north  $57^{\circ} 42' 30''$  east 7.346 feet, northeasterly, easterly and southeasterly on an arc of a curve to the right, tangent to the preceding course with a radius of 50 feet, a central angle of  $72^{\circ} 37' 16''$ , a distance of 63.374 feet to the true point of commencement.

PARCEL B-1:

COMMENCING at a point on the southeasterly line of Clarendon Avenue, as said Avenue is shown on that certain map entitled "Map of Clarendon Avenue Showing the Widening etc.", filed in the office of the Recorder of the City and County of San Francisco, State of California, July 17, 1946, in Map Book "P" at pages 34 and 35, distant thereon South  $29^{\circ} 30' 53''$  West 70.903 feet from the northerly terminus of that certain course, having a distance of 229.630 feet, which forms a portion of the said southeasterly line of Clarendon Avenue and which is terminated on the Southwest by a curve having a radius of 670 feet and on the Northeast by a curve having a radius of 481.50 feet; thence from said point of commencement along the said southeasterly line of Clarendon Avenue the following courses and distances: North  $29^{\circ} 30' 53''$  East 70.903 feet, northeasterly on the arc of a curve to the left, tangent to the preceding course with a radius of 481.50 feet, a central angle of  $28^{\circ} 22' 10''$ , a distance of 238.410 feet, on an arc of a reverse curve to the right, tangent to the preceding curve with a radius of 491.76, a central angle  $21^{\circ} 26' 50''$ , a distance of 184.078 feet, north  $22^{\circ} 35' 33''$  East, tangent to the preceding curve 90.00 feet, on an arc of a curve to the right, tangent to the preceding course with a radius of 963.88 feet, a central angle of  $7^{\circ} 52' 30''$ , a distance of 132.480 feet, North  $30^{\circ} 28' 03''$  East tangent to the preceding curve 150.00 feet, on an arc of a curve to the left, tangent to the preceding course with a radius of 645.29 feet, a central angle of  $25^{\circ} 39' 30''$ , a distance of 288.975 feet, on an arc of a reverse curve to the right, tangent to the preceding curve with a radius of 342.18 feet, a central angle of  $30^{\circ} 02' 40''$ , a distance of 179.430 feet, and on an arc of a curve to the right, tangent to the preceding curve with a radius of 937.41 feet, a central angle of  $0^{\circ} 22' 42''$ , a distance of 6.187 feet to the southwesterly line of the parcel of land described as Parcel 2 in the deed from Adolph G. Sutro to American Broadcasting Company, Inc., a corporation, dated April 12, 1948, recorded April 19, 1948 in Book 4882 of Official Records page 63, thence leaving the southeasterly line of said Clarendon Avenue and running along the southwesterly, southerly, and southeasterly line of said parcel of land the following courses and distances; southeasterly on an arc of a curve to the left, the center of which bears south  $85^{\circ} 05' 49''$  east 288.628 feet from the last mentioned point with a radius of 288.628 feet, a central angle of  $43^{\circ} 41' 49''$ , a distance of 220.124 feet, southeasterly,

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easterly and northeasterly on an arc of a curve to the left tangent to the preceding curve with a radius of 100 feet, a central angle of  $83^{\circ} 29' 52''$ , a distance of 145.731 feet, and north  $57^{\circ} 42' 30''$  East tangent to the preceding curve 119.019 feet, to the westerly boundary line of the parcel of land described as Parcel 1 in the deed from Adolph G. Sutro to American Broadcasting Company, Inc., a corporation, dated April 12, 1948, recorded April 19, 1948, in Book 4882 official records page 63, thence along said westerly line south  $0^{\circ} 11' 53''$  west 59.278 feet; thence southwesterly parallel with and perpendicularly distant 50 feet southeasterly from the southeasterly line of the above said parcel the following courses and distances: South  $57^{\circ} 42' 30''$  West 87.178 feet, southwesterly, westerly and northwesterly on an arc of a curve to the right, tangent to the preceding course with a radius of 150 feet, a central angle of  $83^{\circ} 29' 52''$ , a distance of 218.597 feet and on an arc of a curve to the right, tangent to the preceding curve with a radius of 338.628 feet, a central angle of  $11^{\circ} 46' 45''$ , a distance of 69.618 feet to a point, said point being radially distant 50 feet easterly from the southeasterly line of said Clarendon Avenue; thence parallel with and radially and perpendicularly distant 50 feet southeasterly from the southeasterly line of said Clarendon Avenue the following courses and distances: on an arc of a curve to the right, the center of which bears north  $84^{\circ} 59' 44''$  west 695.29 feet from the last mentioned point with a radius of 695.29 feet, a central angle of  $25^{\circ} 27' 47''$  a distance of 308.997 feet, south  $30^{\circ} 28' 03''$  west tangent to the preceding curve 150 feet, on an arc of a curve to the left, tangent to the preceding course with a radius of 913.88 feet, a central angle of  $7^{\circ} 52' 30''$ , a distance of 125.608 feet, south  $22^{\circ} 35' 33''$  west tangent to the preceding curve 90.00 feet, on an arc of a curve to the left, tangent to the preceding course with a radius of 441.76 feet, a central angle of  $21^{\circ} 26' 50''$ , a distance of 165.362 feet, on an arc of a reverse curve to the right, tangent to the preceding curve with a radius of 531.50, a central angle of  $28^{\circ} 22' 10''$ , a distance of 263.167 feet and south  $29^{\circ} 30' 53''$  west tangent to the preceding curve 83.883 feet to a point; thence north  $74^{\circ} 48' 37''$  west 25.856 feet; thence northwesterly, northerly and northeasterly on an arc of a curve to the right, tangent to the preceding course with a radius of 20 feet, a central angle of  $104^{\circ} 19' 30''$ , a distance of 36.416 feet to tangency with the southeasterly line of said Clarendon Avenue and the point of commencement.

Excepting and reserving to Pacific Coast Construction Company an easement for roadway purposes for access from its remaining and adjoining real property across said Parcel B-1 to Clarendon Avenue, within a strip of land 50 feet wide, the actual location of said proposed roadway to be determined by said Company and the second party in cooperation with the City Planning Commission within three years from the date of this conveyance.

PARCEL B-2:

COMMENCING at a point on the southeasterly line of Clarendon Avenue as said Avenue is shown on that certain map entitled "Map of Clarendon Avenue Showing the Widening etc." filed in the Office of the Recorder of the City and County of San Francisco, State of California, July 17, 1946 in Map Book "P" at pages 34 and 35 at its intersection with the northeasterly boundary line of that certain parcel of land described in the deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, recorded December 23, 1941 in Book 3838 of Official Records, page 205, in

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the Office of the Recorder of the City and County of San Francisco, State of California; thence from said point of commencement northerly along the southeasterly line of Clarendon Avenue the following courses and distances; on an arc of a curve to the right the center of which bears south  $64^{\circ} 57' 37''$  east 670 feet from the last mentioned point with a radius of 670 feet, a central angle of  $4^{\circ} 28' 30''$ , a distance of 52.329 feet, and north  $29^{\circ} 30' 53''$  east tangent to the preceding curve 60.679 feet; thence leaving said southeasterly line of Clarendon Avenue and running northeasterly, easterly and southeasterly on an arc of a curve to the right, tangent to the preceding course with a radius of 20 feet, a central angle of  $75^{\circ} 40' 30''$ , a distance of 26.416 feet; thence south  $74^{\circ} 48' 37''$  east tangent to the preceding curve 36.070 feet; thence south  $29^{\circ} 30' 53''$  west 88.982 feet; thence on an arc of a curve to the left, tangent to the preceding course with a radius of 620 feet, a central angle of  $3^{\circ} 40' 18''$ , a distance of 39.732 feet to the northeasterly boundary line of the parcel of land described in that certain deed last above referred to; thence north  $74^{\circ} 48' 37''$  west along said last mentioned line 50.810 feet to the southeasterly line of said Clarendon Avenue and the point of commencement.

PARCEL C:

COMMENCING at the point of intersection of the easterly line of the tract of land now or formerly owned by Mary L. Craig with the southwesterly line of Twin Peaks Boulevard, said southwesterly line being a portion of the general westerly line of Twin Peaks Boulevard, said point of commencement being distant southerly along said easterly tract line 93.638 feet from the common easterly corner of said Mary L. Craig Tract and J. H. Collamore Tract as shown on "Map of Twin Peaks Boulevard", filed January 11, 1919, in Book "H" of Maps, at page 110, in the office of the Recorder of the City and County of San Francisco, State of California; running thence along said general westerly line of Twin Peaks Boulevard the following courses and distances; deflecting  $40^{\circ} 09'$  to the left from the southerly bearing of said easterly line of the Mary L. Craig Tract and running southeasterly 43.321 feet to a point; thence southeasterly on the arc of a curve to the left, tangent to the preceding course at last said point, having a radius of 243.92 feet and a central angle of  $30^{\circ} 00'$ , a distance of 127.716 feet to a point; thence southeasterly on a reverse curve, tangent to the preceding curve at last said point, having a radius of 170.30 feet and a central angle of  $35^{\circ} 00'$ , a distance of 104.030 feet to a point; thence southeasterly tangent to the preceding curve at last said point 363.95 feet to a point; thence southeasterly and southerly on the arc of a curve to the right tangent to the preceding course at last said point, having a radius of 126.06 feet and a central angle of  $46^{\circ} 06'$ , a distance of 101.207 feet to a point; thence southerly and southwesterly along a compound curve tangent to the preceding curve at last said point, having a radius of 68.55 feet and a central angle of  $70^{\circ} 00'$ , a distance of 83.749 feet to a point; thence southwesterly tangent to the preceding curve at last said point, a distance of 20 feet to a point; thence southwesterly, westerly and northwesterly on the arc of a curve to the right, tangent to the preceding course at last said point, having a radius of 119.45 feet and a central angle of  $49^{\circ} 59'$ , a distance of 104.205 feet to a point; thence northwesterly along a compound curve, tangent to the preceding curve at last said point, having a radius of 348.56 feet and a central angle of  $20^{\circ} 00' 14''$ , a distance of 121.694 feet to a point; thence northwesterly tangent to the preceding curve at last said point, a distance of 198.93 feet to a point; thence northwesterly on the arc of a curve to the left, tangent to the preceding curve at last said point, having a radius of

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of 324.88 feet and a central angle of  $22^{\circ} 58' 34''$ , a distance of 130.279 feet to a point; thence on a compound curve tangent to the preceding curve at last said point, having a radius of 87.66 feet and a central angle of  $7^{\circ} 04' 43''$ , a distance of 10.830 feet to a point in aforesaid easterly line of the tract of land now or formerly owned by Mary L. Craig; thence leaving said general westerly line of Twin Peaks Boulevard and deflecting  $59^{\circ} 13' 03''$  to the right from the tangent of the preceding curve at last said point and running northerly along said easterly tract line 217.842 feet to the point of commencement. BEING a portion of San Miguel Rancho and a portion of Block 10, Addition No. 1 to Stanford Heights.

IN WITNESS WHEREOF, the first parties have executed this conveyance this 19<sup>th</sup> day of June 1957.

PACIFIC COAST CONSTRUCTION COMPANY,  
a corporation

By Carl B. Gilbert

By George Parsons

TWIN PEAKS INVESTMENT COMPANY,  
a corporation

By Carl B. Gilbert

By Peter J. Bursanti

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

On this 19<sup>th</sup> day of June 1957, in the year one thousand, nine hundred and fifty-seven, before me, PEARL M. MARITZEN, a Notary Public in and for said City and County, personally appeared Carl B. Gilbert

known to me to be the President, and George Parsons

known to me to be the Secretary of the Corporation that

executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation within named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in said City and County, the day and year in this certificate first above written.

My Commission Expires April 12, 1960

Pearl M. Maritzen  
Notary Public in and for the City and County of San Francisco  
State of California

State of California }  
City and County of San Francisco

On this 19th day of June

PEARL M. MARITIM, a Notary Public in and for said City and County, personally appeared

in the year one thousand, nine hundred and fifty seven before me,  
known to me to be the President, and

known to me to be the Treasurer of the Corporation that  
executed the within instrument, known to me to be the persons who executed the  
within instrument on behalf of the Corporation within named, and acknowledged  
to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official  
seal in said City and County, the day and year in this certificate first above written.

My Commission Expires April 12, 1960

Notary Public in and for the City and County of San Francisco  
State of California

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RECORDED AT REQUEST OF  
WESTERN TITLE INS. & GUAR. CO.

JUN 27 2 39 PM '57

SAN FRANCISCO, CALIF.

For R. Roney  
RECORDER

Official

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

JK FAMILY MIDTOWN LANDS, LLC  
1888 Geneva Ave., #407  
San Francisco, CA 94134

**MAIL TAX STATEMENTS AS  
DIRECTED TO:**

JK FAMILY MIDTOWN LANDS, LLC  
1888 Geneva Ave., #407  
San Francisco, CA 94134

APNs: 2724-002; 2724-004

20209K95098100012

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2020-K950981-00

Acct 9001-Old Republic Title Company- SF, CA

Monday, JUL 13, 2020 13:23:13

Ttl Pd \$122.00

Nbr-0006211367

KF2/RE/1-12

(Space above this line for Recorder's use only)

The undersigned Grantor declares City and County Documentary transfer tax is \$0.00, as this Grant Deed is being recorded to settle a quiet title action based on Grantee's ownership of the property by adverse possession.

**GRANT DEED**

WHEREAS Pacific Coast Construction Company, a California corporation, acquired real property described in the Deeds recorded May 24, 1951, in Reel 5713 of Official Records, Image 530, and March 2, 1951 in Reel 5653 of Official Records, at Image 164;

WHEREAS Pacific Coast Construction Company, a California corporation, was merged into its sole shareholder, Gelsar, Inc., a California corporation on December 30, 1980;

WHEREAS Gelsar, Inc, a California corporation, voluntarily dissolved January 31, 1989, and its assets were to be distributed to its sole shareholder, Gelsar, a California limited partnership; and

WHEREAS Gelsar, a California limited partnership, dissolved and cancelled August 11, 2008;

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

**Gelsar, Inc., a dissolved California corporation, in the matter of its dissolution, successor by merger to Pacific Coast Construction Company, a California corporation, and Gelsar, a cancelled California limited partnership, in the matter of its dissolution,**

hereby GRANT to

**JK Family Midtown Lands, LLC, a California limited liability company,**

that certain real property in the City and County of San Francisco, State of California, being a portion of the land described in said Deeds recorded May 24, 1951, in Reel 5713 Official Records, Image 530, and March 2, 1951 in Reel 5653 of Official Records, as Image 164, and any interest it may have in that certain land of unknown ownership described herein as Parcel 2, more particularly described in Exhibit "A" attached hereto, together with all rights, interests, privileges, easements and appurtenances thereto and all right, title and interest of Grantor in, to and under adjoining streets, rights of way and easements (the "Property"), SUBJECT TO: Existing taxes and easements of record.

Dated: July 9, 2020


GELSAR,  
a cancelled California limited partnership

By:   
Fred Gellert, Jr., its General Partner

By: Gelsar Partners, Inc., its General Partner

By:   
Fred Gellert, Jr., its President

GELSAR, INC.,  
a dissolved California corporation

By:   
Fred Gellert, Jr., its President

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 MARIN

On July 9, 2020 before me, WEI TAN CHEN a Notary Public, personally appeared FRED GELLERT, IV 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: Wei Tan Chen

Name: WEI TAN CHEN  
(typed or printed)

(Seal)



## EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

BEGINNING at the Southwesterly corner of the lands formerly of Commercial Centre Realty Co. et al, formerly owned by J. H. Collamore, said point being also the Northwesterly corner of lands formerly of Mary L. Craig; thence North  $19^{\circ} 59' 10''$  West 66.19 feet; North  $38^{\circ} 39' 40''$  West 64.03 feet; North  $52^{\circ} 45' 50''$  West 62.80 feet; North  $57^{\circ} 36'$  West 61.59 feet; North  $49^{\circ} 29' 50''$  West 63.13 feet; North  $37^{\circ} 57' 20''$  West 63.41 feet; North  $19^{\circ} 17' 20''$  West 63.57 feet; North  $5^{\circ} 31' 40''$  East 62.29 feet; North  $9^{\circ} 54' 20''$  West 63.95 feet; North  $36^{\circ} 19' 40''$  West 126.61 feet; North  $5^{\circ} 31' 40''$  West 62.29 feet; North  $13^{\circ} 48' 50''$  East 62.82 feet and North  $20^{\circ} 49' 30''$  East 111.20 feet to the Southeasterly corner of the parcel of land described in the Deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, dated October 30, 1941, recorded December 23, 1941, in Book 3838 of Official Records, Page 205, in the Office of the Recorder of the City and County of San Francisco, State of California; thence along the Southeasterly and Northeasterly lines of last said parcel so described, North  $20^{\circ} 49' 30''$  East 181.16 feet and North  $74^{\circ} 45' 30''$  West 868.33 feet to the Southeasterly line of Clarendon Avenue; thence Northeasterly along said Southeasterly line of Clarendon Avenue the following courses and distances: Northeasterly along a curve to the right with a radius of 670 feet and a central angle of  $4^{\circ} 28' 30''$ , a distance of 52.329 feet; thence North  $29^{\circ} 34'$  East tangent to the preceding curve, 229.63 feet; thence Northeasterly on a curve to the left whose center bears North  $60^{\circ} 26'$  West 481.50 feet and whose central angle is  $28^{\circ} 22' 10''$  238.41 feet; thence Northeasterly on a curve to the right whose center bears South  $88^{\circ} 48' 10''$  East 491.76 feet and whose central angle is  $21^{\circ} 26' 50''$  184.08 feet; thence North  $22^{\circ} 38' 40''$  East 90 feet; thence Northeasterly on a curve to the right whose center bears South  $67^{\circ} 21' 20''$  East 963.88 feet and whose central angle is  $7^{\circ} 52' 30''$  132.48 feet; thence North  $30^{\circ} 31' 10''$  East 150 feet; thence Northeasterly on a curve to the left whose center bears North  $59^{\circ} 28' 50''$  West 645.29 feet and whose central angle is  $25^{\circ} 39' 30''$  288.98 feet; thence Northeasterly on a curve to the right whose center bears South  $85^{\circ} 08' 20''$  East 342.18 feet and whose central angle is  $30^{\circ} 02' 40''$  179.43 feet; thence Northeasterly on a curve to the right whose center bears South  $55^{\circ} 05' 40''$  East 937.41 feet and whose central angle is  $38^{\circ} 27'$  629.08 feet to a point on the Westerly boundary line of Clarendon Heights; thence leaving said Southeasterly line of Clarendon Avenue and running along said Westerly boundary line of Clarendon Heights South  $0^{\circ} 15'$  West 566.02 feet to a point on the Westerly extremity of Palo Alto Avenue (formerly Twentieth Street); thence along said Westerly extremity of Palo Alto Avenue and along the Westerly boundary line of lands of the City and County of San Francisco known as Twin Peaks Reservoir Tract, and along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore South  $0^{\circ} 07' 40''$  West 2402.06 feet to the point of beginning.

EXCEPTING Therefrom those portions thereof hereinafter called "Tract X" and "Parcel V", conveyed to Adolph G. Sutro by deed from Emma L. Merritt dated October 31, 1929, and recorded in the Office of the Recorder of the City and County of San Francisco, State of California, December 18, 1929, in Book 1959 of Official Records at Page 194, and particularly described as follows:



TRACT X: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain "Map entitled Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence along said Westerly boundary line South  $0^{\circ} 14' 59''$  West 144.201 feet; thence South  $0^{\circ} 07' 40''$  West 600 feet; thence South  $60^{\circ} 31' 40''$  West 257 feet; thence South  $81^{\circ} 31' 40''$  West 112 feet; thence North  $26^{\circ} 18' 20''$  West 75.50 feet; thence North  $17^{\circ} 18' 20''$  West 212.80 feet; thence North  $15^{\circ} 11' 40''$  East 63 feet; thence North  $38^{\circ} 41' 40''$  East 89.20 feet; thence North  $51^{\circ} 14' 00''$  East 76.94 feet; thence North  $0^{\circ} 14' 59''$  East 208.975 feet; thence South  $89^{\circ} 45' 01''$  East 100 feet; thence North  $0^{\circ} 14' 59''$  East 230 feet; thence South  $89^{\circ} 45' 01''$  East 200 feet to the point of commencement.

PARCEL V: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain Map entitled "Map of Subdivision No. 2 of Clarendon Heights" filed in the office of the Records of the City and County of San Francisco, State of California, on February 18, 1891, and recorded in Map Book No. 1, Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence at right angles to said Westerly boundary line North  $89^{\circ} 45' 01''$  West 9.396 feet to the true point of commencement of the property to be described; running thence Northwesterly, Westerly and Southwesterly along a curve to the left with a radius of 100 feet, central angle  $100^{\circ} 0' 52''$ , the center of which said curve bears South  $67^{\circ} 46' 28''$  West from the point of commencement, a distance of 174.558 feet; thence South  $57^{\circ} 45' 36''$  West, tangent to the preceding curve, a distance of 203.599 feet; thence Southwesterly, Westerly and Northwesterly along a curve to the right with a radius of 50 feet and a central angle of  $83^{\circ} 29' 52''$ , tangent to the preceding curve, 77 feet, more or less, to a point of a compound curve, the centers of the two curves bearing North  $51^{\circ} 15' 28''$  East from the point of tangency; thence running Northwesterly, Northerly and Northeasterly along a curve to the right with a radius of 238.628 feet tangent to, the preceding curve, a distance of 310 feet, more or less to a curve line which is hereinafter referred to as "curve Z" (said curve Z begins at a point on the Westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 3.044 feet Southerly from the Southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned and runs from said point of beginning Southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South  $16^{\circ} 38' 40''$  East from said point of beginning); thence Southwesterly along said curve "Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet Westerly from the second preceding course of 310 feet, more, or less; thence Southerly and Southeasterly along a curve to the left with a radius of 288.628 feet concentric with the said second preceding course, a distance of 225 feet, more or less, to a point of a compound curve from which point the centers of the two curves bear North  $51^{\circ} 15' 28''$  East; thence Southeasterly, Easterly and Northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet Southeasterly from the course "South  $57^{\circ} 45' 36''$  West 203.599 feet" hereinbefore mentioned; thence North  $57^{\circ} 45' 36''$  East, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet Westerly from the said Westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence Northerly and parallel with said Westerly boundary line 41 feet, more or less, to a line

drawn at right angles to said Westerly boundary line from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence at a right angle Easterly 65 feet, more or less, to the third preceding course (North 57° 45' 36" East 119 feet, more or less) produced; thence North 57° 45' 36" East 4 feet, more or less, to a point of tangency of a curve concentric with the first course of this description and radially distant 50 feet Southerly therefrom; thence Easterly along a curve to the right with a radius of 50 feet, and a central angle of 72° 37' 06", tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the Westerly boundary line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence Easterly along the line so drawn 60.174 feet to the true point of commencement.

Also excepting therefrom that portion granted to City and County of San Francisco, a municipal corporation, by Deed dated June 19, 1957 and recorded June 27, 1957 in Book 7099 of Official Records, Page 322, Instrument No. F84011.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated April 22, 1957 and recorded July 16, 1957 in Book 7110 of Official Records, Page 250.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated July 16, 1958 and recorded July 22, 1958 in Book 7332 of Official Records, Page 527.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 5, filed April 19, 1957 in Book "R" of Maps, Pages 92 to 94, San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 4, filed August 14, 1956 in Book "R" of Maps, Pages 79 to 81, San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 3, filed June 8, 1955 in Book "R" of Maps, Pages 68 to 70, San Francisco County Records.

Assessor's Lot 002; Block 2724, and a portion of Lot 004; Block 2724

EXHIBIT "A" (cont.)

PARCEL 2:

Commencing at a point on the westerly line of that tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on that certain map entitled "Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet northerly from the point of intersection of said westerly line and the northerly line of Palo Alto Avenue;

Running thence along said westerly line and the easterly line of "Parcel X" as described in that deed recorded December 18, 1929 in Book 1959, Page 194 of Official Records, in the office of the Recorder of said County South 0°11'53" West 144.201 feet (cited in said deed as South 0°14'59" West 144.201 feet) to the southerly line of said Avenue;

thence along the easterly line of said "Parcel X" South 0°04'34" West 600 feet (cited in said deed as South 0°07'40" West 600 feet) to the southeasterly corner of said "Parcel X";

thence along the westerly line of the Lands of the City and County of San Francisco South 0°04'34" West 180.78 feet, more or less, to the southwesterly corner of the Lands of the City and County of San Francisco, and the **True Point of Beginning**;

thence South 0°04'34" West along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore, to the northwesterly line of Block 2787 of said Midtown Terrace Subdivision No. 5;

thence along the northwesterly line of said Block 2787 North 65°12'39" East to the westerly line of Block 2783 of Midtown Terrace Subdivision No. 6, as per map thereof filed February 13, 1958 in Book "S" of Maps, at pages 12 and 13, in the office of the Recorder of said County;

thence along the westerly line of said Block 2783 North 9°01'48" East 54.143 feet to the southerly line of the lands of the City and County of San Francisco;

thence along said southerly line North 89°55'21" West 112.238 feet, more or less, to the westerly line of the lands of the City and County of San Francisco and the **True Point of Beginning**.

APN Lot 4 (portion); Block 2724

SAID LAND IS ALSO DESCRIBED AS FOLLOWS:

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**(ASSESSOR'S BLOCK 2724, LOT 002)**

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

Beginning at the intersection of the easterly line of Block 2781 of Midtown Terrace Subdivision No. 7, as per map thereof filed August 20, 1958 in Book "S" of Maps, at pages 21 and 22, in the office of the Recorder of said County, and the southeasterly line of "Parcel B-1" as described in that deed to the City and County of San Francisco recorded June 27, 1957 in Book 7099, Page 322 of Official Records, in the office of the Recorder of said County, said intersection being the northeasterly corner of said Block 2781;

thence along the easterly line of said Block 2781 South 0°11'53" West 69.03 feet to the northerly line of "Parcel X" as described in that deed from Emma L. Merritt to Adolph G. Sutro recorded December 18, 1929 in Book 1959, Page 194 of Official Records, in the office of the Recorder of said County;

thence along said northerly line South 89°48'07" East 100 feet (cited as South 89°45'01" East 100 feet in said description of said "Parcel X") to the westerly line of said "Parcel X";

thence along said westerly line North 0°11'53" East (cited as North 0°14'59" East in said description of said "Parcel X") 129.24 feet to the southeasterly line of said "Parcel B-1";

thence along said southeasterly line South 57°42'30" West 87.18 feet to the beginning of a curve to the right in said southeasterly line having a radius of 150 feet;

thence southwesterly along said curve 29.70 feet to the easterly line of said Block 2781 and the Point of Beginning.

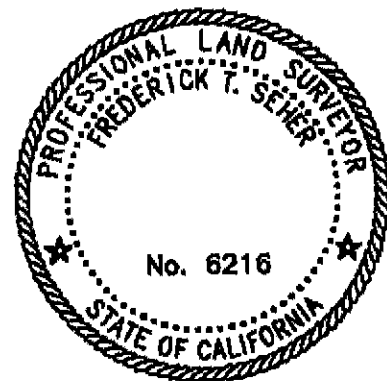
Containing 0.22 acres, more or less.

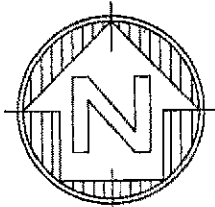
This real property description has been prepared by me, or under my supervision, in conformance with the Professional Land Surveyor's Act.

Signature



Frederick T. Seher  
Professional Land Surveyor, LS # 6216





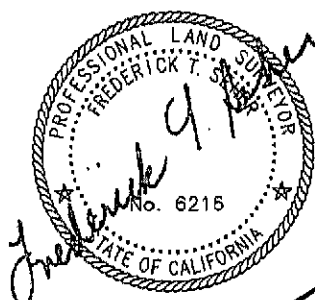
40' 0 40'



SCALE: 1" = 40'

**NOTE:**

LINES SHOWN HEREON ARE  
BASED ON RECORD  
INFORMATION, AND ARE NOT  
BASED UPON A FIELD SURVEY



PALO ALTO AVENUE

"PARCEL X"  
1959 O.R. 194  
12-18-1929

AB 2724, LOT 022  
PARCEL B-1  
7099 O.R. 322  
6-27-1957

L=29.70'  
R=150'

S57°42'30"W  
87.18'

N00°11'53"E  
129.24'

AB 2724, LOT 002

S00°11'53"W  
69.03'

S89°48'07"E  
100'

AB 2781

BLOCK 2781

MIDTOWN TERRACE  
SUBDIVISION NO. 7  
"S" MAPS 21-22  
8-20-1958

"PARCEL X"  
1959 O.R. 194  
12-18-1929

AB 2724, LOT 003

**LEGEND**

AB ASSESSOR'S BLOCK  
O.R. OFFICIAL RECORDS

SURVEY:  
FTS

DRAWN:  
EF

CHECKED:  
HRF



**Frederick T. Seher & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA  
PHONE (415) 921-7690 FAX (415) 921-7655

JOB #: 2170-18

DATE: 7-10-2020

EXHIBIT "B"  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
ASSESSOR'S BLOCK 2724, LOT 002

SCALE: 1" = 40'

SHEET NO.

1 OF 1

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
(ASSESSOR'S BLOCK 2724, LOT 004)

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

*Commencing at a point on the westerly line of that tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on that certain map entitled "Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet northerly from the point of intersection of said westerly line and the northerly line of Palo Alto Avenue;*

*Running thence along said westerly line and the easterly line of "Parcel X" as described in that deed recorded December 18, 1929 in Book 1959, Page 194 of Official Records, in the office of the Recorder of said County South 0°11'53" West 144.201 feet (cited in said deed as South 0°14'59" West 144.201 feet) to the southerly line of said Avenue;*

*thence along the easterly line of said "Parcel X" South 0°04'34" West 600 feet (cited in said deed as South 0°07'40" West 600 feet) to the southeasterly corner of said "Parcel X" and the Point of Beginning;*

*thence along the southeasterly, southerly, southwesterly, and westerly lines of said "Parcel X" the following four courses:*

- South 60°28'34" West 257 feet (cited in said deed as South 60°31'40" West 257 feet)*
- South 81°28'34" West 112 feet (cited in said deed as South 81°31'40" West 112 feet)*
- North 26°21'26" West 75.50 feet (cited in said deed as North 26°18'20" West 75.50 feet)*
- North 17°21'26" West 212.80 feet (cited in said deed as North 17°18'20" West 212.80 feet) to the easterly line of Block 2781 of Midtown Terrace Subdivision No. 7, as per map thereof filed August 20, 1958 in Book "S" of Maps, at pages 21 and 22, in the office of the Recorder of said County;*

*thence along the easterly line of Block 2781 and Block 2780 of said Midtown Terrace Subdivision No. 7 South 15°08'34" West 340.704 feet to the northeasterly line of said Block 2780;*

*thence along said northeasterly line South 42°52'38" East 52.374 feet to the northerly line of said Block 2780;*

*thence along said northerly line South 71°51'19" East 293.953 to the northeasterly line of said Block 2780;*

*thence along said northeasterly line South 24°47'21" East 42.000 feet to the northwesterly line of Block 2787 of Midtown Terrace Subdivision No. 5, as per map thereof filed April 19, 1957 in Book "R" of Maps, at pages 92 through 94, in the office of the Recorder of said County;*

*thence along the northwesterly line of said Block 2787 North 65°12'39" East 321.910 feet to the westerly line of Block 2783 of Midtown Terrace Subdivision No. 6, as per map thereof filed February 13, 1958 in Book "S" of Maps, at pages 12 and 13, in the office of the Recorder of said County;*

July 10, 2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
(ASSESSOR'S BLOCK 2724, LOT 004)

*thence along the westerly line of said Block 2783 North 9°01'48" East 54.143 feet to the southerly line of the lands of the City and County of San Francisco;*

*thence along said southerly line North 89°55'21" West 112.238 feet, more or less, to the westerly line of the lands of the City and County of San Francisco;*

*thence along said westerly line North 0°04'34" East 180.78 feet, more or less, to the Point of Beginning.*

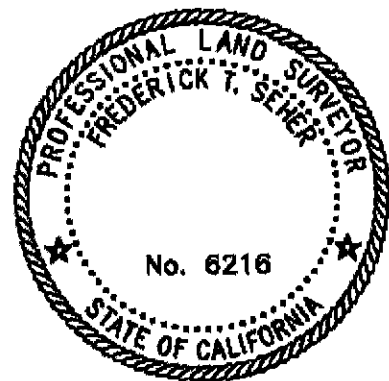
*Containing 2.96 acres, more or less.*

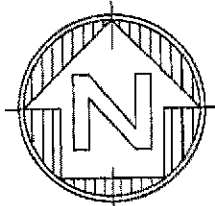
*This real property description has been prepared by me, or under my supervision, in conformance with the Professional Land Surveyor's Act.*

Signature \_\_\_\_\_

*Frederick T. Seher*

Frederick T. Seher  
Professional Land Surveyor, LS # 6216





120' 0 120'



SCALE: 1" = 120'

**NOTE:**

LINES SHOWN HEREON ARE  
BASED ON RECORD  
INFORMATION, AND ARE NOT  
BASED UPON A FIELD SURVEY



POINT OF COMMENCEMENT  
MAP OF SUBDIVISION NO. 2  
OF CLARENDON HEIGHTS  
1 MAPS 186  
2-18-1891

PALO ALTO AVENUE

LANDS OF THE CITY AND  
COUNTY OF SAN FRANCISCO

"PARCEL X"  
1959 O.R. 194  
12-18-1929

POINT OF BEGINNING

AB 2719C, LOT 011

FARVIEW COURT  
AB 2783

BLOCK 2783  
MIDTOWN TERRACE  
SUBDIVISION NO. 6  
"S" MAPS 12-13  
2-13-1958

N89°55'21"W  
112.238'

N09°01'48"E  
54.143'

AB 2787  
BLOCK 2787  
MIDTOWN TERRACE  
SUBDIVISION NO. 5  
"S" MAPS 92-94  
4-19-1957

N65°12'39"E  
321.910'

S24°47'21"E  
42.000'

S71°51'19"E  
293.953'

BLOCK 2780  
AB 2780

AB 2724, LOT 003

AB 2724, LOT 004

S81°28'34"W  
112'

N26°21'26"W  
75.50'

N117°21'26"W  
212.80'

AB 2781  
BLOCK 2781

MIDTOWN  
TERRACE  
SUBDIVISION  
NO. 7  
"S" MAPS 21-22  
8-20-1958

S15°08'34"W  
340.704'

7

**LEGEND**

AB ASSESSOR'S BLOCK  
O.R. OFFICIAL RECORDS

SURVEY:  
FTS  
DRAWN:  
EF  
CHECKED:  
HRF



Frederick T. Seher & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA  
PHONE (415) 921-7690 FAX (415) 921-7655

EXHIBIT "B"  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
ASSESSOR'S BLOCK 2724, LOT 004

JOB #: 2170-18 DATE: 7-10-2020 SCALE: 1" = 120' SHEET NO. 1 OF 1



70  
Order No.  
Escrow No. W284786  
Loan No.

WHEN RECORDED MAIL TO:

SUTRO TOWER INC.  
1 La Avanzada Street  
San Francisco, Ca 94131-1124

San Francisco Co Assessor-Recorder  
Doris M. Ward, Assessor-Recorder

DOC - 99-0513614-00  
Acct 3-FIRST AMERICAN Title Company  
Friday, FEB 12, 1999 08:00:00  
REC \$7.00;PAG \$3.00;NIC \$1.00  
STP \$2.00;ARF \$2.00;  
Ttl Pd \$15.00 Nbr-0001105002  
REEL H321 IMAGE 0104 oar/AB/1-3

DOCUMENTARY TRANSFER TAX \$NONE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

BLOCK 2724 LOT 3

## CORPORATION GRANT DEED

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

SUTRO TOWER INC., a California corporation who acquired title as SUTRO TOWER, a corporation

a corporation organized under the laws of the State of

, does hereby

GRANT(S) to

SUTRO TOWER INC., a California corporation

the real property in the City of  
County of

SAN FRANCISCO  
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated February 9, 1999

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )ss.

On 2/9/99  
before me, Penelope Lincoln, personally  
appeared Jerry Eaton

personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) have been 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.  
WITNESS my hand and official seal.

Signature Penelope Lincoln

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

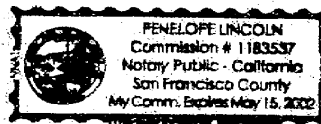
By:

SUTRO TOWER INC.

Jerry Eaton

President

By:



1144-SM (1/94)

SUPPLEMENTAL

Order No. W-284786-JP

6313614

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

Beginning at a point of intersection of the Southerly line of Palo Alto Avenue and the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights, as the same is delineated on a certain map entitled, "MAP OF SUBDIVISION NO. 2 OF CLARENDON HEIGHTS," recorded February 18, 1981, in Book 1 of Maps, at Page 186, in the Office of the Recorder of the City and County of San Francisco, State of California (Note: For the purpose of this description the Northerly line of Panorama Drive, as shown upon Map of Midtown Terrace Subdivision No. 5, recorded April 19, 1957, in Book "R" of Maps, at Page 92 to 94, in said office of the Recorder, is taken to be North 74°48'34" East and all bearings herein mentioned are related thereto; running thence South 14°16'37" West along the Northwesternly line of the Parcel of land described in the Final Order of Condemnation entitled, "City and County of San Francisco vs. American Broadcasting-Paramount Theaters, Inc., et al.," in the Superior Court of the State of California, in and for the City and County of San Francisco, Case No. 426329, a certified copy of said Final Order of Condemnation recorded December 18, 1953, in Book 6286 of Official Records at page 199, in the office of said Recorder; a distance 420.664 feet to the most Westerly corner of said property described in said Final Order of Condemnation above referred to; thence South 44°55'26" East along the Southwesterly line of said land described in said Final Order of Condemnation, a distance of 145.936 feet to the most Southerly corner of the property described in said Final Order of Condemnation; thence South 0°04'34" West along the Westerly line of said Subdivision No. 2 of Clarendon Heights above referred to; a distance of 89.000 feet; thence South 60°28'34" West 257.000 feet; thence South 81°28'34" West 112.000 feet; thence North 26°21'26" West 75.500 feet; thence North 17°21'26" West 212.800 feet; thence North 15°08'34" East 63.000 feet; thence North 38°38'34" East 89.200 feet; thence North 51°10'54" East 76.940 feet; thence North 0°11'53" East 208.975 feet; thence South 89°48'07" East 100.000 feet; thence North 0°11'53" East 189.140 feet to the Southeasterly line of Palo Alto Avenue, as said Avenue is shown on "Map Showing the Extension of Palo Alto Avenue Westerly to Clarendon Avenue" recorded December 16, 1958, in Book "S" of Maps, at page 24, in the Office of the Recorder; thence North 57°42'30" East along said Southeasterly line of Palo Alto Avenue 76.089 feet to the Northerly line of the property described as Parcel 1 in the Deed from Adolph G. Sutro to American Broadcasting Company, Inc., recorded April 19, 1948, in Book 4882 of Official Records at page 63, in the office of said Recorder; thence South 89°48'42" East along the Northerly line of the property described in said Deed of distance of 65.330 to a point on the Southwesterly curved line of said of Palo Alto Avenue; thence Southeasterly along said Southwesterly line of Palo Alto Avenue along the arc of a curve to the right the center of which bears South 40°20'58" West

\* \* \* DESCRIPTION CONTINUES ON FOLLOWING PAGE \* \* \*

SUPPLEMENTAL

G513614

Order No. W-284786-JP

50 feet from the last mentioned point, with a radius of 50 feet, a central angle of  $49^{\circ}50'55''$ , a distance of 43.501 feet to the Southeasterly extremity of a curve having a radius of 50 feet, a central angle of  $122^{\circ}29'33''$ , an arc distance of 106.893 feet which forms portion of the Southwesterly line of said Palo Alto Avenue, as shown on map last above referred to; thence along the Westerly line of said Palo Alto Avenue South  $0^{\circ}11'53''$  West tangent to the preceding curve 110.084 feet to the Southerly line of said Palo Alto Avenue; thence North  $85^{\circ}39'34''$  East along said Southerly line 51.963 feet to point of beginning.

PARCEL TWO:

An easement for underground sanitary sewer, as granted in the deed from Panorama Development Company, a corporation to American Broadcasting-Paramount Theaters, Inc., dated November 11, 1958, recorded November 13, 1958 in book 7405 of Official Records, at page 25, in the Office of the Recorder of the City and County of San Francisco, State of California, over a strip of land 4 feet wide, 2 feet on each side of a center line which begins on the Southeasterly line of Dellbrook Avenue and runs to the Southeasterly line of Lot 13, Block 2781, as shown on the map hereinafter referred to and more particularly described as follows:

Beginning at a point of intersection of the Southeasterly line of Dellbrook Avenue and the Southeasterly line of Lot 13 in Block 2781, as said lot and block as shown on that certain map entitled "MIDTOWN TERRACE SUBDIVISION NO. 7, SAN FRANCISCO, CALIFORNIA," recorded in Book "S" of Maps at pages 21 and 22 in the Office of the Recorder of the City and County of San Francisco, State of California, running thence from said point of beginning South  $59^{\circ}59'15''$  East along the Southwesterly line of said Lot 13, a distance of 83.800 feet; thence leaving said Southwesterly line and running South  $83^{\circ}50'57''$  East 37.835 feet to the Southeasterly line of said Lot 13 as an appurtenance to Parcel One above.

EXHIBIT "A"

RECORDING REQUESTED BY:  
Fidelity National Title Company

20169K36811800003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K368118-00  
Acct 2005-Fidelity Title Company Concord  
Wednesday, DEC 07, 2016 11:23:48  
Ttl Pd \$6,389.00 Nbr-0005505880  
tn2/RE/1-3

When Recorded Mail Document  
and Tax Statement To:  
Jonathan A. Manzo and David Glidden  
596 Dellbrook Avenue  
San Francisco, CA 94131

Escrow Order No.: FSFM-0311600514

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 596 Dellbrook Avenue,  
San Francisco, CA 94131  
APN/Parcel ID(s): Lot 001, Block 2781

## GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ The documentary transfer tax is \$6,358.00 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,** Estate of Henry A. Stamm, Jr., aka Henry Arthur Stamm, aka Henry Stamm, aka Henry Arthur Stamm, Jr.

hereby **GRANT(S)** to Jonathan A. Manzo, a single man and David Glidden, a single man, as joint tenants

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

"THIS DEED IS BEING RECORDED PURSUANT TO THE INDEPENDENT ADMINISTRATION PROBATE CASE NO. PES-16-300010."

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): Lot 001, Block 2781

Dated: December 2, 2016

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

Estate of Henry A. Stamm, Jr.

BY: Jeannette Shortall  
Jeannette Shortall  
Administrator

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 New York

County of Suffolk

On 12-3-2016 before me, John Philip, Notary Public,  
(here insert name and title of the officer)

personally appeared Jeannette Shortall,  
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)

**JOHN PHILIP**  
Notary Public - State of New York  
No. 01PH6097182  
Qualified in Nassau County  
My Commission Expires August 18, 2019

**JOHN PHILIP**  
Notary Public - State of New York  
No. 01PH6097182  
Qualified in Nassau County  
My Commission Expires August 18, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Lot 001, Block 2781**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2781, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF MIDTOWN TERRACE SUBDIVISION NO. 7", RECORDED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON AUGUST 20, 1958, IN BOOK "S" OF MAPS, AT PAGES 21 AND 22.

**RECORDING REQUESTED BY:**

Fidelity National Title Company

Escrow No.: 05-649382-RL

Locate No.: CAFNT0938-0938-0002-0000649382

Title No.: 05-649382-BH

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

Mr. and Mrs. Aleksandar Labudovic  
590 Dellbrook Avenue  
San Francisco, CA 94131

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC-2005-1031505-00**  
Acct 11-FIDELITY NATIONAL Title Company  
Friday, SEP 16, 2005 06:00:00  
Ttl Pd \$5,021.60 Nbr-0002831276  
**REEL 1976 IMAGE 0124**  
ced/ER/1-2

APN: Lot 2, Block 2781

SPACE ABOVE THIS LINE FOR RECORDER'S USE

*590 Dellbrook Ave.*

**GRANT DEED**

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$5,011.60

- [ -0- ] 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,** Bertha Baldwin, Successor  
Trustee of the Finn Survivor's Trust established under the Finn 1996 Trust under Trust Agreement dated June 4, 1996

**hereby GRANT(S) to** Aleksandar Labudovic and Tanja Labudovic, husband and wife as community property with rights  
of survivorship

**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: September 12, 2005

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON 9/14/05 before me,

the undersigned Notary Public personally appeared

BERTHA BALDWIN

The Finn Survivor's Trust established under the Finn 1996  
Trust

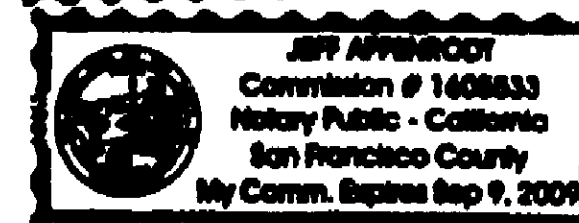
By: Bertha Baldwin, Successor Trustee  
Bertha Baldwin

personally known to me (or 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.

Witness my hand and official seal.

Signature

*Jeff Appenroot*



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



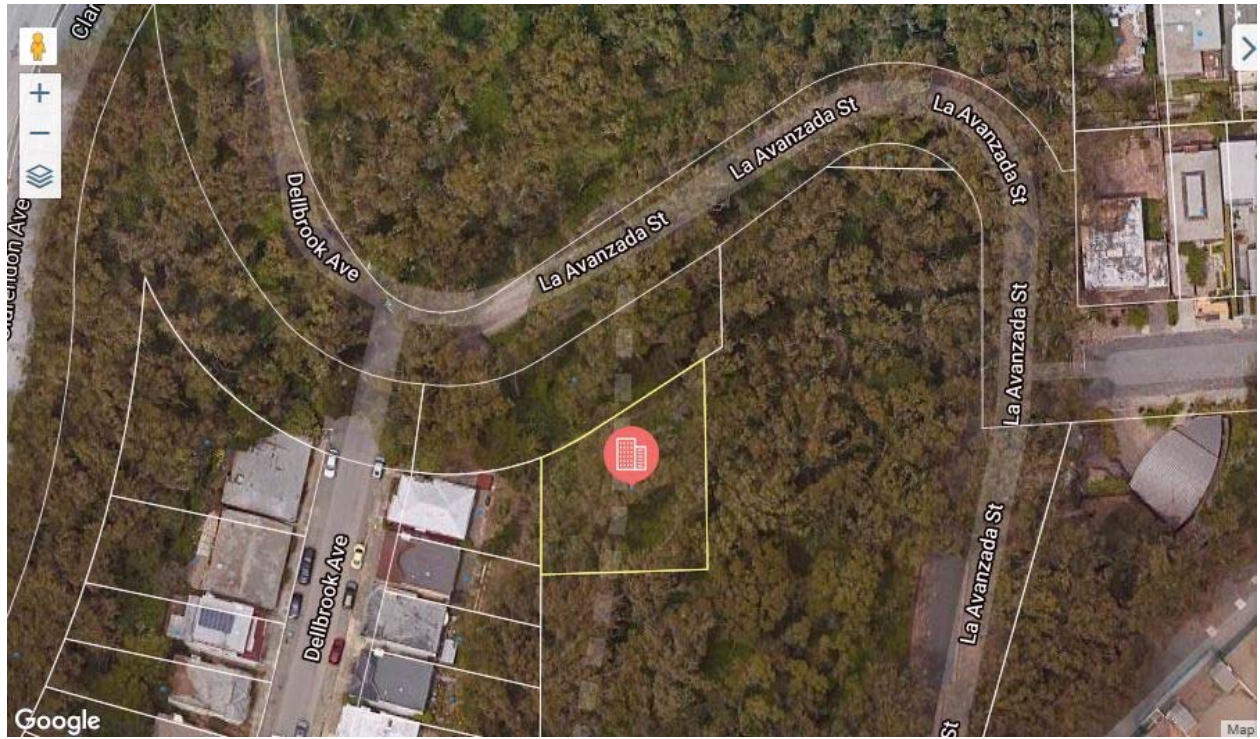
Escrow No.: 05-649382-RL  
Locate No.: CAFNT0938-0938-0002-0000649382  
Title No.: 05-649382-BH

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

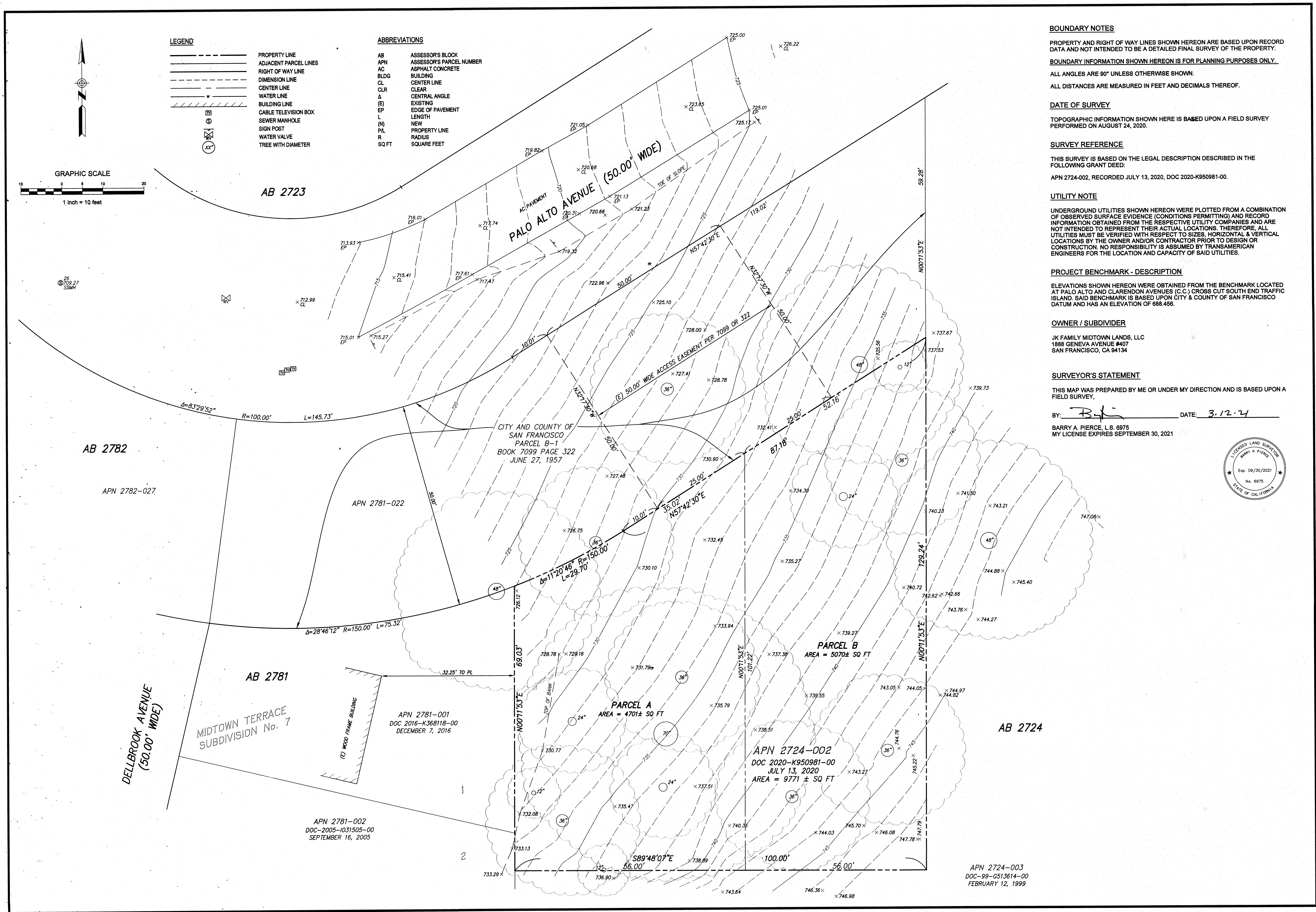
Lot 2, Block 2781, as shown on that certain Map entitled "Map of Midtown Terrace Subdivision No. 7", recorded in the Office of the Recorder of the City and County of San Francisco, State of California, on August 20, 1958, in Book "S" of Maps, at Pages 21 and 22.

Initials: BB



APN 2724-002 AERIAL VIEW





**BOUNDARY NOTES**

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

**BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.**

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DATE OF SURVEY**

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON AUGUST 24, 2020.

**SURVEY REFERENCE**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

APN 2724-002, RECORDED JULY 13, 2020, DOC 2020-K950981-00.

**UTILITY NOTE**

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

**PROJECT BENCHMARK - DESCRIPTION**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT PALO ALTO AND CLARENDON AVENUES (C.C.) CROSS CUT SOUTH END TRAFFIC ISLAND. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 688.456.

**OWNER / SUBDIVIDER**

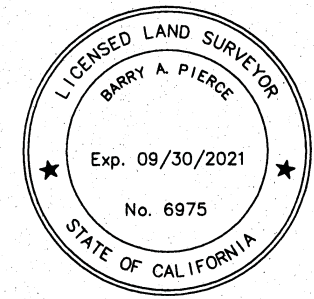
JK FAMILY MIDTOWN LANDS, LLC  
1888 GENEVA AVENUE #407  
SAN FRANCISCO, CA 94134

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: *[Signature]* DATE: 3.12.21

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2021



Job No. 6965

Sheet No. 1 OF 1

Date: MARCH 2021

Surveyed by: DP/EM Date: 08/20

Designed by: N/A Date: N/A

Drawn by: LF Date: 08/20

Checked by: BP Date: 08/20

Scale: AS SHOWN

TRANSAMERICAN

ENGINEERS

FOX PLAZA  
1320 Market Street, Suite 201  
San Francisco, CA 94102  
Tel: (415) 553-4082 Fax: (415) 553-4071  
Email: info@transamericanengineers.com

TENTATIVE PARCEL MAP

BEING A TWO LOT SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 13, 2020 AS DOC 2020-K950981-00

SAN FRANCISCO CALIFORNIA

Approved by: *[Signature]*

Chief Engineer License No. 6975

Approved by: *[Signature]*

Chief Surveyor License No. 6975

Expires 9/30/2021

Revisions

By:





FROM THE CENTER OF THE PROPERTY LOOKING NORTH



FROM THE CENTER OF THE PROPERTY LOOKING WEST





FROM THE CENTER OF THE PROPERTY LOOKING EAST



FROM THE CENTER OF THE PROPERTY LOOKING SOUTH

**PROJECT: Tentative Parcel Map  
CLOSURE CALCULATIONS**

---

**JOB#: 6965**

**MAPCHECK CLOSURES**

---

Parcel name: APN 2724-002

North:	897.1528	East :	831.3326
Line Course:	N 57-42-30 E	Length:	87.18
	North: 943.7269	East :	905.0293
Line Course:	S 00-11-53 W	Length:	129.24
	North: 814.4877	East :	904.5825
Line Course:	N 89-48-07 W	Length:	100.00
	North: 814.8333	East :	804.5831
Line Course:	N 00-11-53 E	Length:	69.03
	North: 883.8629	East :	804.8217
Curve Length:	29.70	Radius:	150.00
	Delta: 11-20-46	Tangent:	14.90
	Chord: 29.66	Course:	N 63-22-53 E
	Course In: N 20-56-44 W	Course Out:	S 32-17-30 E
RP North:	1023.9510	East :	751.1996
End North:	897.1521	East :	831.3380

Perimeter: 415.15 Area: 9,771.0 sq. ft. 0.22 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0055 Course: S 82-41-53 E  
Error North: -0.00070 East : 0.00547  
Precision 1: 75,474.55

-----  
Parcel name: Parcel A

North:	897.1528	East :	831.3326
Line Course:	N 57-42-30 E	Length:	35.02
	North: 915.8562	East :	860.9279
Line Course:	S 00-11-53 W	Length:	101.22
	North: 814.6368	East :	860.5780
Line Course:	N 89-48-07 W	Length:	56.00
	North: 814.8303	East :	804.5784
Line Course:	N 00-11-53 E	Length:	69.03
	North: 883.8599	East :	804.8170
Curve Length:	29.70	Radius:	150.00
	Delta: 11-20-46	Tangent:	14.90
	Chord: 29.66	Course:	N 63-22-53 E
	Course In: N 20-56-44 W	Course Out:	S 32-17-30 E
RP North:	1023.9480	East :	751.1949
End North:	897.1491	East :	831.3333

Perimeter: 290.96 Area: 4,701.0 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0038 Course: S 10-40-33 E  
Error North: -0.00371 East : 0.00070  
Precision 1: 76,557.89

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**PROJECT: Tentative Parcel Map  
CLOSURE CALCULATIONS**

---

**JOB#: 6965**

Parcel name: Parcel B

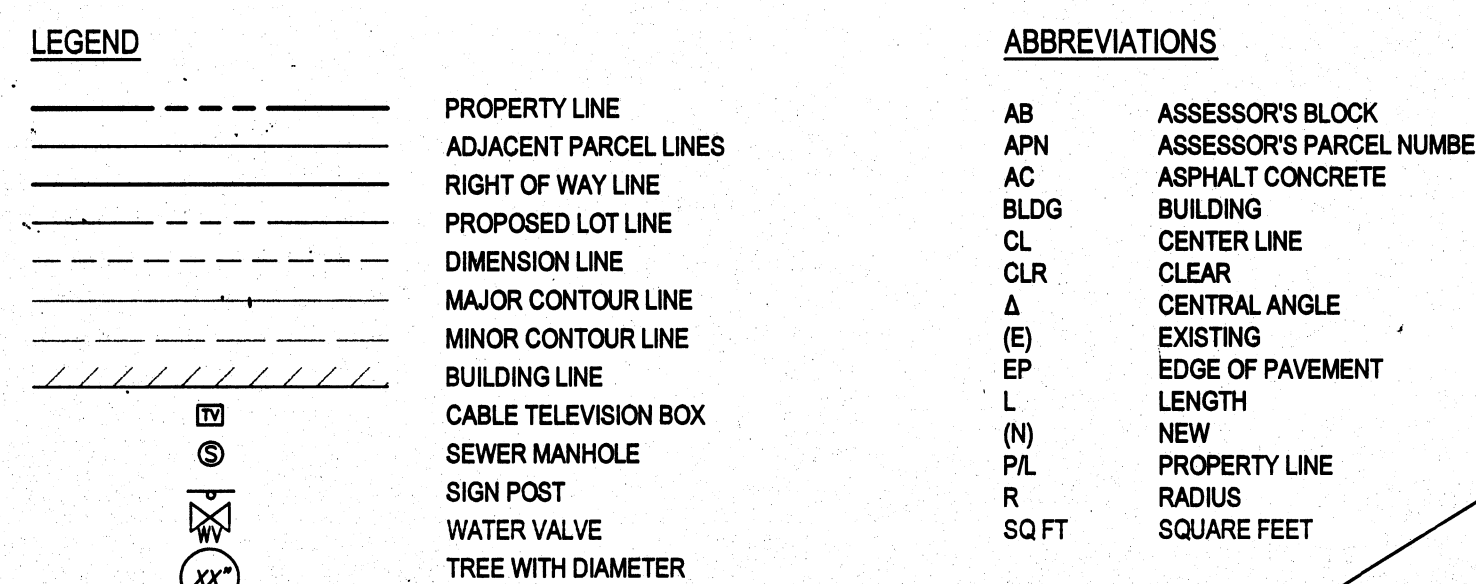
North:	943.7260	East :	905.0278
Line Course:	S 00-11-53 W	Length:	129.24
North:	814.4867	East :	904.5810
Line Course:	N 89-48-07 W	Length:	44.00
North:	814.6388	East :	860.5813
Line Course:	N 00-11-53 E	Length:	101.22
North:	915.8582	East :	860.9312
Line Course:	N 57-42-30 E	Length:	52.16
North:	943.7236	East :	905.0241

Perimeter: 326.62 Area: 5,069.9 sq. ft. 0.11 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0044 Course: S 57-40-16 W  
Error North: -0.00233 East : -0.00368  
Precision 1: 74,231.82







A detailed map of the Palo Alto Avenue area in San Francisco. The map shows Palo Alto Avenue running diagonally from the bottom left to the top right, labeled "(50.00' WIDE)". To the left of Palo Alto Avenue is Ag Pavement, labeled "AG PAVEMENT". Several streets cross Palo Alto Avenue, with distances marked: 719.82' EP, 720.68' CL, 720.31' EP, 720.66', 721.13' EP, and 721.25'. Other streets shown include 7th Avenue, 8th Avenue, 9th Avenue, 10th Avenue, 11th Avenue, 12th Avenue, 13th Avenue, 14th Avenue, 15th Avenue, 16th Avenue, 17th Avenue, 18th Avenue, 19th Avenue, 20th Avenue, 21st Avenue, 22nd Avenue, 23rd Avenue, 24th Avenue, 25th Avenue, 26th Avenue, 27th Avenue, 28th Avenue, 29th Avenue, 30th Avenue, 31st Avenue, 32nd Avenue, 33rd Avenue, 34th Avenue, 35th Avenue, 36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, 40th Avenue, 41st Avenue, 42nd Avenue, 43rd Avenue, 44th Avenue, 45th Avenue, 46th Avenue, 47th Avenue, 48th Avenue, 49th Avenue, 50th Avenue, 51st Avenue, 52nd Avenue, 53rd Avenue, 54th Avenue, 55th Avenue, 56th Avenue, 57th Avenue, 58th Avenue, 59th Avenue, 60th Avenue, 61st Avenue, 62nd Avenue, 63rd Avenue, 64th Avenue, 65th Avenue, 66th Avenue, 67th Avenue, 68th Avenue, 69th Avenue, 70th Avenue, 71st Avenue, 72nd Avenue, 73rd Avenue, 74th Avenue, 75th Avenue, 76th Avenue, 77th Avenue, 78th Avenue, 79th Avenue, 80th Avenue, 81st Avenue, 82nd Avenue, 83rd Avenue, 84th Avenue, 85th Avenue, 86th Avenue, 87th Avenue, 88th Avenue, 89th Avenue, 90th Avenue, 91st Avenue, 92nd Avenue, 93rd Avenue, 94th Avenue, 95th Avenue, 96th Avenue, 97th Avenue, 98th Avenue, 99th Avenue, 100th Avenue. The map also shows various landmarks, including the San Francisco Bay, the Golden Gate Bridge, and the San Francisco-Oakland Bay Bridge.

APN 2782-027

MIDTOWN TERRACE  
SUBDIVISION No. 7

APN 2781-001  
DOC 2016-K368118-00  
DECEMBER 7, 2016

APN 2781-002  
DOC-2005-1031505-00  
SEPTEMBER 16, 2005

**NOTE:**

A THREE (3) FEET WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY RECORDED JUNE 28, 1929 IN REEL 1863, IMAGE 437 OF OFFICIAL RECORDS EXISTS AS INDICATED IN THE PRELIMINARY REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY WITH ORDER NUMBER 0227023024-HK DATED FEBRUARY 16, 2021, SAID EASEMENT DOES NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

APN 2724-003  
DOC-99-G513614-00  
FEBRUARY 12, 1999

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY  
PERFORMED ON AUGUST 24, 2020.

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

APN 2724-002, RECORDED JULY 13, 2020, DOC 2020-K950981-00.

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOTED TO REPRESENT THEIR BEST AVAILABLE INFORMATION. LOCATIONS OF UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSCAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

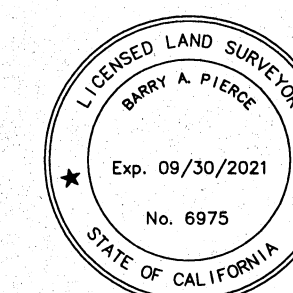
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT PALO ALTO AND CLARENDON AVENUES (C.C.) CROSS CUT SOUTH END TRAFFIC ISLAND. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 688.456.

JK FAMILY MIDTOWN LANDS, LLC  
1888 GENEVA AVENUE #407  
SAN FRANCISCO, CA 94134

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A  
FIELD SURVEY.

BY:  DATE: 4.1.21

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2021

[illegible]



**PROJECT: Tentative Parcel Map  
CLOSURE CALCULATIONS**

---

**JOB#: 6965**

**MAPCHECK CLOSURES**

---

Parcel name: APN 2724-002

North:	897.1528	East :	831.3326
Line Course:	N 57-42-30 E	Length:	87.18
	North: 943.7269		East : 905.0293
Line Course:	S 00-11-53 W	Length:	129.24
	North: 814.4877		East : 904.5825
Line Course:	N 89-48-07 W	Length:	100.00
	North: 814.8333		East : 804.5831
Line Course:	N 00-11-53 E	Length:	69.03
	North: 883.8629		East : 804.8217
Curve Length:	29.70	Radius:	150.00
	Delta: 11-20-46	Tangent:	14.90
	Chord: 29.66	Course:	N 63-22-53 E
Course In:	N 20-56-44 W	Course Out:	S 32-17-30 E
RP North:	1023.9510	East :	751.1996
End North:	897.1521	East :	831.3380

Perimeter: 415.15 Area: 9,771.0 sq. ft. 0.22 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0055 Course: S 82-41-53 E  
Error North: -0.00070 East : 0.00547  
Precision 1: 75,474.55

-----  
Parcel name: Parcel A

North:	897.1528	East :	831.3326
Line Course:	N 57-42-30 E	Length:	35.02
	North: 915.8562		East : 860.9279
Line Course:	S 00-11-53 W	Length:	101.22
	North: 814.6368		East : 860.5780
Line Course:	N 89-48-07 W	Length:	56.00
	North: 814.8303		East : 804.5784
Line Course:	N 00-11-53 E	Length:	69.03
	North: 883.8599		East : 804.8170
Curve Length:	29.70	Radius:	150.00
	Delta: 11-20-46	Tangent:	14.90
	Chord: 29.66	Course:	N 63-22-53 E
Course In:	N 20-56-44 W	Course Out:	S 32-17-30 E
RP North:	1023.9480	East :	751.1949
End North:	897.1491	East :	831.3333

Perimeter: 290.96 Area: 4,701.0 sq. ft. 0.10 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0038 Course: S 10-40-33 E  
Error North: -0.00371 East : 0.00070  
Precision 1: 76,557.89

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**PROJECT: Tentative Parcel Map  
CLOSURE CALCULATIONS**

---

**JOB#: 6965**

Parcel name: Parcel B

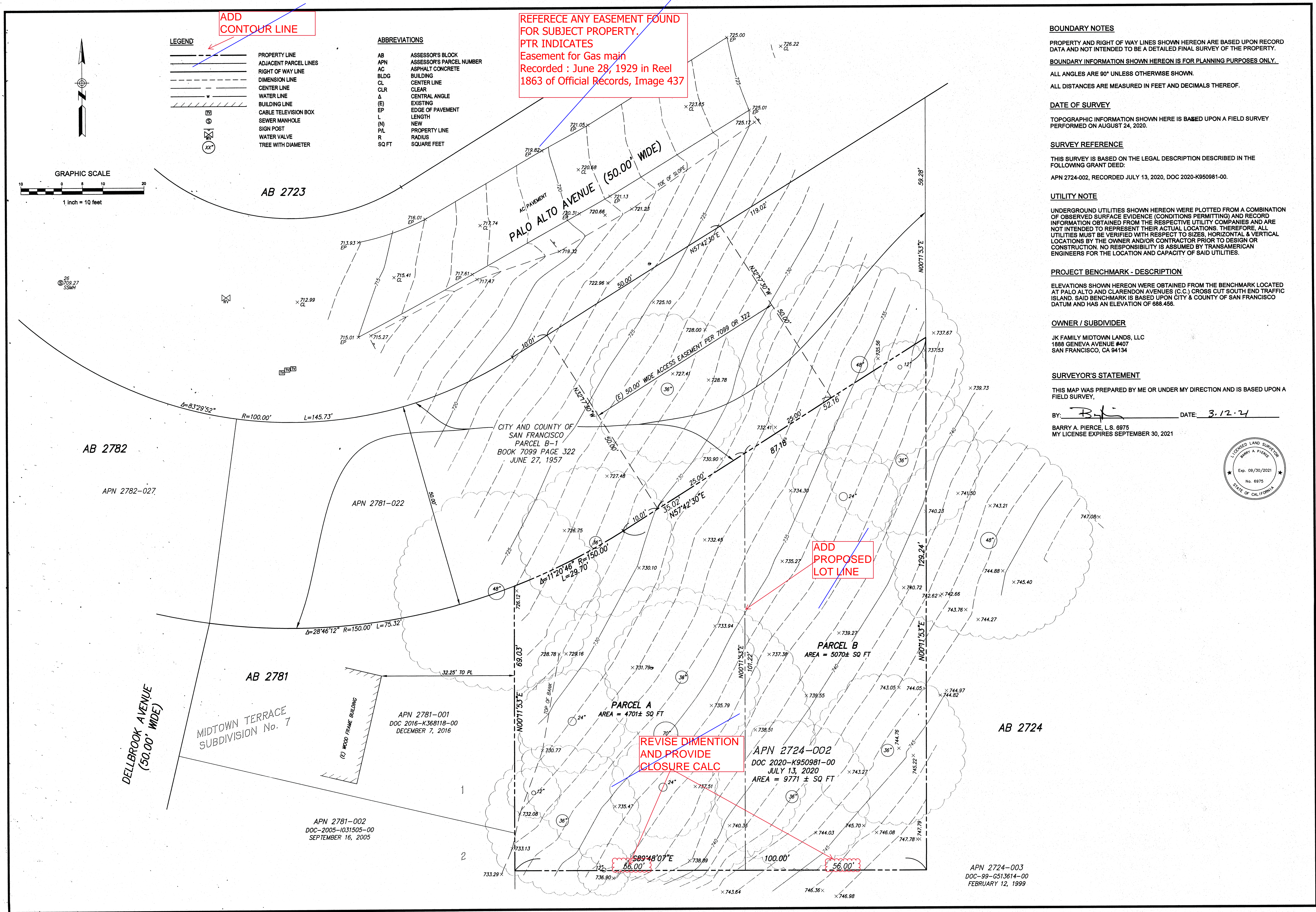
North:	943.7260	East :	905.0278
Line Course:	S 00-11-53 W	Length:	129.24
North:	814.4867	East :	904.5810
Line Course:	N 89-48-07 W	Length:	44.00
North:	814.6388	East :	860.5813
Line Course:	N 00-11-53 E	Length:	101.22
North:	915.8582	East :	860.9312
Line Course:	N 57-42-30 E	Length:	52.16
North:	943.7236	East :	905.0241

Perimeter: 326.62 Area: 5,069.9 sq. ft. 0.11 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0044 Course: S 57-40-16 W  
Error North: -0.00233 East : -0.00368  
Precision 1: 74,231.82







**BOUNDARY NOTES**

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

**BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.**

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DATE OF SURVEY**

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON AUGUST 24, 2020.

**SURVEY REFERENCE**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

APN 2724-002, RECORDED JULY 13, 2020, DOC 2020-K950981-00.

**UTILITY NOTE**

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

**PROJECT BENCHMARK - DESCRIPTION**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT PALO ALTO AND CLARENDON AVENUES (C.C.) CROSS CUT SOUTH END TRAFFIC ISLAND. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 688.456.

**OWNER / SUBDIVIDER**

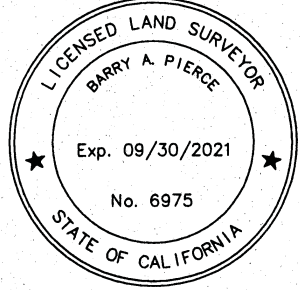
JK FAMILY MIDTOWN LANDS, LLC  
1888 GENEVA AVENUE #407  
SAN FRANCISCO, CA 94134

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: *[Signature]* DATE: 3.12.21

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2021



Job No. 6965

Sheet No. 1 OF 1

Date: MARCH 2021

Surveyed by: DP/EM Date: 08/20

Designed by: N/A Date: N/A

Drawn by: LF Date: 08/20

Checked by: BP Date: 08/20

Scale: AS SHOWN

TRANSAMERICAN

ENGINEERS

FOX PLAZA  
1390 Market Street, Suite 201  
San Francisco, CA 94102  
Tel: (415) 553-4082 Fax: (415) 553-4071  
Email: info@transamericanengineers.com

TENTATIVE PARCEL MAP

BEING A TWO LOT SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 13, 2020 AS DOC 2020-K950981-00

SAN FRANCISCO CALIFORNIA

Approved by: *[Signature]*

Chief Engineer License No. 6975

Approved by: *[Signature]*

Chief Surveyor License No. 6975

Expires 9/30/2021

Revisions

By:



**D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION**Property Address: Palo Alto ext AvenueAssessor's Block: 2724 Lot Number(s): 002For DPW-BSM use only  
ID No.:

<b>Owner:</b>			
Name:	Midtown Lands, LLC		
Address:	1888 Geneva Avenue #407 San Francisco, CA 94134		
Phone:	(415) 317-2039	E-mail:	jimkeith132@yahoo.com
<b>Attorney's Information: (If Any)</b>			
Name:			
Address:			
Phone:		E-mail:	
<b>Surveyor preparing the subdivision map:</b>			
Name:	Transamerican Engineers		
Address:	1390 Market Street, Suite 201 San Francisco, CA 94102		
Phone:	(415) 553-4092	E-mail:	info@transamericanengineers.com
<b>Subdivider: (If different from owner)</b>			
Name:			
Address:			

Existing number of lots: One Proposed number of lots: TwoThis subdivision results in an airspace: ☒ No ☐ Yes (shown on Tentative Map)**STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO**I (We) James Keith  
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/8/2021 Signed: 

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

## E. PARCEL MAP / FINAL MAP SUBDIVISION APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only:	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No	OK?				DPW	DCP	DBI **	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [DPW copies: 3-BSM Mapping; 1-City Planning] Note: One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 8)	4	3	1	1*	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	Four (4) copies of Tentative Final Map [DPW copies: 3-BSM Mapping; 1-City Planning] Note: One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 8)	4	3	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$_____)	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>		5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input checked="" type="checkbox"/> Adjoiners	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Current 3R Report, see item number 6 page 9 for details	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Neighborhood notification package for Tentative Map decision <input checked="" type="checkbox"/> 300-Foot Radius Map <input checked="" type="checkbox"/> Address List <input checked="" type="checkbox"/> Envelopes	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] <input type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo of rear of property	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.	Submit the following for review by Department of Building Inspection, If required. See page 9. Completed Form Number 2.	1			1*	Form No. 2

**\* ADDITIONAL COPY TO DBI – SEE REQUIREMENTS PAGE 9, ITEM 10**

**G. FORMS**

# Form No. 1

## **Proposition "M" Findings Form**

### **The Eight Priority Policies of Section 101.1 of the San Francisco Planning Code**

Date: 03/08/2021

City Planning Case No. \_\_\_\_\_ (if available)

Address NAAssessor's Block 2724 Lot(s) 002Proposal: lot split**EIGHT PRIORITY GENERAL PLAN POLICIES**

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

**INSTRUCTIONS TO APPLICANTS:** Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

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

~~This proposed lot split of a vacant RH1-D zoned lot would not negatively impact~~ neighborhood retail . It would marginally increase demand from the increase in potential customers.

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

~~The proposed lot split would create two additional lots that would be more in keeping~~ with the character of the neighborhood than one oversized lot of nearly 10,000 sqft.

3. That the City's supply of affordable housing be preserved and enhanced;

~~The city's supply of affordable housing would not be impacted by this proposed lot split. To the extent that more supply makes all properties more affordable it could marginally help general affordability.~~

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

~~A lot split creating the potential for two single family homes would not overburden Muni service. This property is surrounded by vacant land with ample parking~~

5. 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 is a proposal for a lot split in an RH1-D neighborhood and thus would have no impact on the displacement of industrial or service sectors.~~

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

~~Any construction on this site would be required to meet the most recent and most rigorous standards for earthquake preparedness.~~

7. That landmarks and historic buildings be preserved; and

~~NA none present.~~

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

~~This parcel is vacant land and would not impact any parks or open space areas sunlight or vistas.~~

DocuSigned by:

*James Keith*

Signature of Applicant

3/8/2021

Date



## EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

BEGINNING at the Southwesterly corner of the lands formerly of Commercial Centre Realty Co. et al, formerly owned by J. H. Collamore, said point being also the Northwestern corner of lands formerly of Mary L. Craig; thence North 19° 59' 10" West 66.19 feet; North 38° 39' 40" West 64.03 feet; North 52° 45' 50" West 62.80 feet; North 57° 36' West 61.59 feet; North 49° 29' 50" West 63.13 feet; North 37° 57' 20" West 63.41 feet; North 19° 17' 20" West 63.57 feet; North 5° 31' 40" East 62.29 feet; North 9° 54' 20" West 63.95 feet; North 36° 19' 40" West 126.61 feet; North 5° 31' 40" West 62.29 feet; North 13° 48' 50" East 62.82 feet and North 20° 49' 30" East 111.20 feet to the Southeasterly corner of the parcel of land described in the Deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, dated October 30, 1941, recorded December 23, 1941, in [Book 3838 of Official Records, Page 205](#), in the Office of the Recorder of the City and County of San Francisco, State of California; thence along the Southeasterly and Northeasterly lines of last said parcel so described, North 20° 49' 30" East 181.16 feet and North 74° 45' 30" West 868.33 feet to the Southeasterly line of Clarendon Avenue; thence Northeasterly along said Southeasterly line of Clarendon Avenue the following courses and distances: Northeasterly along a curve to the right with a radius of 670 feet and a central angle of 4° 28' 30", a distance of 52.329 feet; thence North 29° 34' East tangent to the preceding curve, 229.63 feet; thence Northeasterly on a curve to the left whose center bears North 60° 26' West 481.50 feet and whose central angle is 28° 22' 10" 238.41 feet; thence Northeasterly on a curve to the right whose center bears South 88° 48' 10" East 491.76 feet and whose central angle is 21° 26' 50" 184.08 feet; thence North 22° 38' 40" East 90 feet; thence Northeasterly on a curve to the right whose center bears South 67° 21' 20" East 963.88 feet and whose central angle is 7° 52' 30" 132.48 feet; thence North 30° 31' 10" East 150 feet; thence Northeasterly on a curve to the left whose center bears North 59° 28' 50" West 645.29 feet and whose central angle is 25° 39' 30" 288.98 feet; thence Northeasterly on a curve to the right whose center bears South 85° 08' 20" East 342.18 feet and whose central angle is 30° 02' 40" 179.43 feet; thence Northeasterly on a curve to the right whose center bears South 55° 05' 40" East 937.41 feet and whose central angle is 38° 27' 629.08 feet to a point on the Westerly boundary line of Clarendon Heights; thence leaving said Southeasterly line of Clarendon Avenue and running along said Westerly boundary line of Clarendon Heights South 0° 15' West 566.02 feet to a point on the Westerly extremity of Palo Alto Avenue (formerly Twentieth Street); thence along said Westerly extremity of Palo Alto Avenue and along the Westerly boundary line of lands of the City and County of San Francisco known as Twin Peaks Reservoir Tract, and along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore South 0° 07' 40" West 2402.06 feet to the point of beginning.

EXCEPTING Therefrom those portions thereof hereinafter called "Tract X" and "Parcel V", conveyed to Adolph G. Sutro by deed from Emma L. Merritt dated October 31, 1929, and recorded in the Office of the Recorder of the City and County of San Francisco, State of California, December 18, 1929, in [Book 1959 of Official Records at Page 194](#), and particularly described as follows:



TRACT X: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain "Map entitled Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence along said Westerly boundary line South 0° 14' 59" West 144.201 feet; thence South 0° 07' 40" West 600 feet; thence South 60° 31' 40" West 257 feet; thence South 81° 31' 40" West 112 feet; thence North 26° 18' 20" West 75.50 feet; thence North 17° 18' 20" West 212.80 feet; thence North 15° 11' 40" East 63 feet; thence North 38° 41' 40" East 89.20 feet; thence North 51° 14' 00" East 76.94 feet; thence North 0° 14' 59" East 208.975 feet; thence South 89° 45' 01" East 100 feet; thence North 0° 14' 59" East 230 feet; thence South 89° 45' 01" East 200 feet to the point of commencement.

PARCEL V: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain Map entitled "Map of Subdivision No. 2 of Clarendon Heights" filed in the office of the Records of the City and County of San Francisco, State of California, on February 18, 1891, and recorded in Map Book No. 1, Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence at right angles to said Westerly boundary line North 89° 45' 01" West 9.396 feet to the true point of commencement of the property to be described; running thence Northwesterly, Westerly and Southwesterly along a curve to the left with a radius of 100 feet, central angle 100° 0' 52", the center of which said curve bears South 67° 46' 28" West from the point of commencement, a distance of 174.558 feet; thence South 57° 45' 36" West, tangent to the preceding curve, a distance of 203.599 feet; thence Southwesterly, Westerly and Northwesterly along a curve to the right with a radius of 50 feet and a central angle of 83° 29' 52", tangent to the preceding curve, 77 feet, more or less, to a point of a compound curve, the centers of the two curves bearing North 51° 15' 28" East from the point of tangency; thence running Northwesterly, Northerly and Northeasterly along a curve to the right with a radius of 238.628 feet tangent to, the preceding curve, a distance of 310 feet, more or less to a curve line which is hereinafter referred to as "curve Z" (said curve Z begins at a point on the Westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 3.044 feet Southerly from the Southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned and runs from said point of beginning Southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South 16° 38' 40" East from said point of beginning); thence Southwesterly along said curve "Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet Westerly from the second preceding course of 310 feet, more, or less; thence Southerly and Southeasterly along a curve to the left with a radius of 288.628 feet concentric with the said second preceding course, a distance of 225 feet, more or less, to a point of a compound curve from which point the centers of the two curves bear North 51° 15' 28" East; thence Southeasterly, Easterly and Northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet Southeasterly from the course "South 57° 45' 36" West 203.599 feet" hereinbefore mentioned; thence North 57° 45' 36" East, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet Westerly from the said Westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence Northerly and parallel with said Westerly boundary line 41 feet, more or less, to a line

drawn at right angles to said Westerly boundary line from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence at a right angle Easterly 65 feet, more or less, to the third preceding course (North 57° 45' 36" East 119 feet, more or less) produced; thence North 57° 45' 36" East 4 feet, more or less, to a point of tangency of a curve concentric with the first course of this description and radially distant 50 feet Southerly therefrom; thence Easterly along a curve to the right with a radius of 50 feet, and a central angle of 72° 37' 06", tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the Westerly boundary line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence Easterly along the line so drawn 60.174 feet to the true point of commencement.

Also excepting therefrom that portion granted to City and County of San Francisco, a municipal corporation, by Deed dated June 19, 1957 and recorded June 27, 1957 in [Book 7099 of Official Records, Page 322](#), Instrument No. F84011.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated April 22, 1957 and recorded July 16, 1957 in [Book 7110 of Official Records, Page 250](#).

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated July 16, 1958 and recorded July 22, 1958 in [Book 7332 of Official Records, Page 527](#).

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 5, filed April 19, 1957 in [Book "R" of Maps, Pages 92 to 94](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 4, filed August 14, 1956 in [Book "R" of Maps, Pages 79 to 81](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 3, filed June 8, 1955 In [Book "R" of Maps, Pages 68 to 70](#), San Francisco County Records.

Assessor's Lot 002; Block 2724, and a portion of Lot 004; Block 2724



**OLD REPUBLIC**  
TITLE COMPANY

275 Battery Street, Suite 1500  
San Francisco, CA 94111  
(415) 397-0500 Fax: (415) 397-0199

## PRELIMINARY REPORT

Our Order Number 0227023024A-HK

REUBEN, JUNIUS & ROSE, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104

Attention: KEVIN ROSE

When Replying Please Contact:

Harold Kan  
HKan@ortc.com  
(415) 397-0500

Property Address:

Lots 002 & 004, Block 2724, San Francisco, CA 94114

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 16, 2021, at 7:30 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 0227023024A-HK

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Midtown Lands, LLC, a California limited liability company

The land referred to in this Report is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

BEGINNING at the Southwesterly corner of the lands formerly of Commercial Centre Realty Co. et al, formerly owned by J. H. Collamore, said point being also the Northwesterly corner of lands formerly of Mary L. Craig; thence North 19° 59' 10" West 66.19 feet; North 38° 39' 40" West 64.03 feet; North 52° 45' 50" West 62.80 feet; North 57° 36' West 61.59 feet; North 49° 29' 50" West 63.13 feet; North 37° 57' 20" West 63.41 feet; North 19° 17' 20" West 63.57 feet; North 5° 31' 40" East 62.29 feet; North 9° 54' 20" West 63.95 feet; North 36° 19' 40" West 126.61 feet; North 5° 31' 40" West 62.29 feet; North 13° 48' 50" East 62.82 feet and North 20° 49' 30" East 111.20 feet to the Southeasterly corner of the parcel of land described in the Deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, dated October 30, 1941, recorded December 23, 1941, in [Book 3838 of Official Records, Page 205](#), in the Office of the Recorder of the City and County of San Francisco, State of California; thence along the Southeasterly and Northeasterly lines of last said parcel so described, North 20° 49' 30" East 181.16 feet and North 74° 45' 30" West 868.33 feet to the Southeasterly line of Clarendon Avenue; thence Northeasterly along said Southeasterly line of Clarendon Avenue the following courses and distances: Northeasterly along a curve to the right with a radius of 670 feet and a central angle of 4° 28' 30", a distance of 52.329 feet; thence North 29° 34' East tangent to the preceding curve, 229.63 feet; thence Northeasterly on a curve to the left whose center bears North 60° 26' West 481.50 feet and whose central angle is 28° 22' 10" 238.41 feet; thence Northeasterly on a curve to the right whose center bears South 88° 48' 10" East 491.76 feet and whose central angle is 21° 26' 50" 184.08 feet; thence North 22° 38' 40" East 90 feet; thence Northeasterly on a curve to the right whose center bears South 67° 21' 20" East 963.88 feet and whose central angle is 7° 52' 30" 132.48 feet; thence North 30° 31' 10" East 150 feet; thence Northeasterly on a curve to the left whose center bears North 59° 28' 50" West 645.29 feet and whose central angle is 25° 39' 30" 288.98 feet; thence Northeasterly on a curve to the right whose center bears South 85° 08' 20" East 342.18 feet and whose central angle is 30° 02' 40" 179.43 feet; thence Northeasterly on a curve to the right whose center bears South 55° 05' 40" East 937.41 feet and whose central angle is 38° 27' 629.08 feet to a point on the Westerly boundary line of Clarendon Heights; thence leaving said Southeasterly line of Clarendon Avenue and running along said Westerly boundary line of Clarendon Heights South 0° 15' West 566.02 feet to a point on the Westerly extremity of Palo Alto Avenue (formerly Twentieth Street); thence along said Westerly extremity of Palo Alto Avenue and along the Westerly boundary line of lands of the City and County of San Francisco known as Twin Peaks Reservoir Tract, and along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore South 0° 07' 40" West 2402.06 feet to the point of beginning.

EXCEPTING Therefrom those portions thereof hereinafter called "Tract X" and "Parcel V", conveyed to Adolph G. Sutro by deed from Emma L. Merritt dated October 31, 1929, and recorded in the Office of the Recorder of

the City and County of San Francisco, State of California, December 18, 1929, in [Book 1959 of Official Records at Page 194](#), and particularly described as follows:

TRACT X: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain "Map entitled Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence along said Westerly boundary line South  $0^{\circ} 14' 59''$  West 144.201 feet; thence South  $0^{\circ} 07' 40''$  West 600 feet; thence South  $60^{\circ} 31' 40''$  West 257 feet; thence South  $81^{\circ} 31' 40''$  West 112 feet; thence North  $26^{\circ} 18' 20''$  West 75.50 feet; thence North  $17^{\circ} 18' 20''$  West 212.80 feet; thence North  $15^{\circ} 11' 40''$  East 63 feet; thence North  $38^{\circ} 41' 40''$  East 89.20 feet; thence North  $51^{\circ} 14' 00''$  East 76.94 feet; thence North  $0^{\circ} 14' 59''$  East 208.975 feet; thence South  $89^{\circ} 45' 01''$  East 100 feet; thence North  $0^{\circ} 14' 59''$  East 230 feet; thence South  $89^{\circ} 45' 01''$  East 200 feet to the point of commencement.

PARCEL V: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain Map entitled "Map of Subdivision No. 2 of Clarendon Heights" filed in the office of the Records of the City and County of San Francisco, State of California, on February 18, 1891, and recorded in Map Book No. 1, Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence at right angles to said Westerly boundary line North  $89^{\circ} 45' 01''$  West 9.396 feet to the true point of commencement of the property to be described; running thence Northwesterly, Westerly and Southwesterly along a curve to the left with a radius of 100 feet, central angle  $100^{\circ} 0' 52''$ , the center of which said curve bears South  $67^{\circ} 46' 28''$  West from the point of commencement, a distance of 174.558 feet; thence South  $57^{\circ} 45' 36''$  West, tangent to the preceding curve, a distance of 203.599 feet; thence Southwesterly, Westerly and Northwesterly along a curve to the right with a radius of 50 feet and a central angle of  $83^{\circ} 29' 52''$ , tangent to the preceding curve, 77 feet, more or less, to a point of a compound curve, the centers of the two curves bearing North  $51^{\circ} 15' 28''$  East from the point of tangency; thence running Northwesterly, Northerly and Northeasterly along a curve to the right with a radius of 238.628 feet tangent to, the preceding curve, a distance of 310 feet, more or less to a curve line which is hereinafter referred to as "curve Z" (said curve Z begins at a point on the Westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 3.044 feet Southerly from the Southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned and runs from said point of beginning Southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South  $16^{\circ} 38' 40''$  East from said point of beginning); thence Southwesterly along said curve "Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet Westerly from the second preceding course of 310 feet, more or less; thence Southerly and Southeasterly along a curve to the left with a radius of 288.628 feet concentric with the said second preceding course, a distance of 225 feet, more or less, to a point of a compound curve from which point the centers of the two curves bear North  $51^{\circ} 15' 28''$  East; thence Southeasterly, Easterly and Northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet Southeasterly from the course "South  $57^{\circ} 45' 36''$  West 203.599 feet" hereinbefore mentioned; thence North  $57^{\circ} 45' 36''$  East, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet Westerly from the said Westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence Northerly and parallel with said Westerly boundary line 41 feet, more or less, to a line drawn at right angles to said Westerly boundary line from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence at a right angle Easterly 65 feet, more or less, to the third preceding course (North  $57^{\circ} 45' 36''$  East 119 feet, more or less) produced; thence North  $57^{\circ} 45' 36''$  East 4 feet, more or less, to a point of tangency of a curve concentric with the first course of

this description and radially distant 50 feet Southerly therefrom; thence Easterly along a curve to the right with a radius of 50 feet, and a central angle of 72° 37' 06", tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the Westerly boundary line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence Easterly along the line so drawn 60.174 feet to the true point of commencement.

Also excepting therefrom that portion granted to City and County of San Francisco, a municipal corporation, by Deed dated June 19, 1957 and recorded June 27, 1957 in [Book 7099 of Official Records, Page 322](#), Instrument No. F84011.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated April 22, 1957 and recorded July 16, 1957 in [Book 7110 of Official Records, Page 250](#).

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated July 16, 1958 and recorded July 22, 1958 in [Book 7332 of Official Records, Page 527](#).

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 5, filed April 19, 1957 in [Book "R" of Maps, Pages 92 to 94](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 4, filed August 14, 1956 in [Book "R" of Maps, Pages 79 to 81](#), San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 3, filed June 8, 1955 In [Book "R" of Maps, Pages 68 to 70](#), San Francisco County Records.

Assessor's Lot 002; Block 2724, and a portion of Lot 004; Block 2724

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows:

Assessor's Parcel No	:	LOT 2; BLOCK 2724	
Bill No.	:	20200109439	
1st Installment	:	\$371.17	Marked Paid
2nd Installment	:	\$371.17	NOT Marked Paid
Land Value	:	\$185.00	

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3. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows:

Assessor's Parcel No	:	LOT 4; BLOCK 2724	
Bill No.	:	20200109441	
1st Installment	:	\$371.17	Marked Paid
2nd Installment	:	\$371.17	NOT Marked Paid
Land Value	:	\$185.00	

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

5. Any special tax which is now a lien and that may be levied within the City of San Francisco Unified School District Community Facilities District No. 90-1, notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said notice(s) for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is \$76.56.

NOTE: Further information on said assessment or special tax can be obtained by contacting:

Name : San Francisco Unified School District  
Telephone No. : (415) 241-6480

6. The herein described property lying within the proposed boundaries of the City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable Financing), as follows:

District No. : 2009-1  
For : San Francisco Sustainable Financing  
Disclosed by : Map filed December 7, 2009, in Book 1 of Maps of Assessment and Community Facilities Districts, Page 33.

7. Water rights, claims or title to water, whether or not shown by the public records.

8. Rights or claims of easements not recorded in the public records.

9. Any facts, rights, interests or claims which an accurate survey would show.



10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Granted To : Pacific Gas and Electric Company, a California corporation  
For : Gas main  
Recorded : [June 28, 1929 in Reel 1863 of Official Records, Image 437](#)  
Affects : Portion of the premises
11. Restrictions contained in Deed from Edgar D. Sutro, then owner of an undivided ½ interest to Pacific Coast Construction Company, dated May 24, 1951, recorded May 24, 1951 ([5713 O.R. 530](#)), "The Grantee, its successors and assigns shall be bound by a covenant whereby for a term of Twenty (20) years from the date of recording of this Deed, no commercial or multiple dwellings will be erected on said property and that said property will be used solely for the erection thereon of single family dwellings.
12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
- Amount : \$460,000.00  
Trustor/Borrower : Midtown Lands, LLC  
Trustee : Insured Titles  
Beneficiary/Lender : Charles H. McKenzie  
Recorded : [December 15, 2020 in Official Records under Recorder's Serial Number 2020-069495](#)
13. Any unrecorded and subsisting leases.
14. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to JK Family Midtown Lands, LLC, a California Limited Liability Company:
1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
  2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
  3. Recording a Certified copy of said LLC-1 and any "amendments thereto".



15. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to Midtown Lands, LLC, a California Limited Liability Company:
  1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
  2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
  3. Recording a Certified copy of said LLC-1 and any "amendments thereto".
16. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
17. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
18. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land vacant land known as Lots 002 & 004, Block 2724, San Francisco, CA 94114.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled	:	Grant Deed
By/From	:	Edgar D. Sutro, as his separate property
To	:	Pacific Coast Construction Company, a California corporation
Recorded	:	<a href="#">May 24, 1951 in Reel 5713 of Official Records, Image 530 under Recorder's Serial Number 78051</a>

Deed executed by Rose V. Murray, formerly Rose V. Sutro, and Marian J. Sutro to Pacific Coast Construction Company, a California corporation recorded [March 2, 1951 in Reel 5653 of Official Records, Image 164](#).

O.N.  
MMV/mm  
Am/Update

Deed executed by Gelsar, Inc., a dissolved California corporation, successor by merger to Pacific Coast Construction Company, a California corporation to JK Family Midtown Lands, LLC recorded [July 13, 2020 in Official Records under Recorder's Serial Number 2020-950981](#).

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Deed executed by JK Family Midtown Lands, LLC to Midtown Lands, LLC recorded  
[December 15, 2020 in Official Records under Recorder's Serial Number 2020-069494.](#)

Exhibit I

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

**SCHEDULE B - PART I**

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.



## FACTS

### WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"><li>• Social Security number and employment information</li><li>• Mortgage rates and payments and account balances</li><li>• Checking account information and wire transfer instructions</li></ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

## Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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## What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a>
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>

## Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</li> </ul>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

Updated: January 1, 2020

## Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

### What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:

Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	Examples	Collected	Sources	Business Purpose for Collection	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious,	Service providers associated with the transaction for a business purpose



				deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).				
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

## What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we “sell” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	Examples	Business Purpose for Disclosure	Categories of Third Parties with Whom Information is Shared
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. “Personal information” does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

## Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the

	<p>categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and</p> <p>7) If we sold personal information, the categories of personal information sold and the categories of third parties to whom it was sold.</p>
Deletion	<p>You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to:</p> <ul style="list-style-type: none"> <li>• Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.</li> <li>• Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.</li> <li>• Debug products to identify and repair errors that impair existing intended functionality.</li> <li>• Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.</li> <li>• Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.)</li> <li>• Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.</li> <li>• Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.</li> <li>• Comply with a legal obligation.</li> <li>• Make other internal and lawful uses of that information that are compatible with the context in which you provided it.</li> <li>• Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)</li> </ul>
Opt-Out of Sale	<p>With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties.</p> <p>A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.</p>
Opt-In to Sale	
Non-Discrimination	<p>We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not:</p> <ul style="list-style-type: none"> <li>• Deny you goods or service</li> <li>• Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties</li> <li>• Provide a different level or quality of goods or services</li> <li>• Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services</li> </ul>

## To Exercise Your Rights

### To Opt-out of the Sale of Your Personal Information

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

### To Request Access to or Deletion of Your Personal Information

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website [CCPA Consumer Request](#).

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

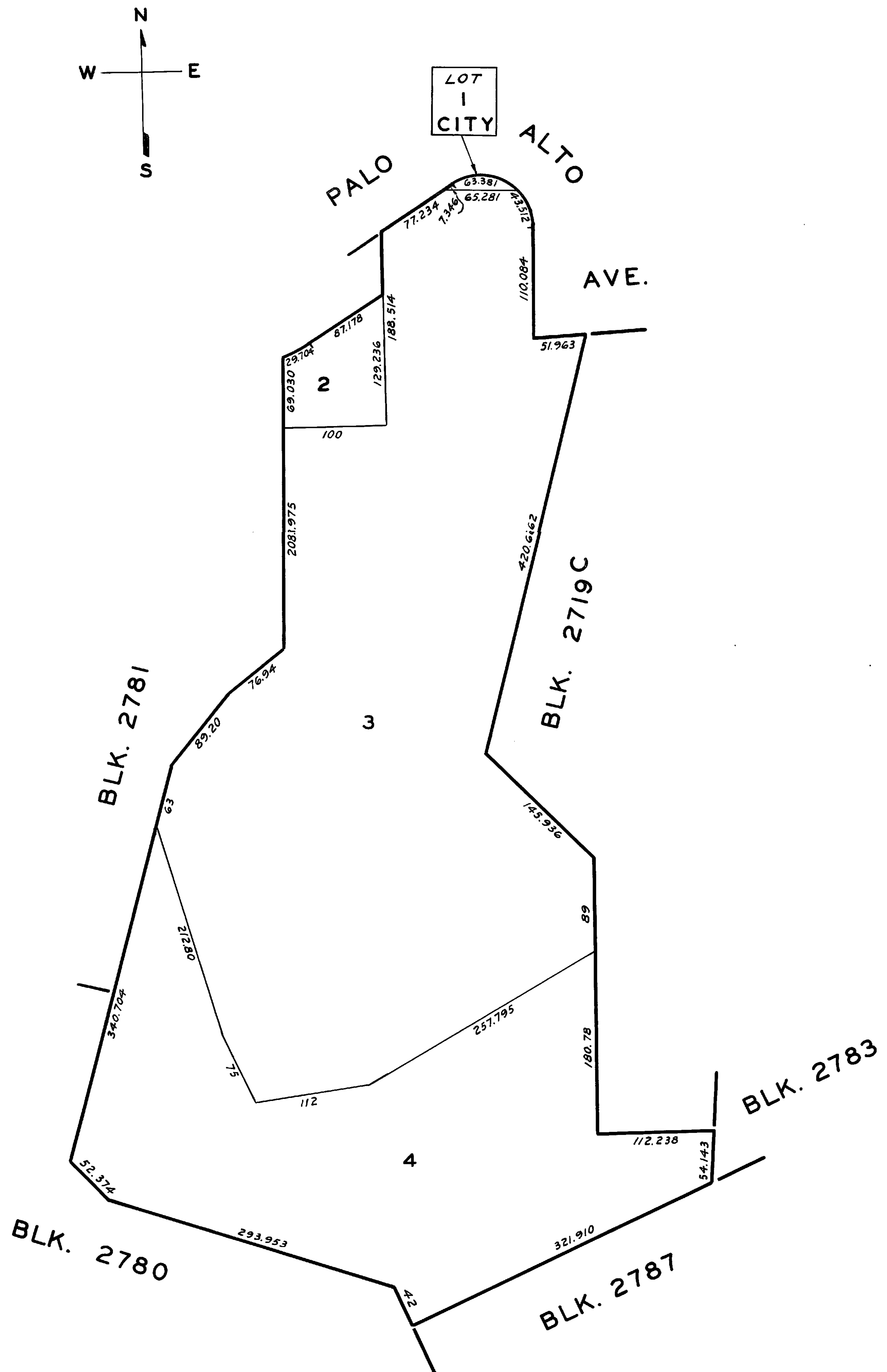
You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

## Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: [CCPA@oldrepublictitle.com](mailto:CCPA@oldrepublictitle.com), or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite 1500, San Francisco, CA 94111-3334.

**SAN MIGUEL RANCHO**

SCALE: 1"=100'





APN 2724-002 AERIAL VIEW





FROM THE CENTER OF THE PROPERTY LOOKING NORTH



FROM THE CENTER OF THE PROPERTY LOOKING WEST





FROM THE CENTER OF THE PROPERTY LOOKING EAST



FROM THE CENTER OF THE PROPERTY LOOKING SOUTH

JK FAMILY MIDTOWN  
1888 GENEVA AVE NO 407  
SAN FRANCISCO, CA 94134

PID: 10991

Date 3/10/21

1021  
90-203/1211

PAY TO THE  
ORDER OF

S.F.D.P.W.

\$ 250.00

+ two hundred fifty <sup>00</sup>/<sub>100</sub>

Dollars



**Mechanics Bank**

Where Relationships Matter  
PH 800.787.8224

MEMO 2724 002 split

Conrad Keith

MP

AUTHORIZED SIGNATURE

⑆ 1 2 1 1 0 2 0 3 6 ⑆ 1 0 2 1 3 5 0 5 1 3 3 4 5 5 ⑆

**CONRAD KEITH**

1888 GENEVA AVE, UNIT 407  
SAN FRANCISCO, CA 94134

PID: 10991

103

11-8166/3210  
38

14 March 2021

DATE

PAY TO THE  
ORDER OF

S.F.D.P.W.

\$ 10,939.00

tenthousand nine hundred thirty nine <sup>00</sup>/<sub>100</sub>

DOLLARS



Photo  
Safe  
Deposit®  
Details on back

**FIRST REPUBLIC BANK**

139 South El Camino Real  
Millbrae, CA 94030  
Ph 888-408-0288 Customer Care

FOR

Lot 2 split

Conrad Keith

MP

⑆ 3 2 1 0 8 1 6 6 9 ⑆ 8 0 0 0 7 1 1 9 8 0 5 ⑆ 0 0 1 0 3

From: [Kwong, John \(DPW\)](#)  
To: [Mapping, Subdivision \(DPW\)](#)  
Cc: [Mendoza, Jessica \(DPW\)](#)  
Subject: Re: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE  
Date: Monday, February 14, 2022 4:16:40 PM  
Attachments: [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image007.jpg](#)  
[10991 REVISED TM 20210401.pdf](#)

---

I did talk to James about this.

I just review the drawing and have provided conditional approval based upon these comments:

- Provide documentation no Easement (7009 OR 322)
- Provide information on how these new lots will access the public right-of-way. Current elevation difference is 8' from property line to edge of the right-of-way and ~12' from edge of pavement to property line.
- Provide information on how utility will be provided in the future parcel.
- Is this Palo Alto Ave or La Avanzada St/Delbrook Ave?

Thanks

John K

---

**From:** Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Sent:** Monday, February 14, 2022 2:31 PM  
**To:** Kwong, John (DPW) <John.Kwong@sfdpw.org>  
**Cc:** Mendoza, Jessica (DPW) <jessica.mendoza@sfdpw.org>  
**Subject:** RE: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

John,

We were about to issue TMA for this project back in November. James sent you attached TM for your review I believe.

Do you have any comment ?

Thanks,



49 South Van Ness Avenue, 9<sup>th</sup> Floor | San Francisco, CA 94103  
[sfpublicworks.org](https://sfpublicworks.org) · [Subdivisions & Mapping](#)

---

**From:** Kwong, John (DPW) <[John.Kwong@sfdpw.org](mailto:John.Kwong@sfdpw.org)>  
**Sent:** Wednesday, November 3, 2021 11:36 AM  
**To:** Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>  
**Cc:** Naizghi, Tsegereda (DPW) <[tsegereda.naizghi@sfdpw.org](mailto:tsegereda.naizghi@sfdpw.org)>  
**Subject:** Re: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

Hey James,

Got the pdf for the TM, what is this about exactly.

John K

PS: called you on Teams and left a VM.

---

**From:** Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>  
**Sent:** Wednesday, November 3, 2021 11:12 AM  
**To:** Kwong, John (DPW) <[John.Kwong@sfdpw.org](mailto:John.Kwong@sfdpw.org)>  
**Subject:** FW: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

John,

Can you take a quick look at this and carve out about 10 minutes for me please?

James



James Ryan  
Acting City and County Surveyor

Bureau of Street Use and Mapping | San Francisco Public Works  
City and County of San Francisco | 49 South Van Ness Ave., Suite 300 | San Francisco, CA 94103  
(628) 271-2132 | [sfpublicworks.org](https://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Naizghi, Tsegereda (DPW) <[tsegereda.naizghi@sfdpw.org](mailto:tsegereda.naizghi@sfdpw.org)>



**Sent:** Wednesday, November 3, 2021 8:08 AM  
**To:** Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>  
**Subject:** RE: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

Re:PID10991

link for city agency referral and response letter

<J:\Survey\SUBDIVISION PROJECTS\10800 - 10999\10991 - 2LS\Correspondences\City Agencies\City Agencies Circulation>

Thanks,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
**49 South Van Ness Avenue, 9<sup>th</sup> Floor** | San Francisco, CA 94103  
[sfpublicworks.org](https://sfpublicworks.org) · [Subdivisions & Mapping](#)

---

**From:** Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>  
**Sent:** Tuesday, November 2, 2021 5:16 PM  
**To:** Naizghi, Tsegereda (DPW) <[tsegereda.naizghi@sfdpw.org](mailto:tsegereda.naizghi@sfdpw.org)>  
**Subject:** RE: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

Tsege,

Please send a circulation package to John Kwong and copy me.

Thanks,

James



James Ryan  
Acting City and County Surveyor

Bureau of Street Use and Mapping | San Francisco Public Works  
City and County of San Francisco | 49 South Van Ness Ave., Suite 300 | San Francisco, CA 94103  
(628) 271-2132 | [sfpublicworks.org](https://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Naizghi, Tsegereda (DPW) <[tsegereda.naizghi@sfdpw.org](mailto:tsegereda.naizghi@sfdpw.org)>  
**Sent:** Tuesday, November 2, 2021 1:19 PM  
**To:** Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>

**Subject:** RE: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

I sent you this TMA project last week.

---

**From:** Naizghi, Tsegereda (DPW)

**Sent:** Wednesday, October 27, 2021 4:14 PM

**To:** Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>

**Subject:** PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE

Re: PID10991- Lot Subdivision, vacant lot

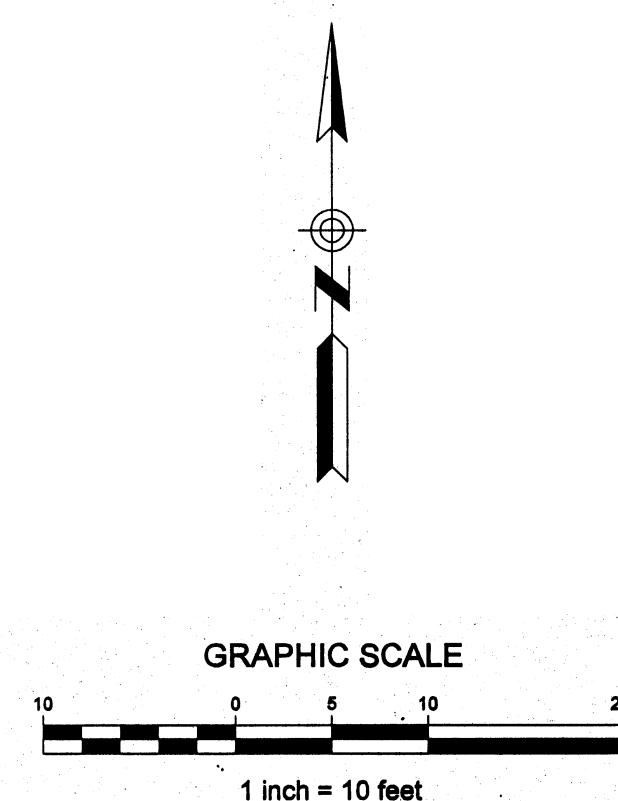
Here is the link for TMA & N.Notice letter

<J:\\Survey\\SUBDIVISION PROJECTS\\10800 - 10999\\10991 - 2LS\\Correspondences\\Tentative Decision>

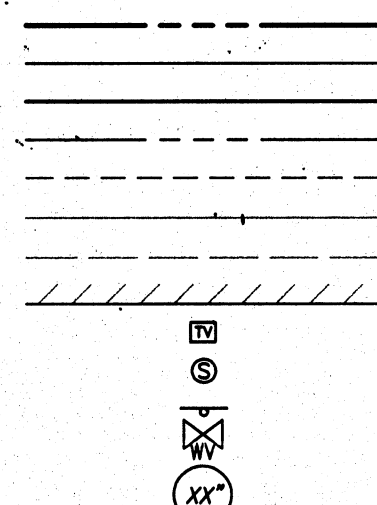
Thanks,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
**49 South Van Ness Avenue, 9<sup>th</sup> Floor** | San Francisco, CA 94103  
[sfpublicworks.org](http://sfpublicworks.org) · [Subdivisions & Mapping](#)



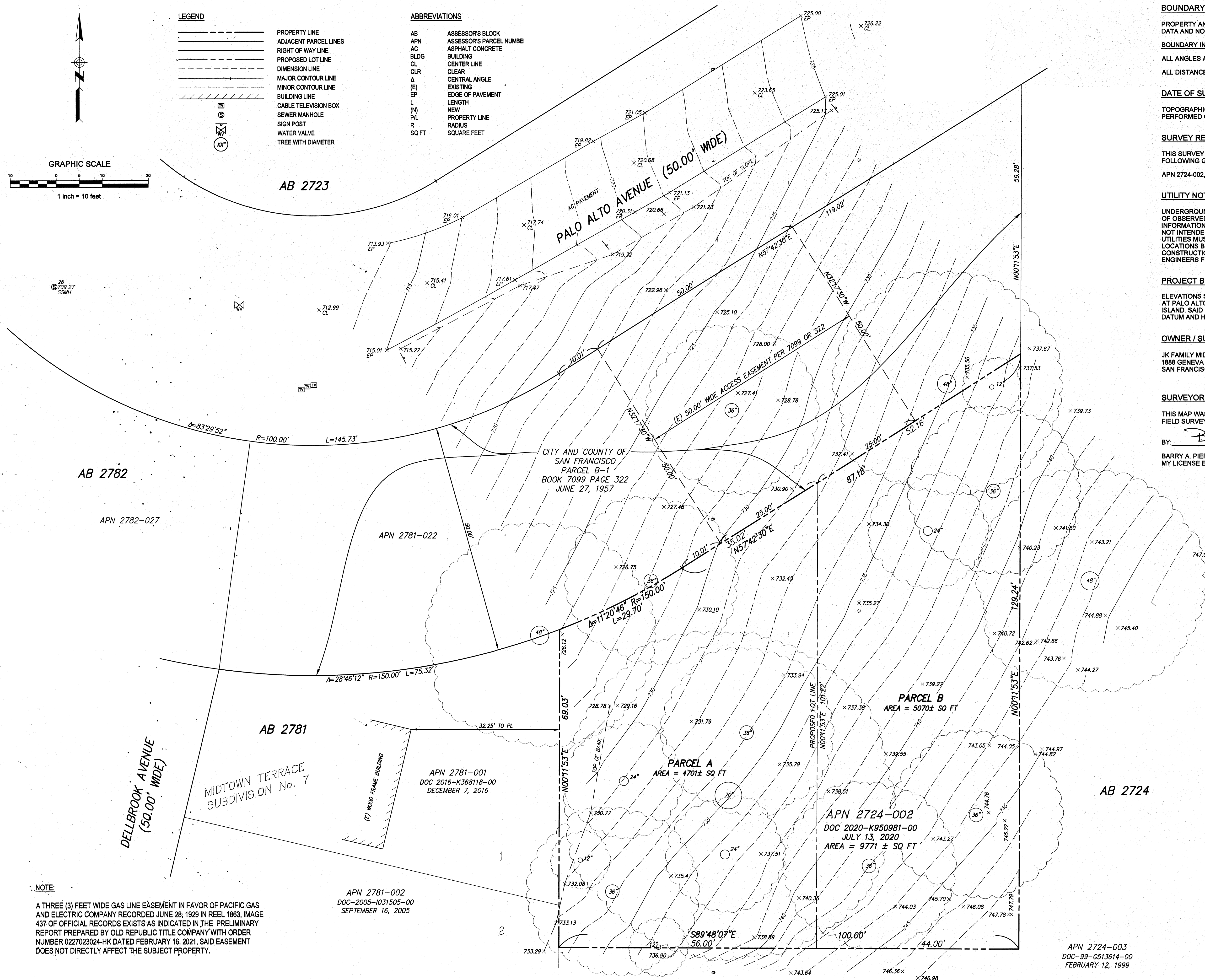
LEGEND



PROPERTY LINE  
ADJACENT PARCEL LINES  
RIGHT OF WAY LINE  
PROPOSED LOT LINE  
DIMENSION LINE  
MAJOR CONTOUR LINE  
MINOR CONTOUR LINE  
BUILDING LINE  
CABLE TELEVISION BOX  
SEWER MANHOLE  
SIGN POST  
WATER VALVE  
TREE WITH DIAMETER

ABBREVIATIONS

AB ASSESSOR'S BLOCK  
APN ASSESSOR'S PARCEL NUMBER  
AC ASPHALT CONCRETE  
BLDG BUILDING  
CLR CENTER LINE  
CLR CLEAR  
Δ CENTRAL ANGLE  
(E) EXISTING  
EP EDGE OF PAVEMENT  
L LENGTH  
(N) NEW  
P/L PROPERTY LINE  
R RADIUS  
SQ FT SQUARE FEET



NOTE:

A THREE (3) FEET WIDE GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY RECORDED JUNE 28, 1929 IN REEL 1863, IMAGE 437 OF OFFICIAL RECORDS EXISTS AS INDICATED IN THE PRELIMINARY REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY WITH ORDER NUMBER 0227023024-HK DATED FEBRUARY 16, 2021, SAID EASEMENT DOES NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

APN 2781-002  
DOC-2005-1031505-00  
SEPTEMBER 16, 2005

APN 2781-001  
DOC 2016-K368118-00  
DECEMBER 7, 2016

APN 2724-002  
DOC 2020-K950981-00  
JULY 13, 2020  
AREA = 9771 ± SQ FT

APN 2724-003  
DOC-99-6513614-00  
FEBRUARY 12, 1999

BOUNDARY NOTES

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON AUGUST 24, 2020.

SURVEY REFERENCE

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

APN 2724-002, RECORDED JULY 13, 2020, DOC 2020-K950981-00.

UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT PALO ALTO AND CLARENDON AVENUES (C.C.) CROSS CUT SOUTH END TRAFFIC ISLAND. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 688.456.

OWNER / SUBDIVIDER

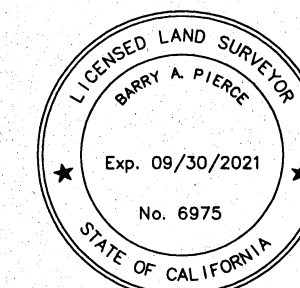
JK FAMILY MIDTOWN LANDS, LLC  
1888 GENEVA AVENUE #407  
SAN FRANCISCO, CA 94134

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: B. A. Pierce DATE: 4.1.21

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2021



Job No. 6965	
Sheet No. 1 OF 1	
Date: MARCH 2021	
Surveyed by: DP/EM	Date: 08/20
Designed by: N/A	Date: N/A
Drawn by: LP	Date: 08/20
Checked by: BP	Date: 08/20
Scale: AS SHOWN	
<b>TRANSAMERICAN ENGINEERS</b>	
FOX PLAZA 1390 Market Street, Suite 201 San Francisco, CA 94102 Tel: (415) 558-4062 Fax: (415) 558-4071 Email: info@transamericanengineers.com	
TENTATIVE PARCEL MAP BEING A TWO LOT SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 13, 2020 AS DOC 2020-K950981-00	
Approved by: <u>ESP</u>	Chief Engineer License No. <u>ESP</u>
Approved by: <u>ESP</u>	Chief Surveyor License No. <u>ESP</u>
Revisions:	
By:	





**Office of the City and County Surveyor** | Bureau of Street-Use & Mapping  
T. 628.271.2000 | 49 South Van Ness Ave. 9th Floor, San Francisco, CA 94103

Date: Nov 3, 2021

RE: Tentative Subdivision Map No. 10991

Address: 0 Palo Alto Ave.

Assessor's Block/Lot: 2724/002

*The Tentative Map 10991 proposes a Lot Subdivision located at Assessors Block/Lot: 2724/002 as shown on the Tentative Map. This subdivision will result in a 2 Lot Subdivision project.*

At the request of the City and County Surveyor, and pursuant to the San Francisco Subdivision Code and the San Francisco Subdivision Regulations, the submittal package of the above-referenced Tentative Map is being circulated to City Agencies for review and consideration of the proposed development.

The City Agencies are requested to review the attached Tentative Map and forward comments to the Mapping Division of DPW-BSM. These comments will allow the Director of Public Works to approve, approve with conditions or disapprove the Tentative Map.

*To the City Agencies:*

When you have finished your review\*, please complete, scan and e mail Letter #1 to [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org).

*(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)*

Please note: ***In order to meet our strategic objective to reduce material consumption***, this Tentative Map review has been sent entirely in an electronic format. If you experience any difficulty with any attachments to this e mail, contact our office at [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org) or please call 628.271.2000

Thank you for your prompt attention to this matter.

Sincerely,

---

James Ryan, PLS Acting City and County  
Surveyor  
City and county of San Francisco

Attached: Tentative Map and Letter #1



**Office of the City and County Surveyor** | Bureau of Street-Use & Mapping  
T. 628.271.2000 | 49 South Van Ness Ave. 9th Floor, San Francisco, CA 94103

## LETTER # 1

To: [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Re: Tentative Map No. 10991

Assessor's Block/Lot:2724-002

Address: 0 Palo Alto Ave

San Francisco, Ca

Check One:

-The above-referenced application is approved as-is and there are no conditions required.

-The above referenced application requires the following conditions below:

-The above referenced application is disapproved for the following reasons:

Signed \_\_\_\_\_

Print Name \_\_\_\_\_

Bureau/division \_\_\_\_\_

.

From: [Mapping, Subdivision \(DPW\)](#)  
To: [CPC,CondoSub](#)  
Cc: [Pantoja, Gabriela \(CPC\)](#)  
Subject: RE: PID 10991APN\_ 2724 / 002 (2LS)]\_0 PALO ALTO AVE  
Date: Monday, June 14, 2021 7:59:00 AM  
Attachments: [image001.jpg](#)  
[10991\\_DCP Referral\\_20210611.pdf](#)  
[10991\\_DCP Application Package.zip](#)  
[image003.jpg](#)

---

To DCP,

The following project is being forwarded here for your review and comment.

Re: Tentative Map No.10991  
Assessor's Block/Lot: APN 2724/002  
Address: 0 Palo Alto Ave.  
Project type: 2 Lot Subdivision

Please refer to the attached documentation:

- DCP Referral letter
- DCP Application Package

Thank you,

Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
**49 South Van Ness Avenue, 9<sup>th</sup> Floor** | San Francisco, CA 94103  
[sfpublicworks.org](https://sfpublicworks.org) · [Subdivisions & Mapping](#)



# City and County of San Francisco

San Francisco Public Works - Bureau of Street Use and Mapping  
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103  
sfpublicworks.org - tel (628) 271-2000



Date: June 11, 2021

Department of City Planning  
49 South Van Ness Avenue  
14th Floor, Suite 1400  
San Francisco, CA 94103

Project ID: 10991			
Project Type: 2 Lot Subdivision			
Address#	StreetName	Block	Lot
0	PALO ALTO AVE	2724	002
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review\* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

James Ryan

Digitally signed by James Ryan  
Date: 2021.06.11 15:00:10  
-07'00'

James Ryan, PLS Acting City and County  
Surveyor

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

## PLANNING DEPARTMENT

Signed

Date

Planner's Name

for, Corey Teague, Zoning Administrator

From: [Pantoja, Gabriela \(CPC\)](#)  
To: [Mapping, Subdivision \(DPW\)](#)  
Cc: [Tony Pantaleoni](#); [Jim Keith](#)  
Subject: 0 Palo Alto Ave. PID #10991  
Date: Monday, July 12, 2021 1:42:02 PM  
Attachments: [2021-006620ENV-CEQA Checklist \(ID 1244470\).pdf](#)  
[0 Palo Alto Ave PID 10991 DCP Signed Referral \(ID 1244913\).pdf](#)

---

Hello,

Attached please find the signed DCP referral for the lot split at 0 Palo Alto Ave. PID# 10991 and its attachment.

Please let me know if you have any questions.

Best,  
Gabriela

**Gabriela Pantoja, Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7380 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**Note: I will be out of the office on July 2<sup>nd</sup>-11<sup>th</sup> and 16<sup>th</sup>**

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).



# City and County of San Francisco

San Francisco Public Works - Bureau of Street Use and Mapping  
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103  
sfpublicworks.org - tel (628) 271-2000



Date: June 11, 2021

Department of City Planning  
49 South Van Ness Avenue  
14th Floor, Suite 1400  
San Francisco, CA 94103

Project ID	10991		
Project Type	2 Lot Subdivision		
Address#	StreetName	Block	Lot
0	PALO ALTO AVE	2724	002
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review\* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

James Ryan

Digitally signed by James Ryan  
Date: 2021.06.11 15:00:10  
-07'00'

James Ryan, PLS Acting City and County  
Surveyor

☒ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 ~~based on the attached findings~~. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as **Common Sense Exemption (Section 15061(b)(3))** ~~categorically exempt Class~~; CEQA Determination Date 7/8/2021, based on the attached checklist.

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

## PLANNING DEPARTMENT

Signed Gabriela Pantoja

Digitally signed by Gabriela Pantoja  
Date: 2021.07.12 13:25:49 -07'00'

Date 7/12/2021

Planner's Name Gabriela Pantoja  
for, Corey Teague, Zoning Administrator



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
0 Palo Alto Ave		2724002
<b>Case No.</b>		<b>Permit No.</b>
2021-006620ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Split a single lot (2724/002) into two lots. Development is not proposed.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Other</b> ____
<input checked="" type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input checked="" type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<b>Comments and Planner Signature (optional):</b> Don Lewis	



**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Don Lewis	

**STEP 6: EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

	<b>Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.</b>	
	<b>Project Approval Action:</b> Public Works Approval of Subdivision	<b>Signature:</b> Don Lewis
		07/08/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**

From: [Kathryn Goldman Schuyler](#)  
To: [Mapping, Subdivision \(DPW\)](#)  
Cc: [dona crowder](#)  
Subject: Fwd: La Avanzada Lot 2724/002 / aka 0 Palo Alto Ave  
Date: Thursday, March 3, 2022 10:38:10 PM  
Attachments: [0 Palo Alto Subdivision Letter 2-25-2022.pdf](#)

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Subdivision.Mapping:

Sorry I mis-typed your address. Do you think you might be able to assist us? We'd so appreciate it!

Please see email below!

Kathryn Goldman Schuyler and James A. Schuyler  
Owners, 220 Palo Alto Ave  
415-759-0220

Begin forwarded message:

**From:** Kathryn Goldman Schuyler <[kathryn@red7.com](mailto:kathryn@red7.com)>  
**Subject:** La Avanzada Lot 2724/002 / aka 0 Palo Alto Ave  
**Date:** March 3, 2022 at 10:17:47 PM PST  
**To:** [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org), [Stephanie.Cisneros@sfgov.org](mailto:Stephanie.Cisneros@sfgov.org)  
**Cc:** [subdivision.mapping@sfplanning.org](mailto:subdivision.mapping@sfplanning.org), dona crowder  
<[Dona.Crowder@cbnorcal.com](mailto:Dona.Crowder@cbnorcal.com)>

Dear Gabriela Pantoja and Stephanie Cisneros:

We write to both of you, as planners assigned to the project of the lot on La Avanzada Street 2724/002, which is now being referred to as 0 Palo Alto Ave—which seems odd. We write as a homeowners on the 200 block of Palo Alto Avenue.

Neither we, nor our neighbors, were informed when these projects took place last year in 2021. We had attempted to raise questions the previous year when we saw the land being cleared, but got nowhere, except to learn that somehow an easement had been granted so they could enter the lot from La Avanzada rather than from Delbrook. (It was, we were informed, originally a lot on Delbrook that was part of Mid-Town Terrace.)

Just this afternoon, a neighbor sent us a copy of the attached letter from the city, not addressed to anyone in particular, stating that the lot will be subdivided if no one appeals before Mar 5, and there is a high cost for appealing of almost \$400. We had no idea that this project was addressed last year by the city, nor that after changing the entrance from Delbrook to La Avanzada, the street address would then become Palo Alto Avenue. This potentially could have major impacts on our block. They could then request and perhaps be

granted access from the Palo Alto 200 block—which would transform our block from a quiet, secluded street to a thoroughfare connecting Marview directly to Clarendon. We understand that this is not being requested now, however there has been a steady creep of facts and changes with regard to this very unique property, with each change leading to a further one. It seemed extremely odd when we learned in 2020 that it had been granted an easement on La Avanzada, since there are no other houses built in that greenbelt. Hence, it seems crucial for our neighborhood to be apprised of all the facts and reasoning, and to know our rights in these matters.

We speak for the homeowners on this block, since we've had no information and no time to investigate the situation, let alone to respond to it. We request an extension of one month for the close of the appeal period, given that so much activity has transpired with regard to this lot and the implications for our neighborhood may be considerable.

We will phone you tomorrow Friday March 4 and hope to reach you. We don't know who within the city government can assist us in obtaining an extension of the appeal period, but the two of you may know, as planners in City Planning who are quite familiar with this lot and its history.

Yours truly,  
Kathryn Goldman Schuyler and James A. Schuyler  
Owners, 220 Palo Alto Avenue, San Francisco  
415-759-0220

From: [Joel Teopaco](#)  
To: [Mapping, Subdivision \(DPW\)](#)  
Cc: [jimkeith132@yahoo.com](#); [Barry Pierce, PLS](#); [lfrancisco@transamericanengineers.com](#); [D"Angela Mark](#)  
Subject: Re: APN 2724-002\_PM Application  
Date: Tuesday, March 16, 2021 9:30:05 AM  
Attachments: [6965\\_Application\\_Package.zip](#)

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sir/Madam,

Please see attached pdfs for the Parcel Map Subdivision Application submittal. The hard copies of the Application, Neighborhood notification package and checks will be dropped off at your department drop box today.

Thank you,

Joel Teopaco

For:

-----  
Barry Pierce, PLS  
President  
Transamerican Engineers  
1390 Market St., #201  
San Francisco, CA 94102  
415.553.4092  
[bpierce@transamericanengineers.com](mailto:bpierce@transamericanengineers.com)

From: [Lito Francisco](#)  
To: [Mapping, Subdivision \(DPW\)](#)  
Cc: ["jim keith"; "Barry Pierce"](#)  
Subject: RE: PID 10991\_APN2724 / 002 (2LS)\_0 PALO ALTO AVE  
Date: Thursday, April 1, 2021 9:50:17 AM  
Attachments: [image001.jpg](#)  
[image002.jpg](#)  
[APN 2724-002 Closure Calcs.pdf](#)  
[PID10991 APN2724-002 20210401.pdf](#)

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning:

Herewith attached is the revised Tentative Parcel Map and Lot Closures per your request. Please call or email for any questions.

Best regards:

Lito Francisco

**Transamerican Engineers**

1390 Market St., #201

San Francisco, CA 94102

Tel. No. (415) 553-4092

[lfrancisco@transamericanengineers.com](mailto:lfrancisco@transamericanengineers.com)

[TAE – Yelp](#)

[TAE - Facebook](#)

---

**From:** Mapping, Subdivision (DPW) [mailto:subdivision.mapping@sfdpw.org]

**Sent:** Wednesday, March 31, 2021 8:57 AM

**To:** info@transamericanengineers.com

**Subject:** RE: PID 10991\_APN2724 / 002 (2LS)\_0 PALO ALTO AVE

**TRANSAMERICAN ENGINEERS & ASSOCIATES,**

The application submitted to our office, Palo Alto Ave., Tentative Map 10991 is currently under review.

Please provide revised Tentative Map. See attached red with comment.

Thank you,

Tsegereda Naizghi | Subdivision and Mapping

Bureau of Street Use & Mapping | San Francisco Public Works

**49 South Van Ness Avenue, 9<sup>th</sup> Floor** | San Francisco, CA 94103

[sfpublicworks.org](https://sfpublicworks.org) · [Subdivisions & Mapping](#)





**Office of the City and County Surveyor** | Bureau of Street-Use & Mapping  
T. 628.271.2000 | 49 South Van Ness Ave. 9th Floor, San Francisco, CA 94103

Date: February 25, 2022  
PID: 10991

## THIS IS NOT A BILL.

This is a notice regarding the tentative approval of a subdivision of real property at the following location:

Address: 0 Palo Alto Ave.  
APN: 2724/002

Public Works hereby approves Tentative Map 10991, being a 2 Lot Subdivision project on stated parcel.

**This notification letter is to inform you of your right to appeal this tentative approval.** If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors **within ten (10) days of the date of this letter** along with a check in the amount of **\$369.00**, payable to SF Public Works.

The Clerk of the Board is located at: City Hall of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-5184  
<http://sfbos.org/>

**Additional information for filing an appeal** may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:

<http://sfbos.org/appeal-information>

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:

<http://propertymap.sfplanning.org/>

If you have any further questions on this matter, our email address is:

[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org).

Sincerely,

City and County of San Francisco



London N. Breed  
Mayor

Carla Short  
Acting Director

Nicolas Huff  
Bureau of Street-Use and  
Mapping Manager

Office of the  
City and County Surveyor

Street-Use and Mapping  
49 South Van Ness Ave.,  
Suite 300,  
San Francisco, CA 94103  
Phone: (415) 277-2000

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

February 25, 2022

Barry Pierce  
Transamerican Engineers  
1390 Market St., #201  
San Francisco

## TENTATIVE MAP APPROVAL

Project ID	10991
APN	2724/002
Address	0 Palo Alto Ave.
Project Type	2 Lot Subdivision

Attention: Engineer / Surveyor

The Tentative Map which you submitted to this Agency for review is approved, subject to compliance with the following:

The C.C.S.F. Planning Code and all Planning Department conditions outlined in the attached Planning Department memo dated July 12, 2021

☒ Copy of Planning Department approval/conditions

### Conditionally approved by Bureau of Street Use and Mapping and Permit Section

Dated Feb 15, 2022

- Provide documentation for Easement (7009 OR 322)
- Provide information on how these new lots will access the public right-of-way. Current elevation difference is 8' from property line to edge of the right-of-way and ~12' from edge of pavement to property line.
- Provide information on how utilities will be provided in the future parcel.
- Is this Palo Alto Ave or La Avanzada St/Delbrook Ave?

All provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act.

Please submit all applicable documents:

☒ One (1) Check Print in PDF format of the final version of this map

☐ One (1) copy of C.F.C. (Certificate of Final Completion)

☒ One (1) copy of the Map Checklist

Do not submit check prints without complying with ALL of the above.  
Incomplete submittals will be returned and subject to \$250 fee.

Sincerely,

For: **William Blackwell Jr** Digitally signed by William Blackwell Jr  
Date: 2022.02.25 07:56:49 -08'00'  
Chief Surveyor, Bureau of Street-Use and Mapping

RECORDING REQUESTED BY:  
Fidelity National Title Company

20169K36811800003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K368118-00  
Acct 2005-Fidelity Title Company Concord  
Wednesday, DEC 07, 2016 11:23:48  
Ttl Pd \$6,389.00 Nbr-0005505880  
tn2/RE/1-3

When Recorded Mail Document  
and Tax Statement To:  
Jonathan A. Manzo and David Glidden  
596 Dellbrook Avenue  
San Francisco, CA 94131

Escrow Order No.: FSFM-0311600514

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 596 Dellbrook Avenue,  
San Francisco, CA 94131  
APN/Parcel ID(s): Lot 001, Block 2781

## GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ The documentary transfer tax is \$6,358.00 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,** Estate of Henry A. Stamm, Jr., aka Henry Arthur Stamm, aka Henry Stamm, aka Henry Arthur Stamm, Jr.

hereby **GRANT(S)** to Jonathan A. Manzo, a single man and David Glidden, a single man, as joint tenants

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

"THIS DEED IS BEING RECORDED PURSUANT TO THE INDEPENDENT ADMINISTRATION PROBATE CASE NO. PES-16-300010."

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): Lot 001, Block 2781

Dated: December 2, 2016

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

Estate of Henry A. Stamm, Jr.

BY: Jeannette Shortall  
Jeannette Shortall  
Administrator

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 New York

County of Suffolk

On 12-3-2016 before me, John Philip, Notary Public,  
(here insert name and title of the officer)

personally appeared Jeannette Shortall,  
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)

**JOHN PHILIP**  
Notary Public - State of New York  
No. 01PH6097182  
Qualified in Nassau County  
My Commission Expires August 18, 2019

**JOHN PHILIP**  
Notary Public - State of New York  
No. 01PH6097182  
Qualified in Nassau County  
My Commission Expires August 18, 2019

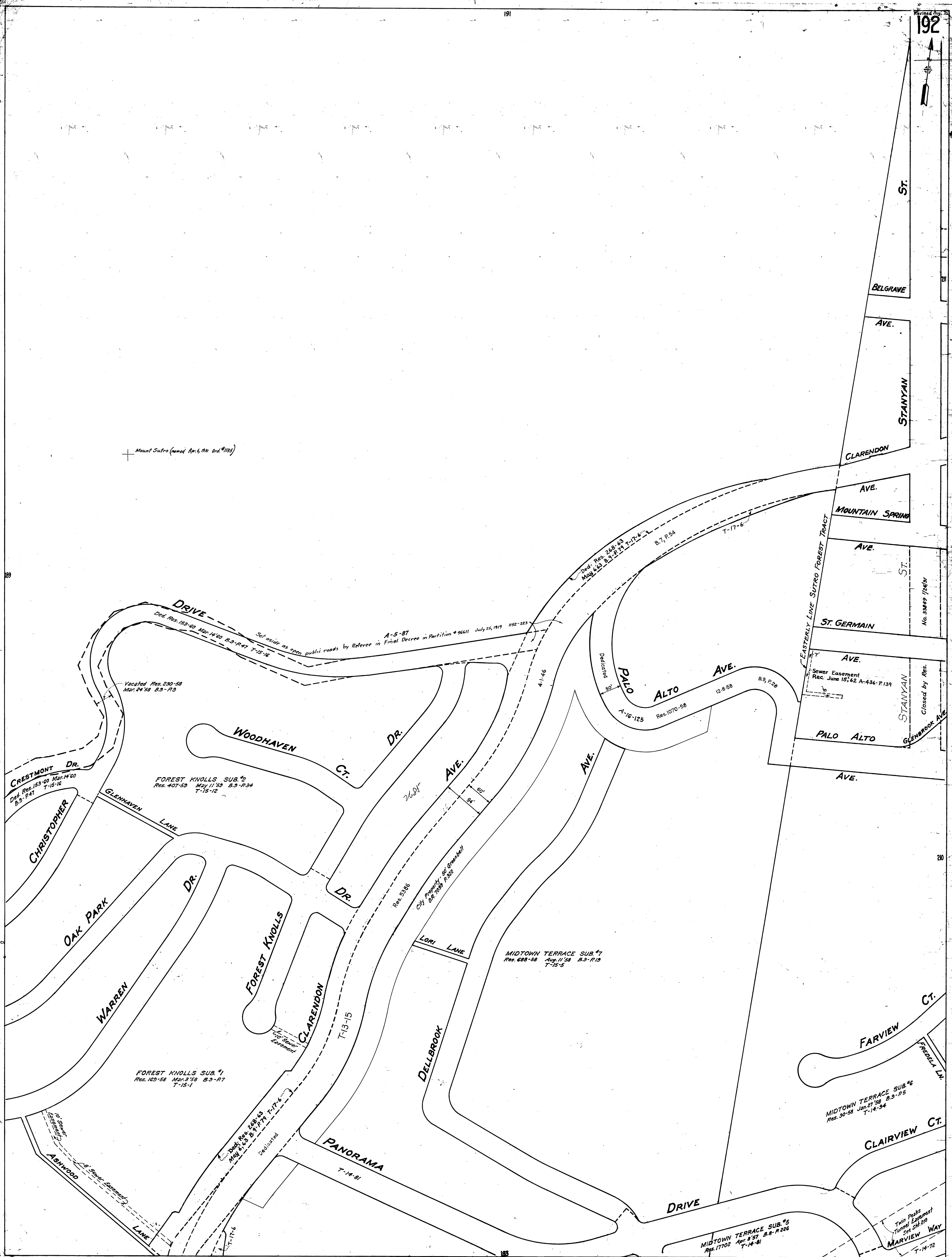
**EXHIBIT "A"**  
Legal Description

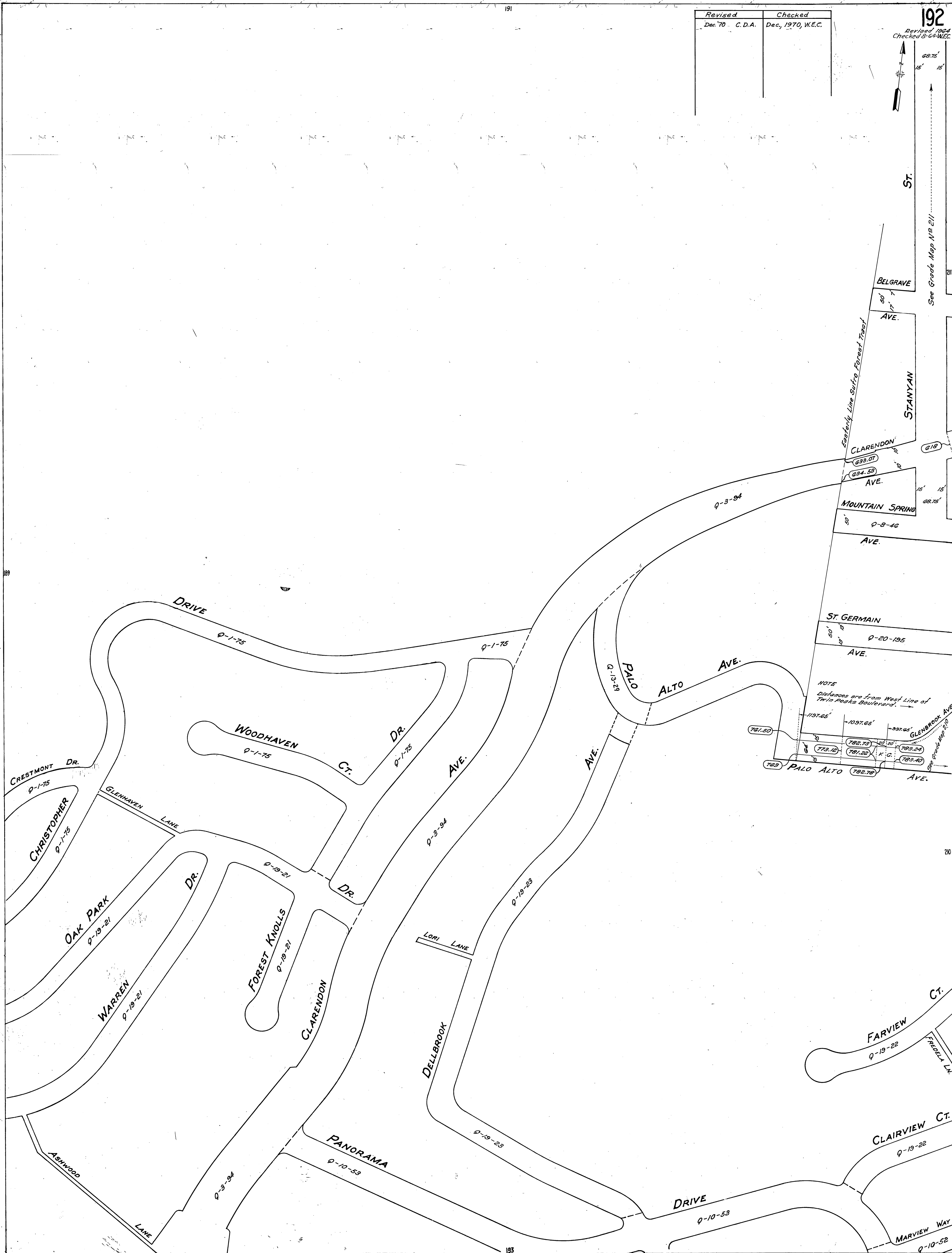
**For APN/Parcel ID(s): Lot 001, Block 2781**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2781, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF MIDTOWN TERRACE SUBDIVISION NO. 7", RECORDED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON AUGUST 20, 1958, IN BOOK "S" OF MAPS, AT PAGES 21 AND 22.









AMENDS MON. MAP T-15-1, T-15-5, T-15-12

**LEGEND:**

- + CUT
- STONE OR CONCRETE MON.
- ✕ IRON PIN MON.
- ⊙ LEAD PLUG & BRASS TACK.

664.329' ——— - DISTANCE MON. LINE TO MON. LINE.

Index No.	Order No.
2780	17726 M
2679	17632 M
2673	17653 M

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING  
DIVISION OF SURVEYS AND MAPPING

SCALE: NONE INDEX NO. \_\_\_\_\_ ORDER NO. \_\_\_\_\_  
APPROVED: CHIEF SURVEYOR ST 5/90 DIVISION ENGR. RW 8/90



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

Midtown Lands, LLC  
Attn: Leasing Office  
13326 Community Rd  
Poway, CA 92064

**MAIL TAX STATEMENTS AS DIRECTED TO:**

Midtown Lands, LLC  
Attn: Leasing Office  
13326 Community Rd  
Poway, CA 92064

APNs: 2724-002; 2724-004  
Parcels have no street address



Doc # **2020069494**

City and County of San Francisco  
Carmen Chu, Assessor – Recorder

12/15/2020	2:27:15 PM	Fees	\$44.00
Pages 11	Title 001 ES	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$150.00
		Total	\$194.00

(Space above this line for Recorder's use only)

The undersigned Grantor declares City and County Documentary transfer tax is \$0.00 as this Grant Deed is exempt under San Francisco Business and Tax Regulations: Section 1109 Title Change not Affecting Ownership

**GRANT DEED**

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

**JK Family Midtown Lands, LLC, a California limited liability company.**

hereby GRANT to

**Midtown Lands, LLC, a California limited liability company**

that certain real property in the City and County of San Francisco, State of California, being a portion of the land described in said Deeds recorded May 24, 1951 in Reel 5713 Official Records, Image 530, and March 2, 1951 in Reel 5653 of Official Records, as image 164, and any interest it may have in that certain land of unknown ownership described herein as Parcel 2, more particularly described in Exhibit "A" attached hereto, together with all rights, interests, privileges, easements and appurtenances thereto and all right, title, and interest of Grantor in, to and under adjoining streets, rights of way and easements (the "Property"), SUBJECT TO: Existing taxes and easements of record.

Dated: November 15<sup>th</sup>, 2020

**JK Family Midtown Lands, LLC, a California  
limited liability company.**

  
\_\_\_\_\_  
Conrad Keith, JK Lands LLC Manager

## EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

BEGINNING at the Southwesterly corner of the lands formerly of Commercial Centre Realty Co. et al, formerly owned by J. H. Collamore, said point being also the Northwesterly corner of lands formerly of Mary L. Craig; thence North  $19^{\circ} 59' 10''$  West 66.19 feet; North  $38^{\circ} 39' 40''$  West 64.03 feet; North  $52^{\circ} 45' 50''$  West 62.80 feet; North  $57^{\circ} 36'$  West 61.59 feet; North  $49^{\circ} 29' 50''$  West 63.13 feet; North  $37^{\circ} 57' 20''$  West 63.41 feet; North  $19^{\circ} 17' 20''$  West 63.57 feet; North  $5^{\circ} 31' 40''$  East 62.29 feet; North  $9^{\circ} 54' 20''$  West 63.95 feet; North  $36^{\circ} 19' 40''$  West 126.61 feet; North  $5^{\circ} 31' 40''$  West 62.29 feet; North  $13^{\circ} 48' 50''$  East 62.82 feet and North  $20^{\circ} 49' 30''$  East 111.20 feet to the Southeasterly corner of the parcel of land described in the Deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, dated October 30, 1941, recorded December 23, 1941, in Book 3838 of Official Records, Page 205, in the Office of the Recorder of the City and County of San Francisco, State of California; thence along the Southeasterly and Northeasterly lines of last said parcel so described, North  $20^{\circ} 49' 30''$  East 181.16 feet and North  $74^{\circ} 45' 30''$  West 868.33 feet to the Southeasterly line of Clarendon Avenue; thence Northeasterly along said Southeasterly line of Clarendon Avenue the following courses and distances: Northeasterly along a curve to the right with a radius of 670 feet and a central angle of  $4^{\circ} 28' 30''$ , a distance of 52.329 feet; thence North  $29^{\circ} 34'$  East tangent to the preceding curve, 229.63 feet; thence Northeasterly on a curve to the left whose center bears North  $60^{\circ} 26'$  West 481.50 feet and whose central angle is  $28^{\circ} 22' 10''$  238.41 feet; thence Northeasterly on a curve to the right whose center bears South  $88^{\circ} 48' 10''$  East 491.76 feet and whose central angle is  $21^{\circ} 26' 50''$  184.08 feet; thence North  $22^{\circ} 38' 40''$  East 90 feet; thence Northeasterly on a curve to the right whose center bears South  $67^{\circ} 21' 20''$  East 963.88 feet and whose central angle is  $7^{\circ} 52' 30''$  132.48 feet; thence North  $30^{\circ} 31' 10''$  East 150 feet; thence Northeasterly on a curve to the left whose center bears North  $59^{\circ} 28' 50''$  West 645.29 feet and whose central angle is  $25^{\circ} 39' 30''$  288.98 feet; thence Northeasterly on a curve to the right whose center bears South  $85^{\circ} 08' 20''$  East 342.18 feet and whose central angle is  $30^{\circ} 02' 40''$  179.43 feet; thence Northeasterly on a curve to the right whose center bears South  $55^{\circ} 05' 40''$  East 937.41 feet and whose central angle is  $38^{\circ} 27'$  629.08 feet to a point on the Westerly boundary line of Clarendon Heights; thence leaving said Southeasterly line of Clarendon Avenue and running along said Westerly boundary line of Clarendon Heights South  $0^{\circ} 15'$  West 566.02 feet to a point on the Westerly extremity of Palo Alto Avenue (formerly Twentieth Street); thence along said Westerly extremity of Palo Alto Avenue and along the Westerly boundary line of lands of the City and County of San Francisco known as Twin Peaks Reservoir Tract, and along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore South  $0^{\circ} 07' 40''$  West 2402.06 feet to the point of beginning.

EXCEPTING Therefrom those portions thereof hereinafter called "Tract X" and "Parcel V", conveyed to Adolph G. Sutro by deed from Emma L. Merritt dated October 31, 1929, and recorded in the Office of the Recorder of the City and County of San Francisco, State of California, December 18, 1929, in Book 1959 of Official Records at Page 194, and particularly described as follows:

TRACT X: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain "Map entitled Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence along said Westerly boundary line South  $0^{\circ} 14' 59''$  West 144.201 feet; thence South  $0^{\circ} 07' 40''$  West 600 feet; thence South  $60^{\circ} 31' 40''$  West 257 feet; thence South  $81^{\circ} 31' 40''$  West 112 feet; thence North  $26^{\circ} 18' 20''$  West 75.50 feet; thence North  $17^{\circ} 18' 20''$  West 212.80 feet; thence North  $15^{\circ} 11' 40''$  East 63 feet; thence North  $38^{\circ} 41' 40''$  East 89.20 feet; thence North  $51^{\circ} 14' 00''$  East 76.94 feet; thence North  $0^{\circ} 14' 59''$  East 208.975 feet; thence South  $89^{\circ} 45' 01''$  East 100 feet; thence North  $0^{\circ} 14' 59''$  East 230 feet; thence South  $89^{\circ} 45' 01''$  East 200 feet to the point of commencement.

PARCEL V: Commencing at a point on the Westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain Map entitled "Map of Subdivision No. 2 of Clarendon Heights" filed in the office of the Records of the City and County of San Francisco, State of California, on February 18, 1891, and recorded in Map Book No. 1, Page 186, distant thereon 80 feet Northerly from the point of intersection of said Westerly boundary line and the Northerly line of Palo Alto Avenue; running thence at right angles to said Westerly boundary line North  $89^{\circ} 45' 01''$  West 9.396 feet to the true point of commencement of the property to be described; running thence Northwesterly, Westerly and Southwesterly along a curve to the left with a radius of 100 feet, central angle  $100^{\circ} 0' 52''$ , the center of which said curve bears South  $67^{\circ} 46' 28''$  West from the point of commencement, a distance of 174.558 feet; thence South  $57^{\circ} 45' 36''$  West, tangent to the preceding curve, a distance of 203.599 feet; thence Southwesterly, Westerly and Northwesterly along a curve to the right with a radius of 50 feet and a central angle of  $83^{\circ} 29' 52''$ , tangent to the preceding curve, 77 feet, more or less, to a point of a compound curve, the centers of the two curves bearing North  $51^{\circ} 15' 28''$  East from the point of tangency; thence running Northwesterly, Northerly and Northeasterly along a curve to the right with a radius of 238.628 feet tangent to the preceding curve, a distance of 310 feet, more or less to a curve line which is hereinafter referred to as "curve Z" (said curve Z begins at a point on the Westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 3.044 feet Southerly from the Southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned and runs from said point of beginning Southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South  $16^{\circ} 38' 40''$  East from said point of beginning); thence Southwesterly along said curve "Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet Westerly from the second preceding course of 310 feet, more, or less; thence Southerly and Southeasterly along a curve to the left with a radius of 288.628 feet concentric with the said second preceding course, a distance of 225 feet, more or less, to a point of a compound curve from which point the centers of the two curves bear North  $51^{\circ} 15' 28''$  East; thence Southeasterly, Easterly and Northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet Southeasterly from the course "South  $57^{\circ} 45' 36''$  West 203.599 feet" hereinbefore mentioned; thence North  $57^{\circ} 45' 36''$  East, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet Westerly from the said Westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence Northerly and parallel with said Westerly boundary line 41 feet, more or less, to a line

drawn at right angles to said Westerly boundary line from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence at a right angle Easterly 65 feet, more or less, to the third preceding course (North 57° 45' 36" East 119 feet, more or less) produced; thence North 57° 45' 36" East 4 feet, more or less, to a point of tangency of a curve concentric with the first course of this description and radially distant 50 feet Southerly therefrom; thence Easterly along a curve to the right with a radius of 50 feet, and a central angle of 72° 37' 06", tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the Westerly boundary line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet Northerly from the Northerly line of Palo Alto Avenue aforesaid; thence Easterly along the line so drawn 60.174 feet to the true point of commencement.

Also excepting therefrom that portion granted to City and County of San Francisco, a municipal corporation, by Deed dated June 19, 1957 and recorded June 27, 1957 in Book 7099 of Official Records, Page 322, Instrument No. F84011.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated April 22, 1957 and recorded July 16, 1957 in Book 7110 of Official Records, Page 250.

Also excepting therefrom that portion granted to the Panorama Development Company, a California corporation, by Deed dated July 16, 1958 and recorded July 22, 1958 in Book 7332 of Official Records, Page 527.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 5, filed April 19, 1957 in Book "R" of Maps, Pages 92 to 94, San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 4, filed August 14, 1956 in Book "R" of Maps, Pages 79 to 81, San Francisco County Records.

Also excepting therefrom that portion lying within Midtown Terrace Subdivision No. 3, filed June 8, 1955 in Book "R" of Maps, Pages 68 to 70, San Francisco County Records.

Assessor's Lot 002; Block 2724, and a portion of Lot 004; Block 2724

EXHIBIT "A" (cont.)

PARCEL 2:

Commencing at a point on the westerly line of that tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on that certain map entitled "Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet northerly from the point of intersection of said westerly line and the northerly line of Palo Alto Avenue;

Running thence along said westerly line and the easterly line of "Parcel X" as described in that deed recorded December 18, 1929 in Book 1959, Page 194 of Official Records, in the office of the Recorder of said County South 0°11'53" West 144.201 feet (cited in said deed as South 0°14'59" West 144.201 feet) to the southerly line of said Avenue;

thence along the easterly line of said "Parcel X" South 0°04'34" West 600 feet (cited in said deed as South 0°07'40" West 600 feet) to the southeasterly corner of said "Parcel X";

thence along the westerly line of the Lands of the City and County of San Francisco South 0°04'34" West 180.78 feet, more or less, to the southwesterly corner of the Lands of the City and County of San Francisco, and the **True Point of Beginning**;

thence South 0°04'34" West along the Westerly boundary line of the lands formerly of Commercial Centre Realty Company et al, formerly owned by J. H. Collamore, to the northwesterly line of Block 2787 of said Midtown Terrace Subdivision No. 5;

thence along the northwesterly line of said Block 2787 North 65°12'39" East to the westerly line of Block 2783 of Midtown Terrace Subdivision No. 6, as per map thereof filed February 13, 1958 in Book "S" of Maps, at pages 12 and 13, in the office of the Recorder of said County;

thence along the westerly line of said Block 2783 North 9°01'48" East 54.143 feet to the southerly line of the lands of the City and County of San Francisco;

thence along said southerly line North 89°55'21" West 112.238 feet, more or less, to the westerly line of the lands of the City and County of San Francisco and the **True Point of Beginning**.

APN Lot 4 (portion); Block 2724

SAID LAND IS ALSO DESCRIBED AS FOLLOWS:

July 10, 2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**(ASSESSOR'S BLOCK 2724, LOT 002)**

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

Beginning at the intersection of the easterly line of Block 2781 of Midtown Terrace Subdivision No. 7, as per map thereof filed August 20, 1958 in Book "S" of Maps, at pages 21 and 22, in the office of the Recorder of said County, and the southeasterly line of "Parcel B-1" as described in that deed to the City and County of San Francisco recorded June 27, 1957 in Book 7099, Page 322 of Official Records, in the office of the Recorder of said County, said intersection being the northeasterly corner of said Block 2781;

thence along the easterly line of said Block 2781 South  $0^{\circ}11'53''$  West 69.03 feet to the northerly line of "Parcel X" as described in that deed from Emma L. Merritt to Adolph G. Sutro recorded December 18, 1929 in Book 1959, Page 194 of Official Records, in the office of the Recorder of said County;

thence along said northerly line South  $89^{\circ}48'07''$  East 100 feet (cited as South  $89^{\circ}45'01''$  East 100 feet in said description of said "Parcel X") to the westerly line of said "Parcel X";

thence along said westerly line North  $0^{\circ}11'53''$  East (cited as North  $0^{\circ}14'59''$  East in said description of said "Parcel X") 129.24 feet to the southeasterly line of said "Parcel B-1";

thence along said southeasterly line South  $57^{\circ}42'30''$  West 87.18 feet to the beginning of a curve to the right in said southeasterly line having a radius of 150 feet;

thence southwesterly along said curve 29.70 feet to the easterly line of said Block 2781 and the Point of Beginning.

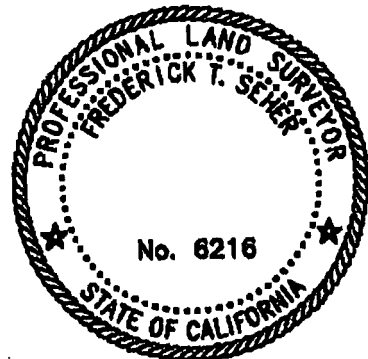
Containing 0.22 acres, more or less.

This real property description has been prepared by me, or under my supervision, in conformance with the Professional Land Surveyor's Act.

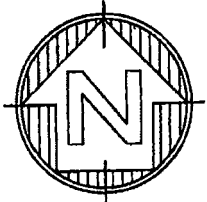
Signature

*Frederick T. Seher*

Frederick T. Seher  
Professional Land Surveyor, LS # 6216







40' 0 40'  
SCALE: 1" = 40'



**NOTE:**

LINES SHOWN HEREON ARE  
BASED ON RECORD  
INFORMATION, AND ARE NOT  
BASED UPON A FIELD SURVEY

PALO ALTO AVENUE

'PARCEL X'  
1959 O.R. 194  
12-18-1929

AB 2724, LOT 022  
PARCEL B-1  
7099 O.R. 322  
6-27-1957

S57°42'30"W  
87.18'

L=29.70'  
R=150'

N00°11'53"E  
129.24'

AB 2724, LOT 002

S00°11'53"W  
69.03'

S89°48'07"E  
100'

AB 2781

BLOCK 2781

MIDTOWN TERRACE  
SUBDIVISION NO. 7  
"S" MAPS 21-22  
8-20-1958

'PARCEL X'  
1959 O.R. 194  
12-18-1929

AB 2724, LOT 003

**LEGEND**

AB ASSESSOR'S BLOCK  
O.R. OFFICIAL RECORDS

SURVEY:  
FTS  
DRAWN:  
EF  
CHECKED:  
HRF



**Frederick T. Seher & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA  
PHONE (415) 921-7690 FAX (415) 921-7655

JOB #: 2170-18

DATE: 7-10-2020

SCALE: 1" = 40'

SHEET NO.

1 OF 1

EXHIBIT "B"  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
ASSESSOR'S BLOCK 2724, LOT 002

July 10, 2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**(ASSESSOR'S BLOCK 2724, LOT 004)**

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

*Commencing at a point on the westerly line of that tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on that certain map entitled "Map of Subdivision No. 2 of Clarendon Heights", filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at Page 186, distant thereon 80 feet northerly from the point of intersection of said westerly line and the northerly line of Palo Alto Avenue;*

*Running thence along said westerly line and the easterly line of "Parcel X" as described in that deed recorded December 18, 1929 in Book 1959, Page 194 of Official Records, in the office of the Recorder of said County South 0°11'53" West 144.201 feet (cited in said deed as South 0°14'59" West 144.201 feet) to the southerly line of said Avenue;*

*thence along the easterly line of said "Parcel X" South 0°04'34" West 600 feet (cited in said deed as South 0°07'40" West 600 feet) to the southeasterly corner of said "Parcel X" and the Point of Beginning;*

*thence along the southeasterly, southerly, southwesterly, and westerly lines of said "Parcel X" the following four courses:*

*- South 60°28'34" West 257 feet (cited in said deed as South 60°31'40" West 257 feet)*

*- South 81°28'34" West 112 feet (cited in said deed as South 81°31'40" West 112 feet)*

*- North 26°21'26" West 75.50 feet (cited in said deed as North 26°18'20" West 75.50 feet)*

*- North 17°21'26" West 212.80 feet (cited in said deed as North 17°18'20" West 212.80 feet) to the easterly line of Block 2781 of Midtown Terrace Subdivision No. 7, as per map thereof filed August 20, 1958 in Book "S" of Maps, at pages 21 and 22, in the office of the Recorder of said County;*

*thence along the easterly line of Block 2781 and Block 2780 of said Midtown Terrace Subdivision No. 7 South 15°08'34" West 340.704 feet to the northeasterly line of said Block 2780;*

*thence along said northeasterly line South 42°52'38" East 52.374 feet to the northerly line of said Block 2780;*

*thence along said northerly line South 71°51'19" East 293.953 to the northeasterly line of said Block 2780;*

*thence along said northeasterly line South 24°47'21" East 42.000 feet to the northwesterly line of Block 2787 of Midtown Terrace Subdivision No. 5, as per map thereof filed April 19, 1957 in Book "R" of Maps, at pages 92 through 94, in the office of the Recorder of said County;*

*thence along the northwesterly line of said Block 2787 North 65°12'39" East 321.910 feet to the westerly line of Block 2783 of Midtown Terrace Subdivision No. 6, as per map thereof filed February 13, 1958 in Book "S" of Maps, at pages 12 and 13, in the office of the Recorder of said County;*

July 10, 2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**  
**(ASSESSOR'S BLOCK 2724, LOT 004)**

thence along the westerly line of said Block 2783 North 9°01'48" East 54.143 feet to the southerly line of the lands of the City and County of San Francisco;

thence along said southerly line North 89°55'21" West 112.238 feet, more or less, to the westerly line of the lands of the City and County of San Francisco;

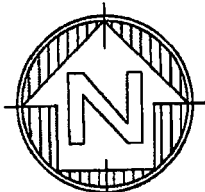
thence along said westerly line North 0°04'34" East 180.78 feet, more or less, to the Point of Beginning.

Containing 2.96 acres, more or less.

This real property description has been prepared by me, or under my supervision, in conformance with the Professional Land Surveyor's Act.

Signature Frederick T. Seher  
Frederick T. Seher  
Professional Land Surveyor, LS # 6216





120' 0 120'



SCALE: 1" = 120'

**NOTE:**

LINES SHOWN HEREON ARE  
BASED ON RECORD  
INFORMATION, AND ARE NOT  
BASED UPON A FIELD SURVEY



POINT OF COMMENCEMENT  
MAP OF SUBDIVISION NO. 2  
OF CLARENDON HEIGHTS  
1 MAPS 188  
2-18-1891

PALO ALTO AVENUE

LANDS OF THE CITY AND  
COUNTY OF SAN FRANCISCO

'PARCEL X'  
1959 O.R. 194  
12-18-1929

POINT OF BEGINNING

AB 2719C, LOT 011

FARVIEW COURT  
AB 2783

BLOCK 2783  
MIDTOWN TERRACE  
SUBDIVISION NO. 6  
'S' MAPS 12-13  
2-13-1958

N89°55'21"W  
112.238'

N09°01'48"E  
54.143'

AB 2787  
BLOCK 2787  
MIDTOWN TERRACE  
SUBDIVISION NO. 5  
'R' MAPS 92-94  
4-19-1957

N65°12'39"E  
321.910'

S24°47'21"E  
42.000'

S71°51'19"E  
293.953'

BLOCK 2780  
AB 2780

AB 2724, LOT 004

AB 2724, LOT 003

N17°21'26"W  
212.80'

N26°21'26"W  
75.50'

S81°28'34"W  
112'

S60°28'34"W  
257'

N00°04'34"E  
180.78'

S15°08'34"W  
340.704'

N17°21'26"W  
212.80'

AB 2781  
BLOCK 2781

NO. 7

MIDTOWN TERRACE  
'S' MAPS 21-22  
6-20-1958

MIDTOWN TERRACE

**LEGEND**

AB ASSESSOR'S BLOCK  
O.R. OFFICIAL RECORDS

SURVEY:  
FTS  
DRAWN:  
EF  
CHECKED:  
HRF



Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA  
PHONE (415) 921-7690 FAX (415) 921-7655

JOB #: 2170-18

DATE: 7-10-2020

SCALE: 1" = 120'

SHEET NO. 1 OF 1

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
ASSESSOR'S BLOCK 2724, LOT 004

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 }

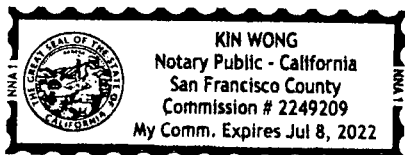
On 11/13/2020 before me, Kin Wong, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Conrad Keith  
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/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.



Place Notary Seal and/or Stamp Above

Signature [Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant Deed

Document Date: November 13, 2020 Number of Pages: One

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

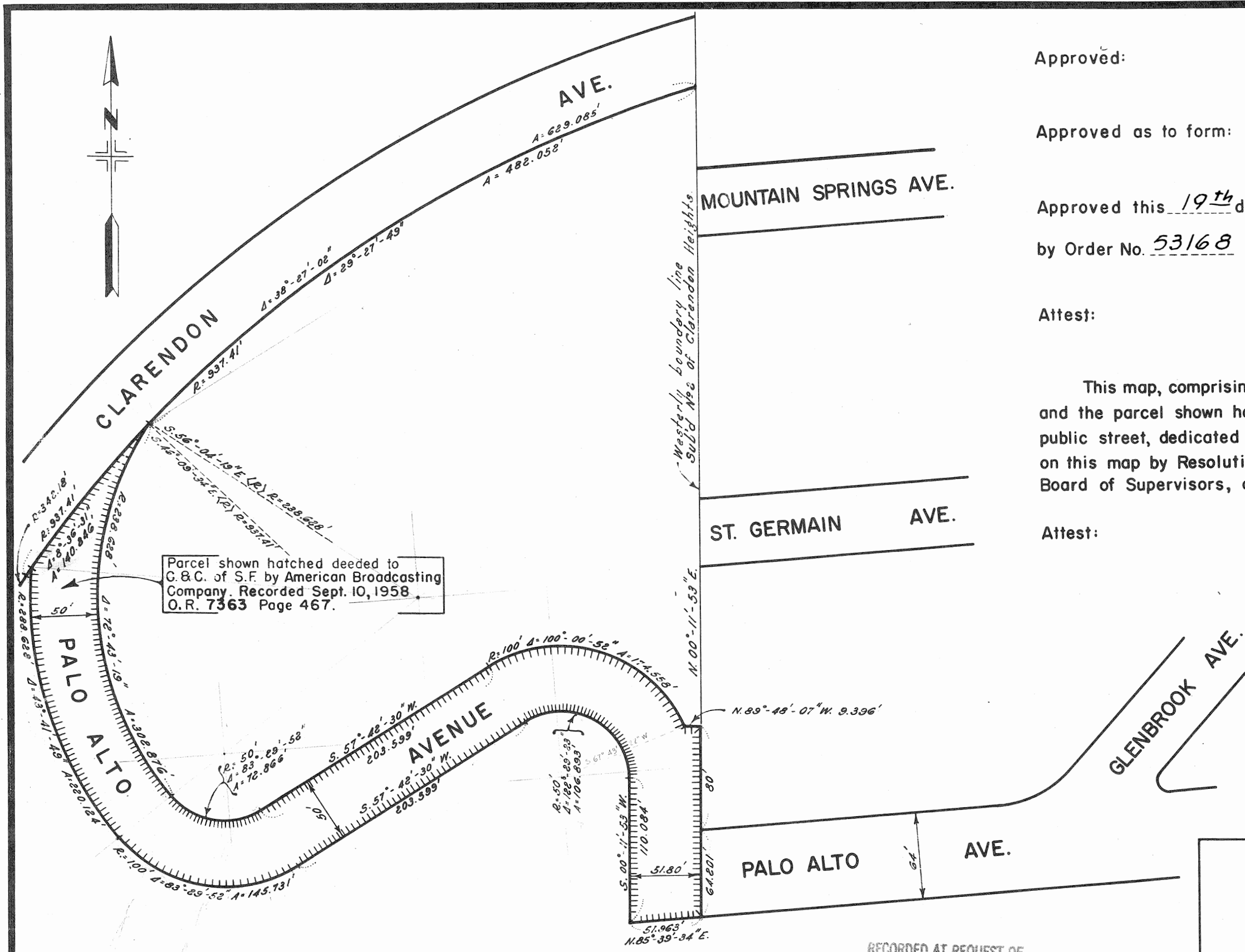
☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



Parcel shown hatched deeded to  
G. & C. of S.F. by American Broadcasting  
Company. Recorded Sept. 10, 1958.  
O.R. 7363 Page 467.

**BASIS OF BEARINGS**  
MIDTOWN TERRACE SUBDIVISION NO. 5  
Recorded April 19, 1957 Map Book "R",  
Page 92 to 94.

RECORDED AT REQUEST OF  
*Board of Supervisors*  
At 5 Min. Past 11 A.M.

DEC 16 1958

City and County of San Francisco, Calif.  
**THOS. A. TOOMEY**  
RECORDER

in Map Book "S" at page 24

Approved: Reuben Owens  
City Engineer

Approved as to form: George E. Baglin  
Deputy City Attorney

Approved this 19<sup>th</sup> day of November 1958

by Order No. 53168 Sherman P. Duckel  
Director of Public Works

Attest: P. Brooks Larter  
Asst. Director of Public Works

This map, comprising one sheet, is approved and made official  
and the parcel shown hatched hereon is declared to be an open  
public street, dedicated to public use to be known by name as shown  
on this map by Resolution Number 1070-58 of the  
Board of Supervisors, adopted the 8<sup>th</sup> day of Dec. 1958

Attest: Robert J. Dolan  
Clerk of the Board of Supervisors

**MAP**  
SHOWING THE EXTENSION  
OF  
**PALO ALTO AVENUE**  
WESTERLY TO CLARENDON AVENUE

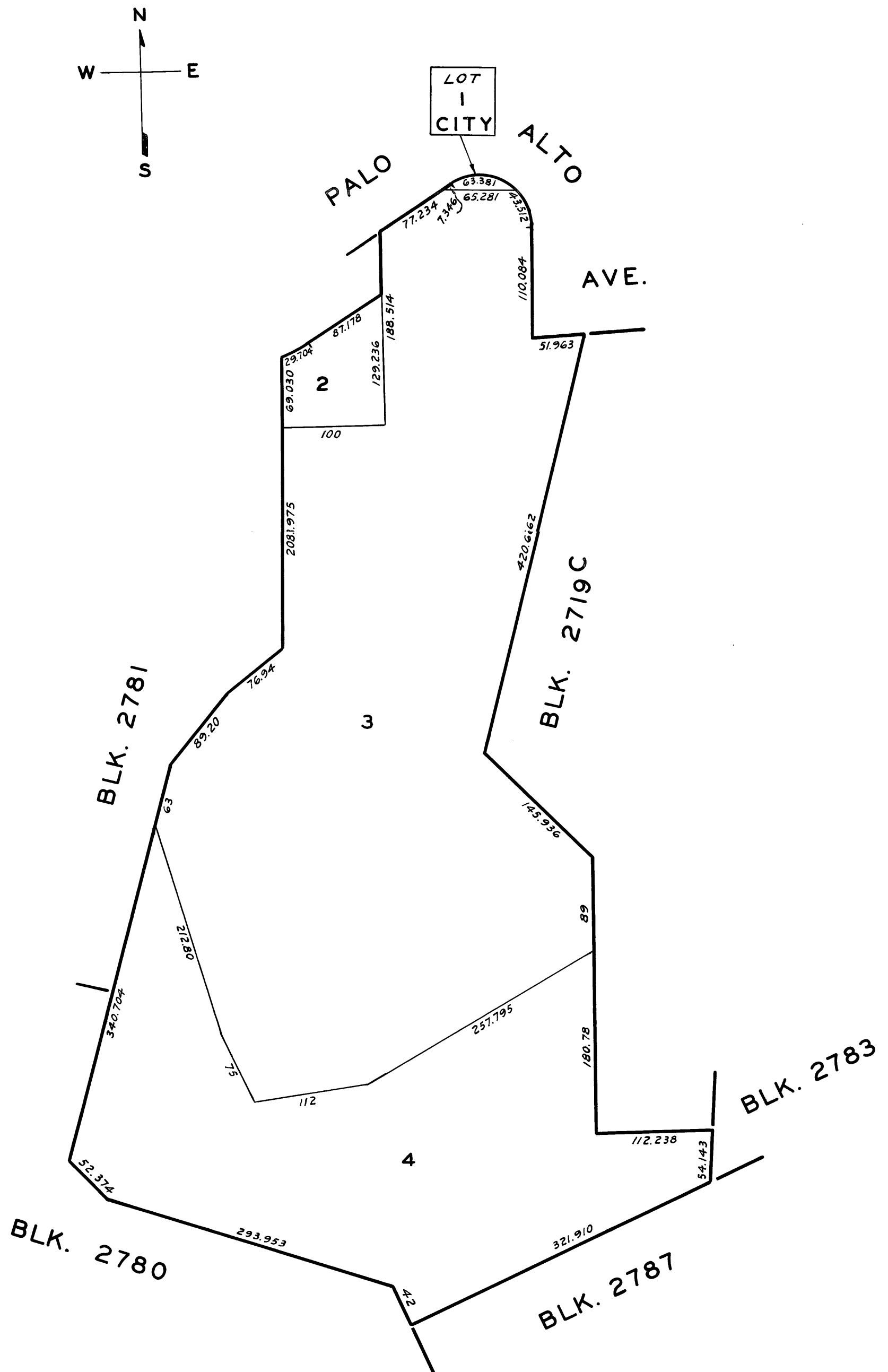
CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING DIVISION OF SURVEYS AND MAPPING REUBEN H. OWENS, CITY ENGINEER		
SCALE: 1" = 80'	AUGUST 1958	
Surveyed .....	Index No. ....	Order No. ....
Compiled .....	Computed R.D. ....	Checked J.H.M. ....
Drawn L.E.G. ....	Traced L.E.G. ....	Checked G.G.W. ....
REFERENCES T-10-8; T-13-15; SUR. 57		SHEET 1 OF 1 SHEETS <b>A-16-125</b>

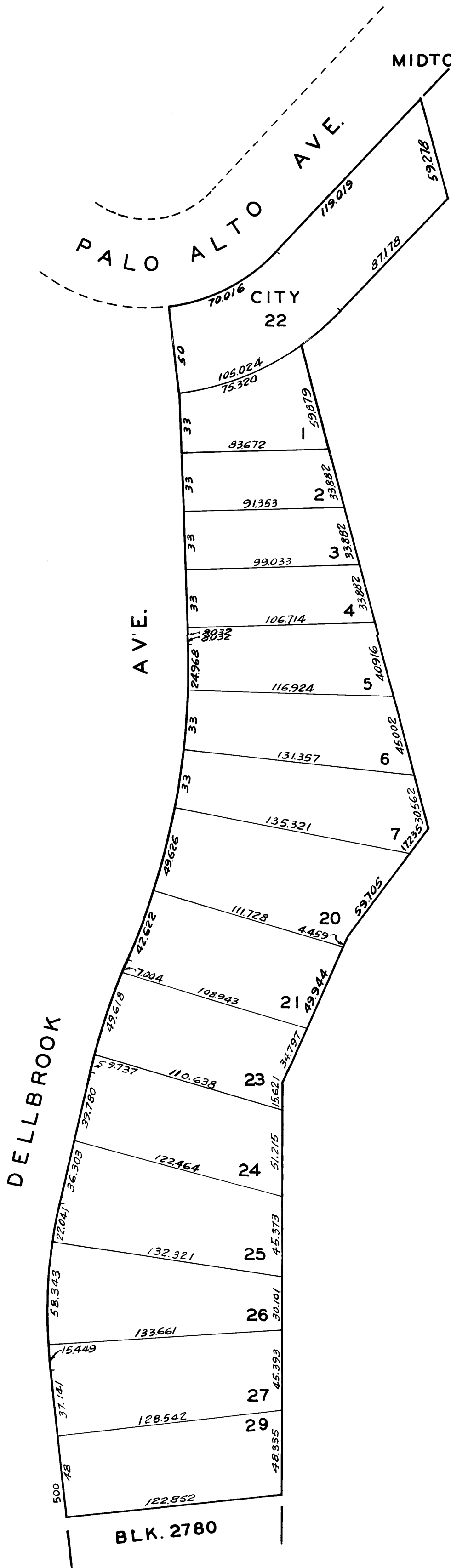
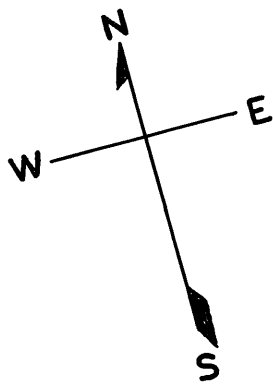


2724

SAN MIGUEL RANCHO

SCALE: 1"=100'

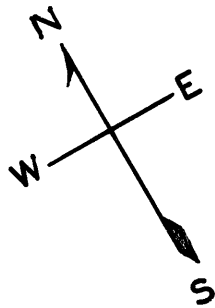




**2781**  
REVISÉD 1959  
REVISÉD 1960  
" '62  
REVISÉD '63

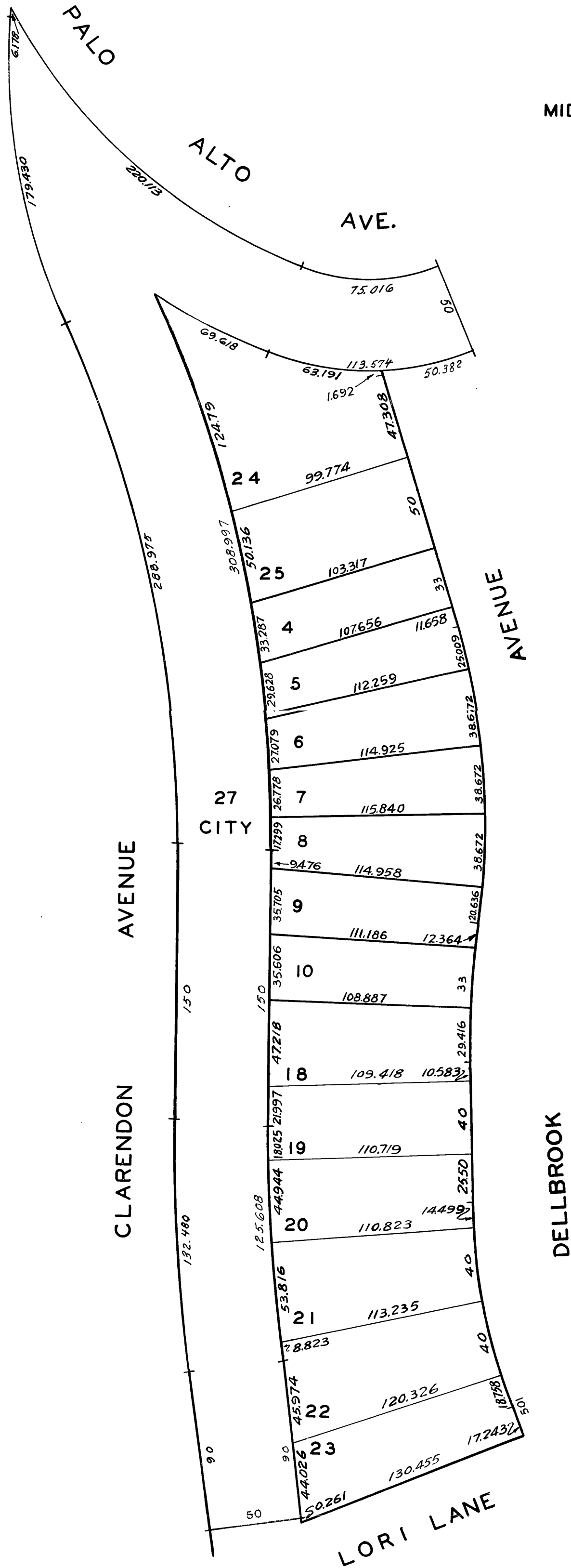
BLOCK 2724

BLK. 2780



2782

MIDTOWN TERRACE SUB.NO.7  
REVISED 1959  
REVISED 1960  
REVISED '64





# MAP OF SUBDIVISION No. 2 OF CLARENDON HEIGHTS

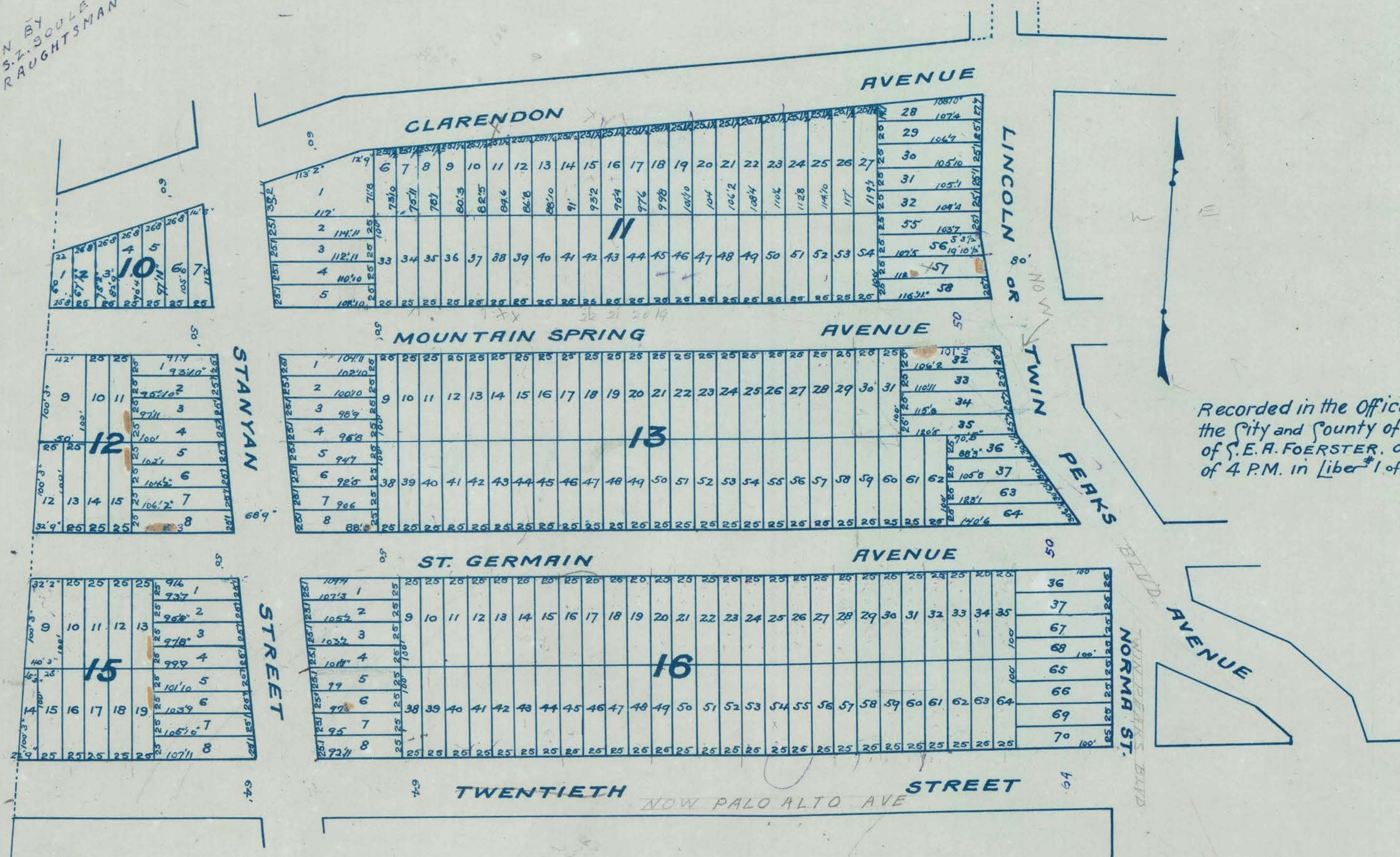
the Lands of the MARKET & STANYAN STREETS & GOLDEN GATE PARK LAND &  
IMPROVEMENT COMPANY

Surveyed in October 1888.

By R. MÜNCH

SCALE: 100 feet per inch.

DRAWN BY  
CHAS. Z. SOULE  
DRAUGHTSMAN



Recorded in the Office of the County Recorder of  
the City and County of San Francisco, at the request  
of S. E. A. FOERSTER, on February 18th. 1891, at the hour  
of 4 P.M. in Liber #1 of Maps at Page 186.

E. B. READ  
County Recorder.  
By Thos. J. Flinn, Deputy.



*Emilio D. S.*  
*Desorption A. S.*

DEED



ADOLPH G. SUTRO, the first party, hereby grants to AMERICAN BROADCASTING COMPANY, INC., a corporation existing under and by virtue of the laws of the State of Delaware, the second party, all that real property situated in the City and County of San Francisco, State of California, described as follows:



PARCEL ONE: BEGINNING at a point on the westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights, as the same is delineated on a certain map entitled, "MAP OF SUBDIVISION NO. 2 OF CLARENDON HEIGHTS", filed February 18, 1891, in Book 1 of Maps, page 186, in the office of the Recorder of the City and County of San Francisco, State of California, distant thereon 80 feet northerly from the point of intersection of said westerly boundary line and the northerly line of Palo Alto Avenue; running thence along said westerly boundary line South 0° 14' 59" West 144.201 feet; thence South 0° 07' 40" West 600 feet; thence South 60° 51' 40" West 257 feet; thence South 81° 31' 40" West 112 feet; thence North 26° 18' 20" West 75.50 feet; thence North 17° 18' 20" West 212.80 feet; thence North 15° 11' 40" East 63 feet; thence North 38° 41' 40" East 89.20 feet; thence North 51° 14' 00" East 76.94 feet; thence North 0° 14' 59" East 208.975 feet; thence South 89° 45' 01" East 100 feet; thence North 0° 14' 59" East 250 feet; thence South 89° 45' 01" East 200 feet to the point of beginning.

PARCEL TWO: BEGINNING at a point on the westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights, as the same is delineated on a certain map entitled "MAP OF SUBDIVISION NO. 2 OF CLARENDON HEIGHTS", filed February 18, 1891, in Book 1 of Maps, at page 186, in the office of the Recorder of the City and County of San Francisco, State of California, distant thereon 80 feet northerly from the point of intersection of said westerly boundary line and the northerly line of Palo Alto Avenue; running thence at right angles to said westerly boundary line North 89° 45' 01" West 9.596 feet to the point of commencement of the property to be described; running thence northwesterly, westerly and southwesterly, along a curve to the left with a radius of 100 feet, central angle 100° 0' 52", the center of which said curve bears South 67° 46' 23" West from the point of commencement, a distance of 174.558 feet; thence South 57° 45' 36" West, tangent to the preceding curve, a distance of 205.599 feet; thence southwesterly, westerly and northwesterly, along a curve to the right with a radius of 50 feet and a central angle of 83° 29' 52", tangent to the preceding; course 77 feet, more or less, to a point of compound curve, the centers of the two curves bearing North 51° 15' 28" East from the point of tangency; thence running northwesterly, northerly and northeasterly along a curve to the right with a radius of 238.628 feet, tangent to the preceding curve, a distance of 310 feet, more or less, to a curve line which is hereinafter referred to as "Curve Z" (said "Curve Z" begins at a point on the westerly boundary line of Subdivision No. 2 of Clarendon Heights above mentioned distant thereon 5.044 feet southerly from the southeasterly line of Clarendon Avenue as shown on Map of Subdivision No. 2 of Clarendon Heights above mentioned, and runs from said point of beginning southwesterly on a curve to the left with a radius of 937.41 feet, the center of the curve bearing South 16° 38' 40" East from said point of beginning); thence southwesterly along said "Curve Z" a distance of 140 feet, more or less, to its intersection with a curve line concentric with and radially distant 50 feet westerly from the second preceding course of 310 feet, more or less; thence southerly and southeasterly along a curve to the left with a radius of 288.628 feet, concentric

63770 APR 19 1916

with the said second preceding course, a distance of 225 feet, more or less, to a point of compound curve from which point the centers of the two curves bear North  $51^{\circ} 15' 28''$  East; thence southeasterly, easterly and northeasterly along a curve to the left with a radius of 100 feet, tangent to the preceding curve, 150 feet, more or less, to its point of tangency with a line parallel with and perpendicularly distant 50 feet southeasterly from the course "south  $57^{\circ} 45' 36''$  west 203.599 feet" hereinbefore mentioned; thence north  $57^{\circ} 45' 36''$  east, tangent to the preceding curve, a distance of 119 feet, more or less, to a point perpendicularly distant 200 feet westerly from the said westerly boundary line of Subdivision No. 2 of Clarendon Heights; thence northerly and parallel with said westerly boundary line 41 feet, more or less, to a line drawn at right angles to said westerly boundary line from a point distant thereon 80 feet northerly from the northerly line of Palo Alto Avenue aforesaid; thence at a right angle easterly 65 feet, more or less, to the third preceding course (north  $57^{\circ} 45' 36''$  east 119 feet, more or less) produced; thence north  $57^{\circ} 45' 36''$  east 4 feet, more or less, to a point of tangency of a curve concentric with the first course of this description and radially distant 50 feet southerly therefrom; thence easterly along a curve to the right with a radius of 50 feet and a central angle of  $72^{\circ} 37' 06''$ , tangent to the preceding course, a distance of 63.381 feet to a line drawn at right angles to the westerly line of Subdivision No. 2 of Clarendon Heights from a point distant thereon 80 feet northerly from the northerly line of Palo Alto Avenue aforesaid; thence easterly along the line so drawn 60.174 feet to the point of commencement.

## SUBJECT TO:

1. Taxes for 1948-1949.
2. Any interest of the Estate of Emma L. Merritt, deceased, by reason of assessment for taxes for the fiscal year 1947-48. Affects Parcel Two.
3. Easement for electrical transmission purposes across premises, as granted by Emma L. Merritt to Pacific Gas and Electric Company, a corporation, by instrument dated June 21, 1929, recorded June 28, 1929, in 1863 O.R. 437.

IN WITNESS WHEREOF, the said first party has executed this conveyance this                      12th                      day of                      April                      1948.

*Edolph E. Sauter*

69770-2

4/19/48



On this 12th day of April in the year One Thousand Nine Hundred and Forty Eight  
before me, JACK D'ANGELO, a Notary Public in and for the City and County of  
San Francisco, State of California, residing therein, duly commissioned and sworn,  
personally appeared Adolph G. Lutro

known to me to be the person whose name \_\_\_\_\_ subscribed to the  
within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official  
Seal in the City and County of San Francisco, State of California, the day and year  
in this certificate first above written.

My Commission Expires January 1, 1951

US 50-548

Jack D'Angelo  
Notary Public  
in and for the City and County of San Francisco, State of California

W09770

D E E D

21 ADOLPH G. LUTRO

TO

21/ AMERICAN BROADCASTING  
COMPANY, INC.

Dated \_\_\_\_\_

LIBER 4882 PAGE 63

CAL.PAC.TITLE INS.CO

APR 19 12 08 PM '48

HARRIS & WYDENMULLER CO.

REALTORS  
SIX EIGHT TWO  
SAN FRANCISCO, CALIFORNIA

18

3-

D E E D

PACIFIC COAST CONSTRUCTION COMPANY, a corporation, and TWIN PEAKS INVESTMENT COMPANY, a corporation, the first parties, hereby grant to CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, the second party, the following described real property situated in the City and County of San Francisco, State of California:

PARCEL A-1:

COMMENCING at a point on the westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain map entitled "Map of Subdivision No. 2 of Clarendon Heights," filed in the office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1, at page 186, distant thereon north  $0^{\circ} 11' 53''$  east 144.201 feet from the point of intersection of said westerly boundary line and the southerly line of Palo Alto Avenue; thence from said point of commencement north  $89^{\circ} 48' 07''$  west 9.396 feet to the northeasterly boundary line of the parcel of land described as Parcel 2 in the deed from Adolph G. Sutro to American Broadcasting Company, Inc., a corporation, dated April 12, 1948, recorded April 19, 1948 in Book 4882 of Official Records, page 63; thence northwesterly, westerly and southwesterly along the northeasterly, northerly and northwesterly boundary line of said land the following courses and distances; on an arc of a curve to the left, the center of which bears south  $67^{\circ} 43' 22''$  west 100 feet from the last mentioned point with a radius of 100 feet, a central angle of  $100^{\circ} 00' 52''$ , 174.558 feet; south  $57^{\circ} 42' 30''$  west tangent to the preceding curve 203.599 feet; southwesterly, westerly and northwesterly on an arc of a curve to the right, tangent to the preceding curve with a radius of 50 feet, a central angle of  $83^{\circ} 29' 52''$ , 77 feet, more or less to a point of compound curve, referred to in said deed and northwesterly, northerly and northeasterly on an arc of a curve to the right, tangent to the preceding curve with a radius of 238.628 feet, a central angle of  $72^{\circ} 43' 19''$ , 302.876 feet to a point on the southeasterly line of Clarendon Avenue as said Avenue is shown on that certain map entitled "Map of Clarendon Avenue Showing The Widening, etc.," filed in the office of the Recorder of the City and County of San Francisco, State of California, July 17, 1946, in Map Book "P" at pages 34 and 35; thence northeasterly along the southeasterly line of said Clarendon Avenue on an arc of a curve to the right the center of which bears south  $46^{\circ} 09' 34''$  east 937.41 feet from the last mentioned point with a radius of 937.41 feet, a central angle of  $29^{\circ} 27' 49''$ , a distance of 482.052 feet to a point on the westerly line of said Subdivision No. 2 of Clarendon Heights, distant thereon 3.044 feet southerly from the southerly line of Clarendon Avenue as said avenue is shown on the map of said Subdivision No. 2; thence south  $0^{\circ} 11' 53''$  west along said westerly line 480.208 feet to the point of commencement.

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PARCEL A-2:

COMMENCING at a point on the westerly boundary line of the tract of land known as Subdivision No. 2 of Clarendon Heights as the same is delineated on a certain map entitled "Map of Subdivision No. 2 of CLARENDON HEIGHTS", filed in the Office of the Recorder of the City and County of San Francisco, State of California, on February 18, 1891 and recorded in Map Book No. 1 at page 186 at its intersection with the southerly line of Palo Alto Avenue; thence North  $0^{\circ} 11' 53''$  east along said westerly line 144.201 feet; thence north  $89^{\circ} 48' 07''$  west 69.573 feet to the true point of commencement of the parcel to be described; said point of commencement being on the northerly line of the tract of land described as Parcel 1 in the deed from Adolph G. Sutro to American Broadcasting Company, dated April 12, 1948, recorded April 19, 1948 in Book 4882 of Official Records of the City and County of San Francisco, page 63 at the point on said northerly line from which the last course in Parcel 2 in said deed runs easterly; thence north  $89^{\circ} 48' 07''$  west along said northerly line 65.281 feet to its intersection with the boundary line of said Parcel 2; thence along said line north  $57^{\circ} 42' 30''$  east 7.346 feet, northeasterly, easterly and southeasterly on an arc of a curve to the right, tangent to the preceding course with a radius of 50 feet, a central angle of  $72^{\circ} 37' 16''$ , a distance of 63.374 feet to the true point of commencement.

PARCEL B-1:

COMMENCING at a point on the southeasterly line of Clarendon Avenue, as said Avenue is shown on that certain map entitled "Map of Clarendon Avenue Showing the Widening etc.", filed in the office of the Recorder of the City and County of San Francisco, State of California, July 17, 1946, in Map Book "P" at pages 34 and 35, distant thereon South  $29^{\circ} 30' 53''$  west 70.903 feet from the northerly terminus of that certain course, having a distance of 229.630 feet, which forms a portion of the said southeasterly line of Clarendon Avenue and which is terminated on the Southwest by a curve having a radius of 670 feet and on the Northeast by a curve having a radius of 481.50 feet; thence from said point of commencement along the said southeasterly line of Clarendon Avenue the following courses and distances: North  $29^{\circ} 30' 53''$  East 70.903 feet, northeasterly on the arc of a curve to the left, tangent to the preceding course with a radius of 481.50 feet, a central angle of  $28^{\circ} 22' 10''$ , a distance of 238.410 feet, on an arc of a reverse curve to the right, tangent to the preceding curve with a radius of 491.76, a central angle  $21^{\circ} 26' 50''$ , a distance of 184.078 feet, north  $22^{\circ} 35' 33''$  East, tangent to the preceding curve 90.00 feet, on an arc of a curve to the right, tangent to the preceding course with a radius of 963.88 feet, a central angle of  $7^{\circ} 52' 30''$ , a distance of 132.480 feet, North  $30^{\circ} 28' 03''$  East tangent to the preceding curve 150.00 feet, on an arc of a curve to the left, tangent to the preceding course with a radius of 645.29 feet, a central angle of  $25^{\circ} 39' 30''$ , a distance of 288.975 feet, on an arc of a reverse curve to the right, tangent to the preceding curve with a radius of 342.18 feet, a central angle of  $30^{\circ} 02' 40''$ , a distance of 179.430 feet, and on an arc of a curve to the right, tangent to the preceding curve with a radius of 937.41 feet, a central angle of  $0^{\circ} 22' 42''$ , a distance of 6.187 feet to the southwesterly line of the parcel of land described as Parcel 2 in the deed from Adolph G. Sutro to American Broadcasting Company, Inc., a corporation, dated April 12, 1948, recorded April 19, 1948 in Book 4882 of Official Records page 63, thence leaving the southeasterly line of said Clarendon Avenue and running along the southwesterly, southerly, and southeasterly line of said parcel of land the following courses and distances; southeasterly on an arc of a curve to the left, the center of which bears south  $85^{\circ} 05' 49''$  east 288.628 feet from the last mentioned point with a radius of 288.628 feet, a central angle of  $43^{\circ} 41' 49''$ , a distance of 220.124 feet, southeasterly,

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easterly and northeasterly on an arc of a curve to the left tangent to the preceding curve with a radius of 100 feet, a central angle of  $83^{\circ} 29' 52''$ , a distance of 145.731 feet, and north  $57^{\circ} 42' 30''$  East tangent to the preceding curve 119.019 feet, to the westerly boundary line of the parcel of land described as Parcel 1 in the deed from Adolph G. Sutro to American Broadcasting Company, Inc., a corporation, dated April 12, 1948, recorded April 19, 1948, in Book 4882 official records page 63, thence along said westerly line south  $0^{\circ} 11' 53''$  west 59.278 feet; thence southwesterly parallel with and perpendicularly distant 50 feet southeasterly from the southeasterly line of the above said parcel the following courses and distances: South  $57^{\circ} 42' 30''$  West 87.178 feet, southwesterly, westerly and northwesterly on an arc of a curve to the right, tangent to the preceding course with a radius of 150 feet, a central angle of  $83^{\circ} 29' 52''$ , a distance of 218.597 feet and on an arc of a curve to the right, tangent to the preceding curve with a radius of 338.628 feet, a central angle of  $11^{\circ} 46' 45''$ , a distance of 69.618 feet to a point, said point being radially distant 50 feet easterly from the southeasterly line of said Clarendon Avenue; thence parallel with and radially and perpendicularly distant 50 feet southeasterly from the southeasterly line of said Clarendon Avenue the following courses and distances: on an arc of a curve to the right, the center of which bears north  $84^{\circ} 59' 44''$  west 695.29 feet from the last mentioned point with a radius of 695.29 feet, a central angle of  $25^{\circ} 27' 47''$  a distance of 308.997 feet, south  $30^{\circ} 28' 03''$  west tangent to the preceding curve 150 feet, on an arc of a curve to the left, tangent to the preceding course with a radius of 913.88 feet, a central angle of  $7^{\circ} 52' 30''$ , a distance of 125.608 feet, south  $22^{\circ} 35' 33''$  west tangent to the preceding curve 90.00 feet, on an arc of a curve to the left, tangent to the preceding course with a radius of 441.76 feet, a central angle of  $21^{\circ} 26' 50''$ , a distance of 165.362 feet, on an arc of a reverse curve to the right, tangent to the preceding curve with a radius of 531.50, a central angle of  $28^{\circ} 22' 10''$ , a distance of 263.167 feet and south  $29^{\circ} 30' 53''$  west tangent to the preceding curve 83.883 feet to a point; thence north  $74^{\circ} 48' 37''$  west 25.856 feet; thence northwesterly, northerly and northeasterly on an arc of a curve to the right, tangent to the preceding course with a radius of 20 feet, a central angle of  $104^{\circ} 19' 30''$ , a distance of 36.416 feet to tangency with the southeasterly line of said Clarendon Avenue and the point of commencement.

Excepting and reserving to Pacific Coast Construction Company an easement for roadway purposes for access from its remaining and adjoining real property across said Parcel B-1 to Clarendon Avenue, within a strip of land 50 feet wide, the actual location of said proposed roadway to be determined by said Company and the second party in cooperation with the City Planning Commission within three years from the date of this conveyance.

PARCEL B-2:

COMMENCING at a point on the southeasterly line of Clarendon Avenue as said Avenue is shown on that certain map entitled "Map of Clarendon Avenue Showing the Widening etc." filed in the Office of the Recorder of the City and County of San Francisco, State of California, July 17, 1946 in Map Book "P" at pages 34 and 35 at its intersection with the northeasterly boundary line of that certain parcel of land described in the deed from John A. Sullivan, as executor of the Estate of Emma L. Merritt, deceased, to City and County of San Francisco, a municipal corporation, recorded December 23, 1941 in Book 3838 of Official Records, page 205, in

84011 JUN2757

the Office of the Recorder of the City and County of San Francisco, State of California; thence from said point of commencement northeasterly along the southeasterly line of Clarendon Avenue the following courses and distances; on an arc of a curve to the right the center of which bears south  $64^{\circ} 57' 37''$  east 670 feet from the last mentioned point with a radius of 670 feet, a central angle of  $4^{\circ} 28' 30''$ , a distance of 52.329 feet, and north  $29^{\circ} 30' 53''$  east tangent to the preceding curve 60.679 feet; thence leaving said southeasterly line of Clarendon Avenue and running northeasterly, easterly and southeasterly on an arc of a curve to the right, tangent to the preceding course with a radius of 20 feet, a central angle of  $75^{\circ} 40' 30''$ , a distance of 26.416 feet; thence south  $74^{\circ} 48' 37''$  east tangent to the preceding curve 36.070 feet; thence south  $29^{\circ} 30' 53''$  west 88.982 feet; thence on an arc of a curve to the left, tangent to the preceding course with a radius of 620 feet, a central angle of  $3^{\circ} 40' 18''$ , a distance of 39.732 feet to the northeasterly boundary line of the parcel of land described in that certain deed last above referred to; thence north  $74^{\circ} 48' 37''$  west along said last mentioned line 50.810 feet to the southeasterly line of said Clarendon Avenue and the point of commencement.

PARCEL C:

COMMENCING at the point of intersection of the easterly line of the tract of land now or formerly owned by Mary L. Craig with the southwesterly line of Twin Peaks Boulevard, said southwesterly line being a portion of the general westerly line of Twin Peaks Boulevard, said point of commencement being distant southerly along said easterly tract line 93.638 feet from the common easterly corner of said Mary L. Craig Tract and J. H. Collamore Tract as shown on "Map of Twin Peaks Boulevard", filed January 11, 1919, in Book "H" of Maps, at page 110, in the office of the Recorder of the City and County of San Francisco, State of California; running thence along said general westerly line of Twin Peaks Boulevard the following courses and distances; deflecting  $40^{\circ} 09'$  to the left from the southerly bearing of said easterly line of the Mary L. Craig Tract and running southeasterly 43.321 feet to a point; thence southeasterly on the arc of a curve to the left, tangent to the preceding course at last said point, having a radius of 243.92 feet and a central angle of  $30^{\circ} 00'$ , a distance of 127.716 feet to a point; thence southeasterly on a reverse curve, tangent to the preceding curve at last said point, having a radius of 170.30 feet and a central angle of  $35^{\circ} 00'$ , a distance of 104.030 feet to a point; thence southeasterly tangent to the preceding curve at last said point 363.95 feet to a point; thence southeasterly and southerly on the arc of a curve to the right tangent to the preceding course at last said point, having a radius of 126.06 feet and a central angle of  $46^{\circ} 06'$ , a distance of 101.207 feet to a point; thence southerly and southwesterly along a compound curve tangent to the preceding curve at last said point, having a radius of 68.55 feet and a central angle of  $70^{\circ} 00'$ , a distance of 83.749 feet to a point; thence southwesterly tangent to the preceding curve at last said point, a distance of 20 feet to a point; thence southwesterly, westerly and northwesterly on the arc of a curve to the right, tangent to the preceding course at last said point, having a radius of 119.45 feet and a central angle of  $49^{\circ} 59'$ , a distance of 104.205 feet to a point; thence northwesterly along a compound curve, tangent to the preceding curve at last said point, having a radius of 348.56 feet and a central angle of  $20^{\circ} 00' 14''$ , a distance of 121.694 feet to a point; thence northwesterly tangent to the preceding curve at last said point, a distance of 198.93 feet to a point; thence northwesterly on the arc of a curve to the left, tangent to the preceding curve at last said point, having a radius of

84011 JUN2757

of 324.88 feet and a central angle of  $22^{\circ} 58' 34''$ , a distance of 130.279 feet to a point; thence on a compound curve tangent to the preceding curve at last said point, having a radius of 87.56 feet and a central angle of  $7^{\circ} 04' 43''$ , a distance of 10.830 feet to a point in aforesaid easterly line of the tract of land now or formerly owned by Mary L. Craig; thence leaving said general westerly line of Twin Peaks Boulevard and deflecting  $59^{\circ} 13' 03''$  to the right from the tangent of the preceding curve at last said point and running northerly along said easterly tract line 217.842 feet to the point of commencement. BEING a portion of San Miguel Rancho and a portion of Block 10, Addition No. 1 to Stanford Heights.

IN WITNESS WHEREOF, the first parties have executed this conveyance this 19<sup>th</sup> day of June 1957.

PACIFIC COAST CONSTRUCTION COMPANY,  
a corporation

By Carl Gilbert

By George Parsons

TWIN PEAKS INVESTMENT COMPANY,  
a corporation

By Carl Gilbert

By Peter J. Bursanti

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

On this 19<sup>th</sup> day of June 1957, in the year one thousand, nine hundred and fifty-seven, before me, PEARL M. MARITZEN, a Notary Public in and for said City and County, personally appeared Carl Gilbert

known to me to be the President, and George Parsons

known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation within named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in said City and County, the day and year in this certificate first above written.

My Commission Expires April 12, 1960

Pearl M. Maritzen  
Notary Public in and for the City and County of San Francisco  
State of California



State of California }  
City and County of San Francisco

On this 19th day of June

PEARL M. MARITANI, a Notary Public in and for said City and County, personally appeared

in the year one thousand, nine hundred and fifty seven before me,  
known to me to be the President, and

known to me to be the Treasurer of the Corporation that  
executed the within instrument, known to me to be the persons who executed the  
within instrument on behalf of the Corporation within named, and acknowledged  
to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official  
seal in said City and County, the day and year in this certificate first above written.

My Commission Expires April 12, 1960

Notary Public in and for the City and County of San Francisco  
State of California

F84011

BOOK 7099 PAGE 322

RECORDED AT REQUEST OF  
WESTERN TITLE INS. & GUAR. CO.

JUN 27 2 39 PM '57

SAN FRANCISCO, CALIF.

Mr. G. Roney  
RECORDER

Official

84011 JUN2757



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the only parties having any record title interest in the land subdivided and shown enclosed within the red boundary line upon this map and do hereby consent to the preparation and recordation of this map entitled "Midtown Terrace, Subdivision No. 3, San Francisco, California," composed of 3 sheets, and do hereby offer for dedication for public use, as streets or highways the parcels of land delineated and designated hereon as Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way, Dellbrook Avenue and Olympia Way.

OWNERS

Panorama Development Company - a California corporation.  
by Carl Gellert Vice President by George J. Panos Secretary

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

On this 4<sup>th</sup> day of May, 1955, before me Pearl M. Maritz a Notary Public in and for the City and County of San Francisco, personally appeared Carl Gellert Vice President and George J. Panos Secretary to me to be the President and secretary respectively of Panorama Development Company, the corporation that executed the within and foregoing instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

My commission expires 4-12-56 Pearl M. Maritz  
Notary Public in and for the City and County of San Francisco, State of California.

I, J. R. McGRATH, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, do hereby certify that the subdividers, Panorama Development Company have filed a certificate from the Controller of the City and County of San Francisco, showing that according to the records of his office there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes except taxes or special assessments not yet payable, which he estimates to be \$4,167.38. I also do hereby certify that a bond in the amount fixed by said Board and by its terms made to inure to the benefit of the City and County of San Francisco conditioned for payment of the above taxes or special assessments not yet payable, has been filed with, and approved by said Board.

Dated this 25<sup>th</sup> day of July, 1955.

John R. McGrath  
Clerk of the Board of Supervisors of the City and County of San Francisco.

I, J. R. McGRATH, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California do hereby certify that said Board of Supervisors by its Resolution No. 15721 adopted July 5, 1955, approves this map entitled "Midtown Terrace, Subdivision No. 3, San Francisco, California" composed of 3 sheets, and accepts on behalf of the public, Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way, Dellbrook Avenue and Olympia Way and declares same to be open public streets or highways dedicated to public use.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and caused the Seal of this office to be affixed.

John R. McGrath  
Clerk of the Board of Supervisors,  
City and County of San Francisco.

I do hereby certify that during the month of February, 1955, a survey, authorized by Panorama Development Company was made under my direction and that the survey is true and complete as shown on the within map of "Midtown Terrace, Subdivision No. 3, San Francisco, California," composed of 3 sheets.

I do hereby certify that the monuments are of the character and occupy the positions indicated on the within maps (or that they will be set in such position and at such time as agreed upon) and that they are sufficient to enable this survey to be retraced.

Witness my hand and seal this 4<sup>th</sup> day of May, 1955.

E. V. SCHULHAUSER.  
E. V. Schulhauser  
Registered Civil Engineer - No. 5526.

I, RALPH G. WADSWORTH, City Engineer of the City and County of San Francisco, do hereby certify that I have examined this final map of "Midtown Terrace, Subdivision No. 3, San Francisco, California," composed of 3 sheets, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of the "Subdivision Map Act", Chapters 128 and 668, Statutes of the State of California, 1943, as amended in 1947 by Chapter 259, and of any local ordinance applicable at the time of approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Dated this 23<sup>d</sup> day of May, 1955.

Ralph G. Wadsworth  
City Engineer.

This map is approved this 8<sup>th</sup> day of JUNE, 1955, by Order No. 45969

ATTEST: Sherman D. Duckert Director of Public Works and Advisory Agent.  
Bruce L. Lister Assistant Director, Department of Public Works.

E 5996  
RECORDED AT REQUEST OF  
CLERK OF BOARD OF SUPERVISORS  
AT Min. Post. 10:12:11  
JUL 27 1955  
City and County of San Francisco, California  
MAP Book R "The City" Pg. 68  
RECORDED  
FILED  
FEE \$ 5.00

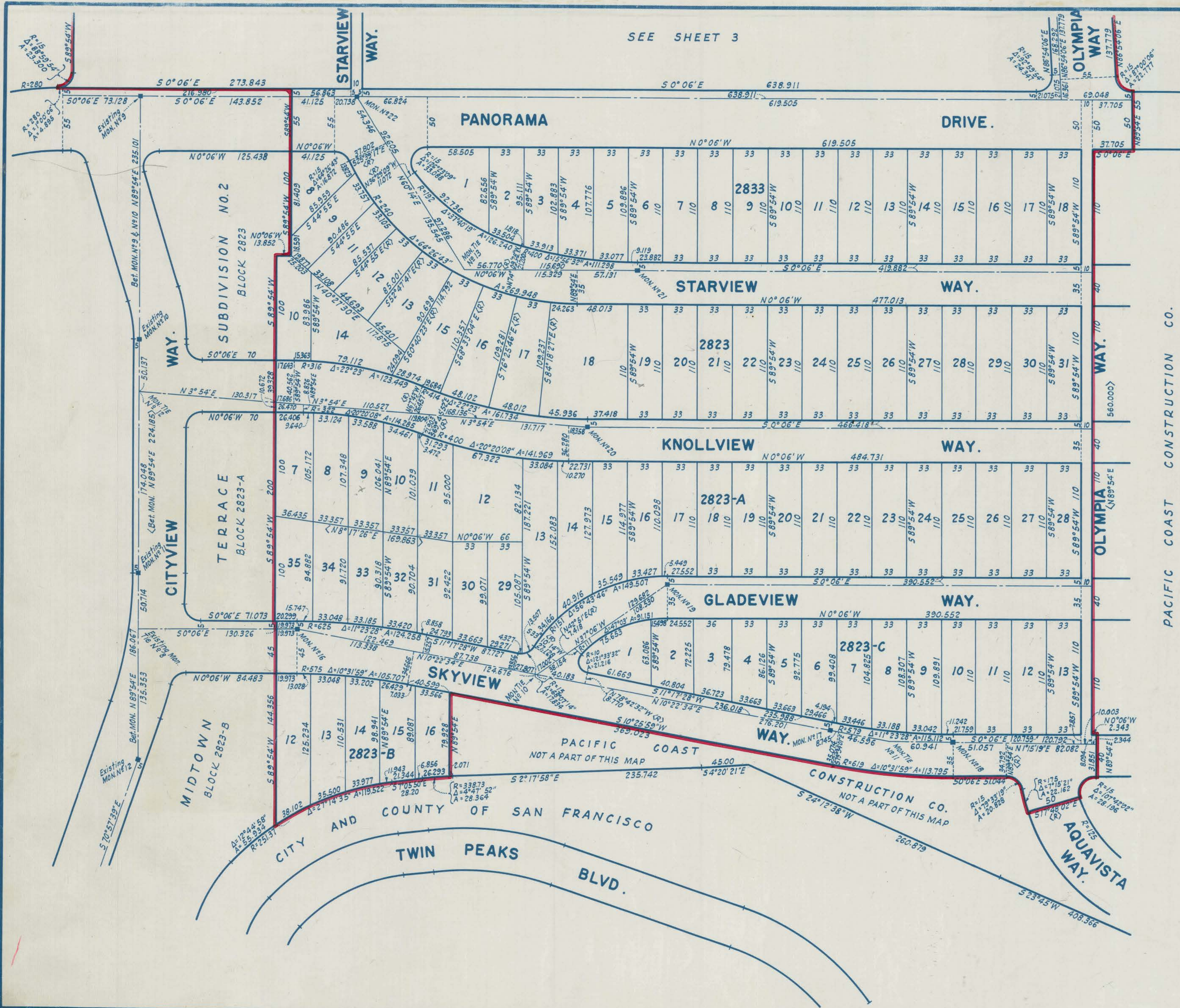
APPROVED AS TO FORM:

Dim. R. F. F. F.  
City Attorney  
By Walker B. Duckert  
Chief Deputy

APPROVING MAP OF MIDTOWN  
TERRACE SUBDIVISION No. 3  
Resolution No. 15721  
(Series of 1939)  
RESOLVED, That the certain map entitled "Midtown Terrace Subdivision No. 3, San Francisco, California" composed of three (3) sheets, approved the 8th day of June, 1955 by Department of Public Works Order No. 45969 be, and the same is hereby approved and adopted as the official map of Midtown Terrace Subdivision No. 3.  
FURTHER RESOLVED, That the parcels of land delineated and designated thereon as Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way, Dellbrook Avenue, and Olympia Way within the boundaries of said map, not previously dedicated, are hereby accepted on behalf of the City and County of San Francisco and declared to be open public streets dedicated to public use to be known by the names as shown thereon; and  
FURTHER RESOLVED, That this Board of Supervisors does hereby accept on behalf of the City and County of San Francisco that certain deed from the Panorama Development Company, a California corporation, granting the City and County of San Francisco all the land comprising Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way, Dellbrook Avenue, and Olympia Way, as above referred to, and as shown on said map; and  
FURTHER RESOLVED, That the certain Performance Bond with Standard Building Company, as principal, and United Pacific Insurance Company, as surety, in the sum of One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00) conditioned for the faithful performance of street work in Midtown Terrace Subdivision No. 3, San Francisco, California, the sum of One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00) being the cost of the necessary street work as estimated by the City Engineer of the City and County of San Francisco, is hereby approved and accepted; and  
FURTHER RESOLVED, That the certain Subdivision Tax Bond with the Standard Building Company, as principal, and the United Pacific Insurance Company, as surety, in the sum of Eight Thousand Three Hundred Thirty-Four and 76/100 Dollars (\$8,334.76) made payable to the City and County of San Francisco, conditioned for the payment of all taxes or special assessments collected as taxes which are at the time of filing said map a lien against the land or any part thereof, as shown on said map, be and the same is hereby approved and accepted, the sum of Eight Thousand Three Hundred Thirty-Four and 76/100 Dollars (\$8,334.76) being twice the amount of Four Thousand One Hundred Sixty-Seven and 38/100 Dollars (\$4,167.38) taxes as estimated by the Controller of the City and County of San Francisco.  
As reported by the Director of City Planning under date of April 2, 1954, this project is approved.  
I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the City and County of San Francisco at its meeting of July 5, 1955.  
JOHN R. McGRATH,  
Clerk.  
Approved July 7, 1955.  
CHAS. A. ERTOLA,  
Acting Mayor.

MIDTOWN TERRACE  
SUBDIVISION No. 3  
SAN FRANCISCO CALIFORNIA  
COMPOSED OF 3 SHEETS  
E.V. SCHULHAUSER - CIVIL ENGINEER  
MARCH 1955  
SHEET No. 1 OF 3 SHEETS

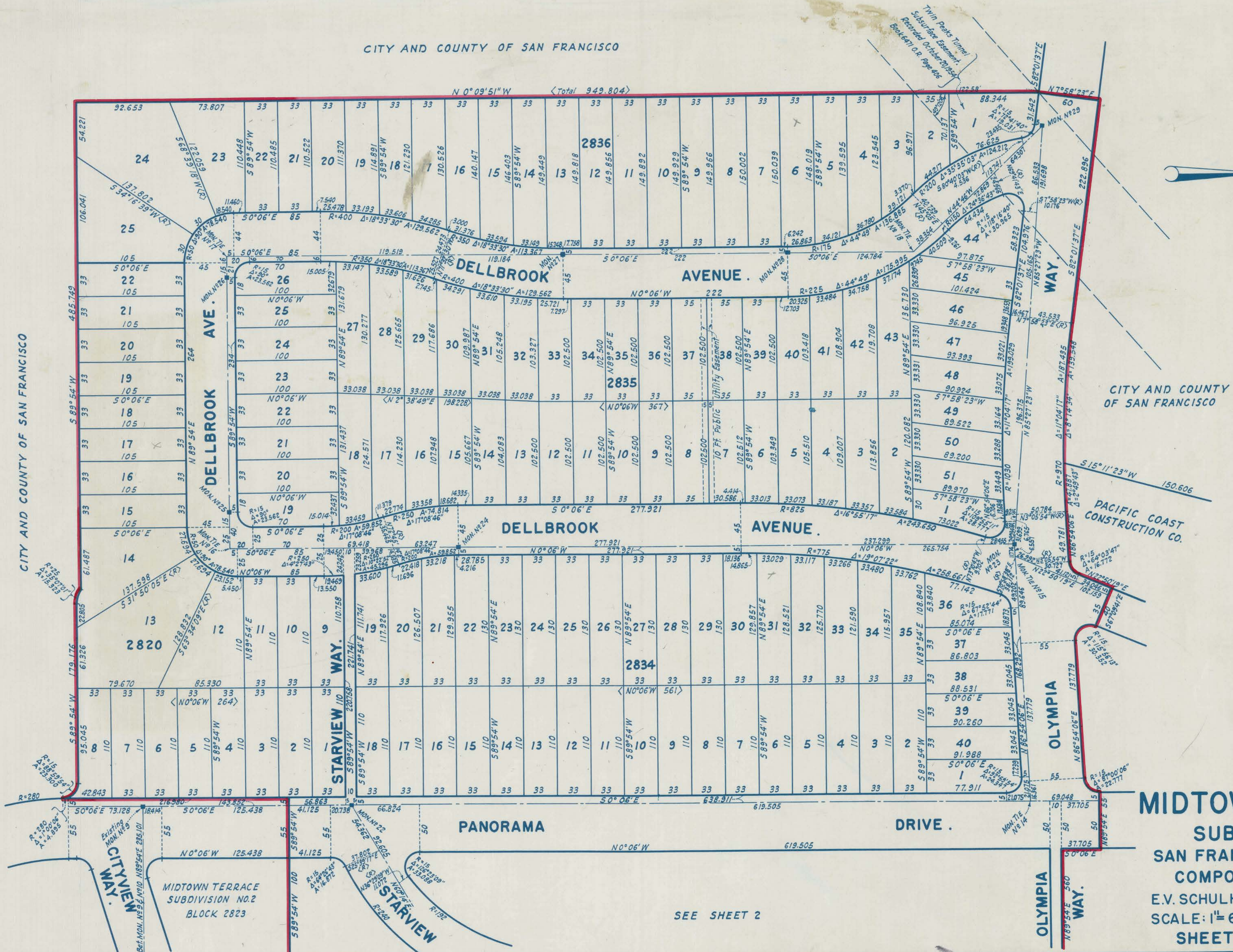




**MIDTOWN TERRACE**  
SUBDIVISION N<sup>o</sup> 3  
SAN FRANCISCO CALIFORNIA  
COMPOSED OF 3 SHEETS  
E.V. SCHULHAUSER—CIVIL ENGINEER  
SCALE: 1"=60 FT. MARCH 1955  
SHEET N<sup>o</sup> 2 OF 3 SHEETS



CITY AND COUNTY OF SAN FRANCISCO





KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the only parties having any record title interest in the land subdivided and shown enclosed within the red boundary line upon this map and do hereby consent to the preparation and recordation of this map entitled "Midtown Terrace, Subdivision No. 4, San Francisco, California," composed of 3 sheets, and do hereby offer for dedication for public use, as streets or highways the parcels of land delineated and designated hereon as Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way and Marview Way.

OWNERS

PANORAMA DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION  
by Carl Gellert Vice President  
by George J. Parsons Secretary

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

On this 7<sup>th</sup> day of June, 1956, before me Pearl M. Maritzen a Notary Public in and for the City and County of San Francisco, personally appeared Carl Gellert and George J. Parsons, known to me to be the vice president and secretary respectively of PANORAMA DEVELOPMENT COMPANY, the corporation that executed the within and foregoing instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

My commission expires 4-12-60  
Pearl M. Maritzen  
Notary Public in and for the City and County of San Francisco, State of California.

I, J. R. Mc GRATH, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, do hereby certify that the subdividers PANORAMA DEVELOPMENT COMPANY have filed a certificate from the Controller of the City and County of San Francisco, showing that according to the records of his office there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes except taxes or special assessments not yet payable, which he estimates to be \$5,000.00. I also do hereby certify that a bond in the amount fixed by said Board and by its terms made to inure to the benefit of the City and County of San Francisco conditioned for payment of the above taxes or special assessments not yet payable, has been filed with, and approved by said Board.

Dated this 1st day of August, 1956.

John R. Mc Grath  
Clerk of the Board of Supervisors of the City and County of San Francisco.

I, J. R. Mc GRATH, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California do hereby certify that said Board of Supervisors by its Resolution No. 16953 adopted July 30, 1956, approves this map entitled "Midtown Terrace, Subdivision No. 4, San Francisco, California," composed of 3 sheets, and accepts on behalf of the public, Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way and Marview Way and declares same to be open public streets or highways dedicated to public use.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and caused the Seal of this office to be affixed.

John R. Mc Grath  
Clerk of the Board of Supervisors,  
City and County of San Francisco.

APPROVED AS TO FORM:

Dion R. Brown  
City Attorney  
by Levinson F. Bourne, Deputy

I do hereby certify that during the month of January, 1956, a survey, authorized by PANORAMA DEVELOPMENT COMPANY was made under my direction, that the survey is true and complete as shown on the within map of "Midtown Terrace, Subdivision No. 4, San Francisco, California," composed of 3 sheets.

I do hereby certify that the monuments are of the character and occupy the positions indicated on the within maps (or that they will be set in such position and at such time as agreed upon) and that they are sufficient to enable this survey to be retraced.

Witness my hand and seal this 7<sup>th</sup> day of June, 1956.

E. V. SCHULHAUSER  
Edward V. Schulhauser  
Registered Civil Engineer - No. 5526

I, CLIFFORD J. GEERTZ, Asst. City Engineer of the City and County of San Francisco, do hereby certify that I have examined this final map of "Midtown Terrace, Subdivision No. 4, San Francisco, California," composed of 3 sheets, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of the "Subdivision Map Act," Chapters 128 and 668, Statutes of the State of California, 1943, as amended in 1947 by Chapter 259, and of any local ordinance applicable at the time of approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Dated this 18<sup>th</sup> day of July, 1956.

Clifford J. Geertz  
Asst. City Engineer

This map is approved this 25 day of July, 1956, by Order No. 48328

ATTEST: Barbara Larter  
Assistant Director, Department of Public Works  
Sherman D. Quirk  
Director of Public Works and Advisory Agency.

F10334  
F10334

RECORDED AT REQUEST OF  
Panorama Develop Co.  
At 58 Min. Past 2 P. M.  
MAP Book "R" AUG 14 1956 PAGE 79  
City and County of San Francisco, California  
Recorder 5<sup>00</sup>  
Not FILED Returnable

APPROVING MAP OF MIDTOWN TERRACE NO. 4.  
Resolution No. 16953  
(Series of 1956)  
RESOLVED, That the certain map entitled "Midtown Terrace Subdivision No. 4, San Francisco, California," composed of three (3) sheets, approved the 25th day of July, 1956, by Department of Public Works Order No. 48328 be, and the same is hereby approved and adopted as the official map of Midtown Terrace Subdivision No. 4.  
FURTHER RESOLVED, That the parcels of land delineated and designated thereon as Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way and Marview Way, as shown on said map, are said map, not previously dedicated, are hereby accepted on behalf of the City and County of San Francisco and declared to be open public streets dedicated to public use to be known by the names as shown thereon; and  
FURTHER RESOLVED, That this Board of Supervisors does hereby accept on behalf of the City and County of San Francisco that certain deed from Panorama Development Company, a California corporation, granting the City and County of San Francisco all the land comprising Panorama Drive, Starview Way, Knollview Way, Gladeview Way, Skyview Way, Aquavista Way and Marview Way, as above referred to, and as shown on said map; and  
FURTHER RESOLVED, That the certain Performance Bond with the Standard Building Company, as principal, and the United Pacific Insurance Company, as surety, in the sum of Five Thousand and no/100 Dollars (\$5,000.00) conditioned for the faithful performance of street work in Midtown Terrace Subdivision No. 4, San Francisco, California, is hereby approved and accepted; and  
FURTHER RESOLVED, That the certain Subdivision Tax Bond with the Standard Building Company, as principal, and the United Pacific Insurance Company, as surety, in the sum of Ten Thousand and One and no/100 Dollars (\$10,001.00) made payable to the City and County of San Francisco, conditioned for the payment of all taxes or special assessments collected as taxes which are at the time of filing said map a lien against the land or any part thereof, as shown on said map be and the same is hereby approved and accepted, the sum of Ten Thousand and One and no/100 Dollars (\$10,001.00) being twice the amount of Five Thousand and 50/100 Dollars (\$5,000.50) taxes as estimated by the Controller of the City and County of San Francisco.  
As reported by the Director of City Planning under date of January 20, 1956, this project is approved.  
I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the City and County of San Francisco at its meeting of July 30, 1956.  
JOHN R. McGRATH, Clerk.  
Approved, August 1, 1956.  
GEORGE CHRISTOPHER, Mayor.  
aug 3, 1956-11

MIDTOWN TERRACE  
SUBDIVISION No. 4  
SAN FRANCISCO CALIFORNIA  
COMPOSED OF 3 SHEETS  
E.V. SCHULHAUSER - CIVIL ENGINEER  
MARCH 1956  
SHEET No. 1 OF 3 SHEETS





PACIFIC COAST  
CONSTRUCTION COMPANY

LOT 1  
2798

CITY AND COUNTY  
OF SAN FRANCISCO.

OLYMPIA

DELLBROOK  
AVENUE.

BLOCK 2834

BLOCK 2833

OLYMPIA

MIDTOWN TERRACE  
RECORDED BOOK "R"

BLOCK 2823

WAY.

SUBDIVISION No 3  
PAGES 68 to 70 inc.

BLOCK 2823-A

BLOCK 2823-C

# MIDTOWN TERRACE

SUBDIVISION No 4

SAN FRANCISCO CALIFORNIA

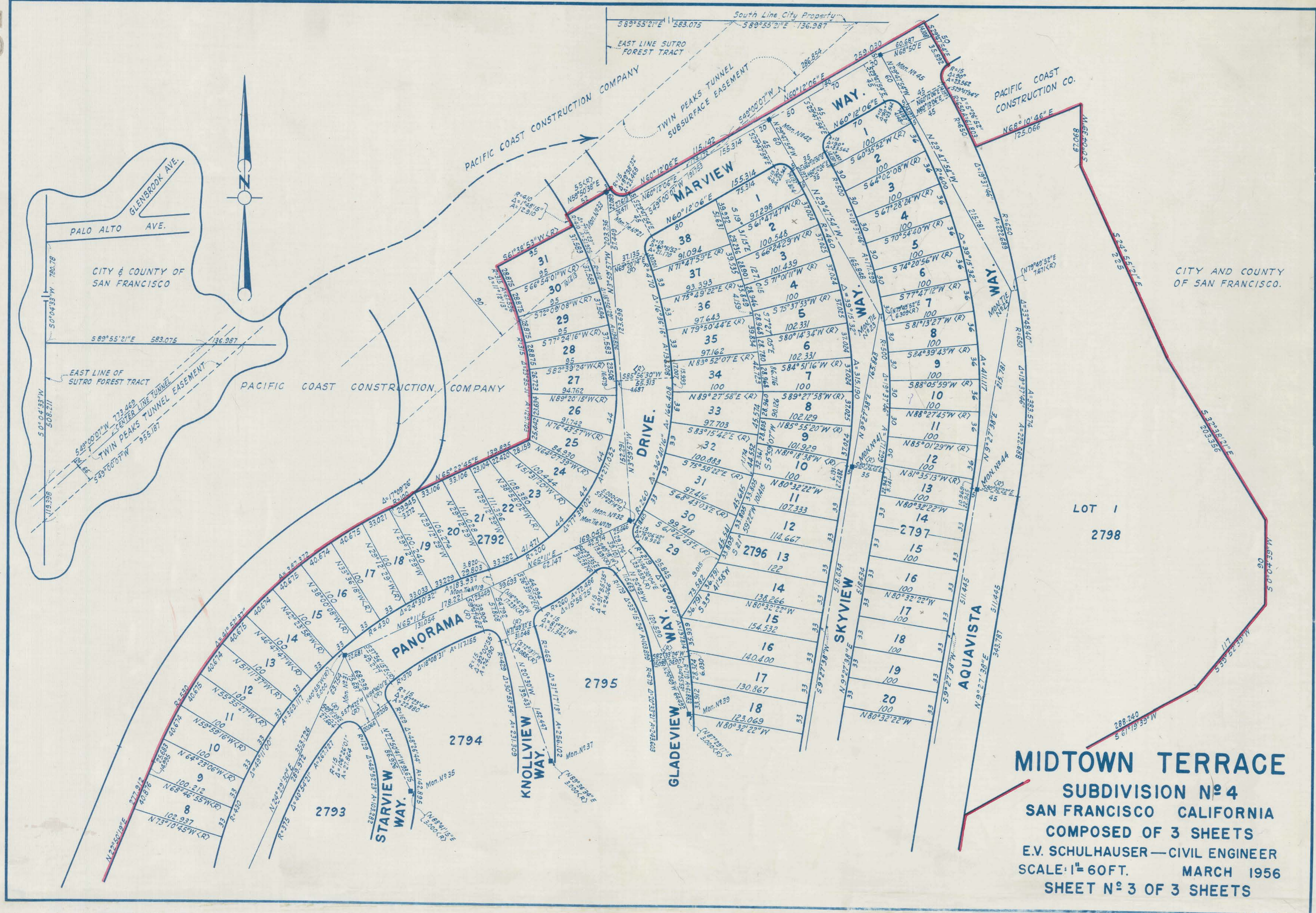
COMPOSED OF 3 SHEETS

E.V. SCHULHAUSER—CIVIL ENGINEER

SCALE: 1"= 60FT. MARCH 1956

SHEET No 2 OF 3 SHEETS







MIDTOWN TERRACE  
SUBDIVISION No 5  
SAN FRANCISCO CALIFORNIA  
COMPOSED OF 3 SHEETS  
E.V. SCHULHAUSER—CIVIL ENGINEER  
FEBRUARY, 1957.  
SHEET No 1 OF 3 SHEETS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the only parties having any record title interest in the land subdivided and shown enclosed within the red boundary line upon this map and do hereby consent to the preparation and recordation of this map entitled "MIDTOWN TERRACE, SUBDIVISION NO. 5, SAN FRANCISCO, CALIFORNIA," composed of 3 sheets, and do hereby offer for dedication for public use as streets or highways, the parcels of land delineated and designated hereon as DELLBROOK AVENUE, GREENVIEW COURT, CLAIRVIEW COURT and PANORAMA DRIVE.

OWNERS

Pacific Coast Construction Company, a California Corporation  
by Carl Gellert President by George J. Parsons Secretary

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

On this 7 day of March, 1957, before me Pearl M. Maritzen  
a Notary Public in and for the City and County of San Francisco, personally appeared Carl Gellert and George J. Parsons, known to me to be the president and secretary respectively of Pacific Coast Construction Company, the corporation that executed the within and foregoing instrument and also known to me to be the persons that executed it on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

My commission expires 4-12-60 Pearl M. Maritzen  
Notary Public in and for the City  
and County of San Francisco, State of Calif.

I, J. R. McGRATH, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, do hereby certify that the subdividers, Pacific Coast Construction Company, have filed a certificate from the Controller of the City and County of San Francisco, showing that according to the records of his office there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes except taxes or special assessments not yet payable, which he estimates to be \$                    . I also do hereby certify that a bond in the amount fixed by said Board and by its terms made to inure to the benefit of the City and County of San Francisco conditioned for payment of the above taxes or special assessments not yet payable, has been filed with and approved by said Board.

Dated this 19<sup>th</sup> day of April, 1957.

John R. McGrath  
Clerk of the Board of Supervisors,  
City and County of San Francisco.

I, J. R. McGRATH, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California do hereby certify that said Board of Supervisors by its Resolution No 17702 adopted April 8, 1957, approves this map entitled "MIDTOWN TERRACE, SUBDIVISION NO. 5, SAN FRANCISCO, CALIFORNIA," composed of 3 sheets, and accepts on behalf of the public DELLBROOK AVENUE, GREENVIEW COURT, CLAIRVIEW COURT and PANORAMA DRIVE and declares same to be open public streets or highways dedicated to public use.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and caused the Seal of this office to be affixed.

John R. McGrath  
Clerk of the Board of Supervisors,  
City and County of San Francisco.

I do hereby certify that during the month of February, 1957, a survey authorized by Pacific Coast Construction Company was made under my direction and that the survey is true and complete as shown on the within map of "MIDTOWN TERRACE, SUBDIVISION NO. 5, SAN FRANCISCO, CALIFORNIA," composed of 3 sheets.

I do hereby certify that the monuments are of the character and occupy the positions indicated on the within map (or that they will be set in such position and at such time as agreed upon) and that they are sufficient to enable this survey to be retraced.

Witness my hand and seal this 7<sup>th</sup> day of MARCH, 1957.

E. V. Schulhauser  
Registered Civil Engineer No 5526

I, REUBEN H. OWENS, City Engineer of the City and County of San Francisco do hereby certify that I have examined this final map of "MIDTOWN TERRACE, SUBDIVISION NO. 5, SAN FRANCISCO, CALIFORNIA," composed of 3 sheets, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of the "Subdivision Map Act, Chapters 128 and 668, Statutes of the State of California, 1943 as amended in 1947 by Chapter 259," and of any local ordinance applicable at the time of approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Dated this 19<sup>th</sup> day of March, 1957.

Reuben H. Owens  
City Engineer.

This map is approved this 27<sup>th</sup> day of March, 1957, by Order No 49638

Shannon D. Deak  
Director of Public Works  
and Advisory Agency.

ATTEST: B. M. G. Laiter  
Assistant Director, Department  
of Public Works.

APPROVED AS TO FORM

DION R. HOLM  
City Attorney  
BY Shannon D. Deak  
CHIEF DEPUTY CITY ATTORNEY

F67762

MAP BOOK "R"-PAGE 92 TO 94 INC.

RECORDED AT REQUEST OF  
Pacific Coast Construction Co.  
At 30 Min. Past 11 A M  
APR 19 1957  
City and County of San Francisco, California

Shannon D. Deak 5 00.  
RECORDER

File

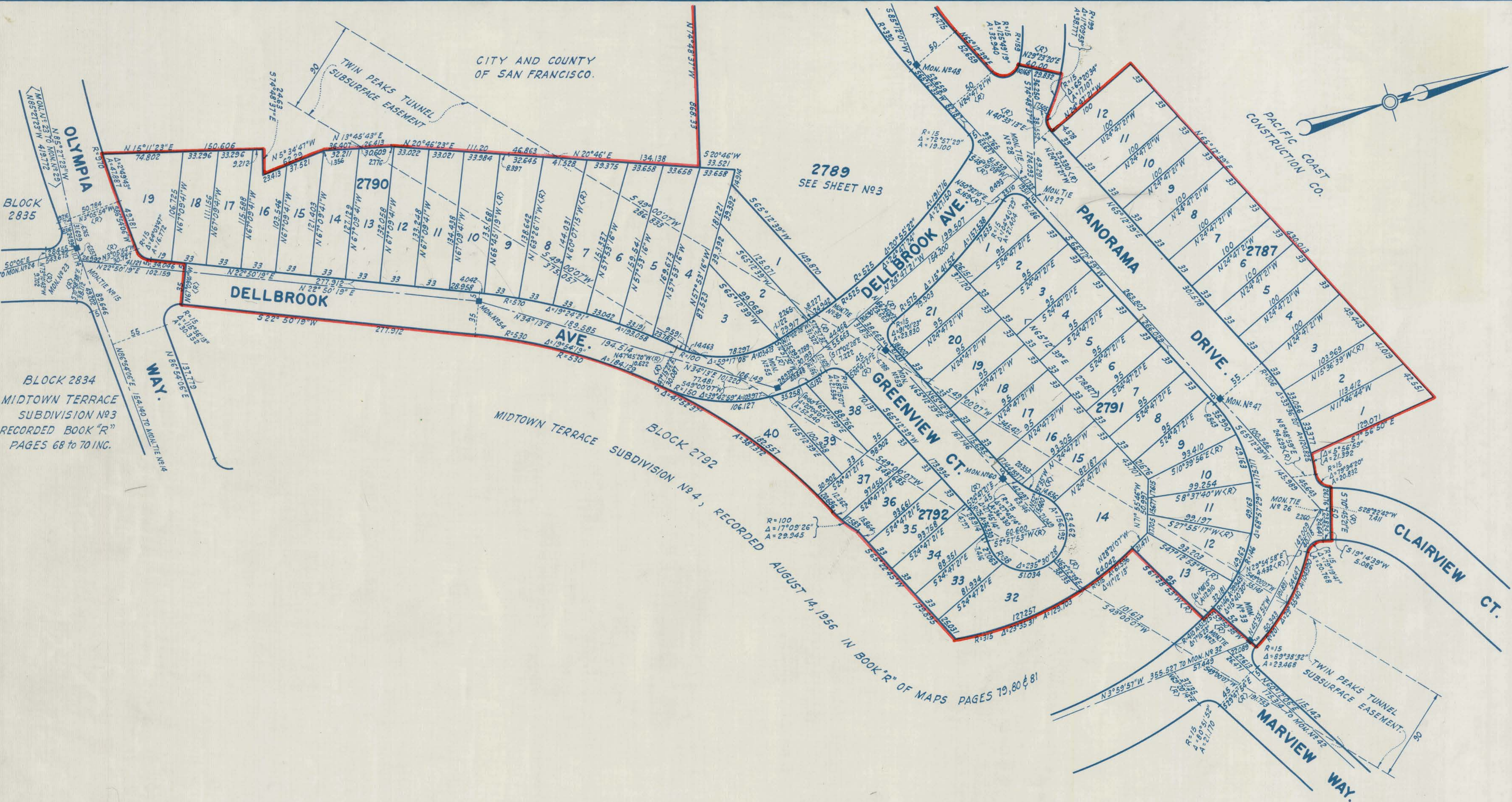
APPROVING MAP OF MIDTOWN TERRACE SUBDIVISION NO. 5.

Resolution No. 17702  
(Series of 1939)

RESOLVED, that the certain map entitled "Midtown Terrace Subdivision No. 5, San Francisco, California," comprised of three (3) sheets, approved the 27th day of March, 1957, by Department of Public Works Order No. 49638, and the same is hereby approved and adopted as the official map of Midtown Terrace Subdivision No. 5. FURTHER RESOLVED, that the parcels of land delineated and designated thereon as Dellbrook Avenue, Greenview Court, Clairview Court, and Panorama Drive, within the boundaries of said map, not previously dedicated, are hereby accepted on behalf of the City and County of San Francisco and declared to be open public streets dedicated to public use to be known by the names as shown thereon; and FURTHER RESOLVED, that this Board of Supervisors does hereby accept on behalf of the City and County of San Francisco that certain grant deed from the Pacific Coast Construction Company, a California Corporation, granting the City and County of San Francisco all the land comprising Dellbrook Avenue, Greenview Court, Clairview Court, and Panorama Drive, as above referred to, and as shown on said map. As reported by the Director of City Planning under date of May 18, 1956, this project is approved.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the City and County of San Francisco at its meeting of April 8, 1957.  
JOHN R. McGRATH, Clerk.  
Approved April 10, 1957  
GEORGE CHRISTOPHER, Mayor.  
April 13, 1957—lt



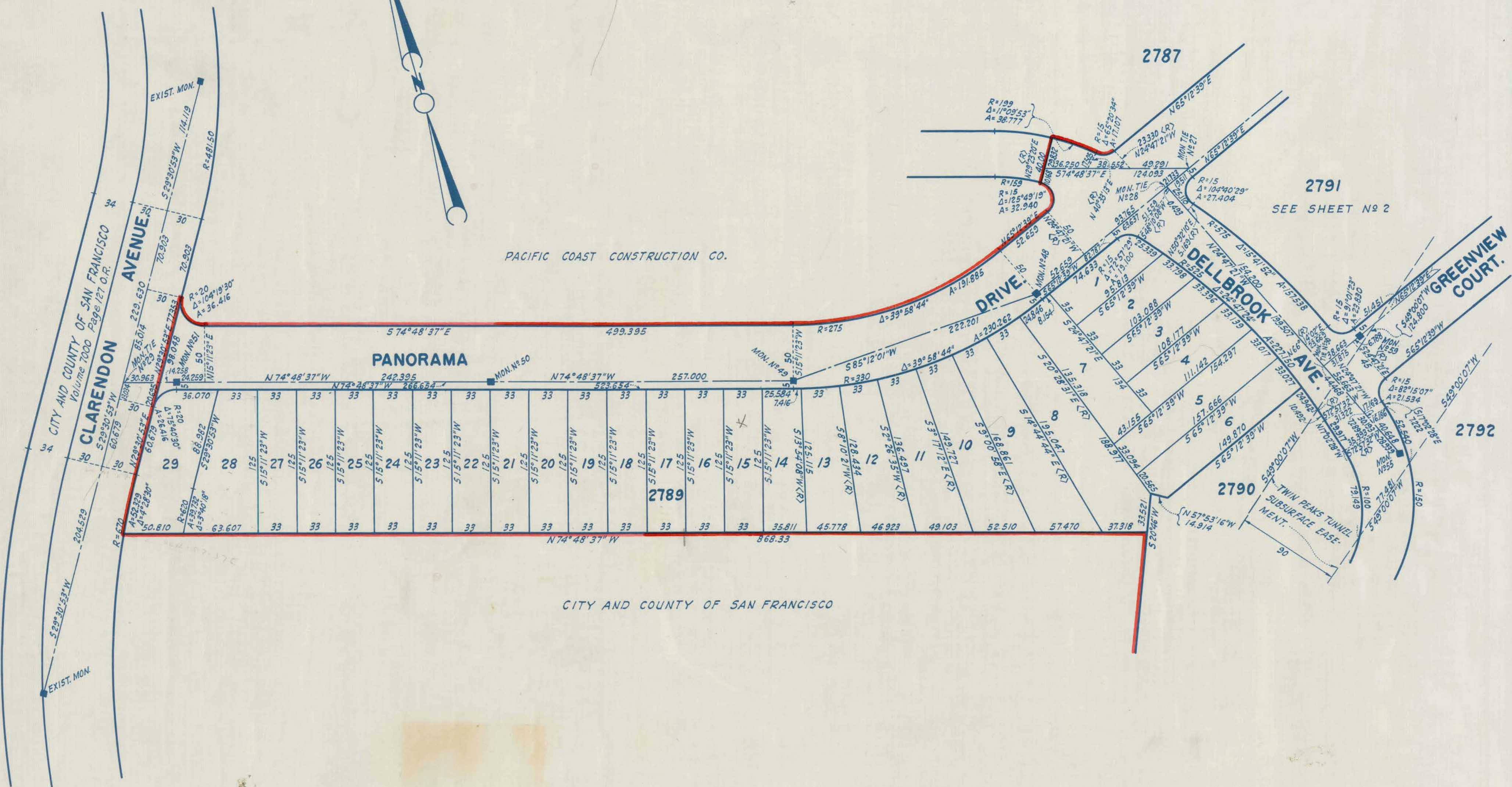


BLOCK 2834  
MIDTOWN TERRACE  
SUBDIVISION NO. 3  
RECORDED BOOK "R"  
PAGES 68 TO 70 INC.

Basis of Bearings: The bearing on the southeasterly side  
of Clarendon Avenue at Panorama Drive was taken  
to be North 29°30'53" East and all other bearings shown  
hereon are related thereto.

**MIDTOWN TERRACE**  
**SUBDIVISION NO. 5**  
**SAN FRANCISCO CALIFORNIA**  
**COMPOSED OF 3 SHEETS**  
**E.V. SCHULHAUSER—CIVIL ENGINEER**  
**SCALE: 1"=60 FT. FEBRUARY 1957**  
**SHEET NO. 2 OF 3 SHEETS**





Basis of Bearings: The bearing on the southeasterly side of Clarendon Avenue at Panorama Drive was taken to be North 29°30'53" East and all other bearings shown hereon are related thereto.

**MIDTOWN TERRACE**  
**SUBDIVISION No 5**  
**SAN FRANCISCO CALIFORNIA**  
**COMPOSED OF 3 SHEETS**  
**E.V. SCHULHAUSER—CIVIL ENGINEER**  
**SCALE: 1"=60 FT. FEBRUARY 1957**  
**SHEET No 3 OF 3 SHEETS**



PARCEL	DEEDED TO CITY BY	DATE OF DEED	RECORDED			
			DATE	O.R.	VOL.	PAGE
1.	Spring Valley Water Co.	3-2-28	3-3-30	2002	1	
2.	François L.A. Pioche & Levi Parsons	8-25-1866	8-29-1866		340	63
3.	Estate of Adolph Sutro, Parcel 1		11-52	223		
4.	Burke	12-27-41	3831	239		
5.	Emma L. Merritt	12-23-41	3838	205		
6.	Georgine & Ernst Leiss	1-6-32	5-21-32	2373	155	

V 4121

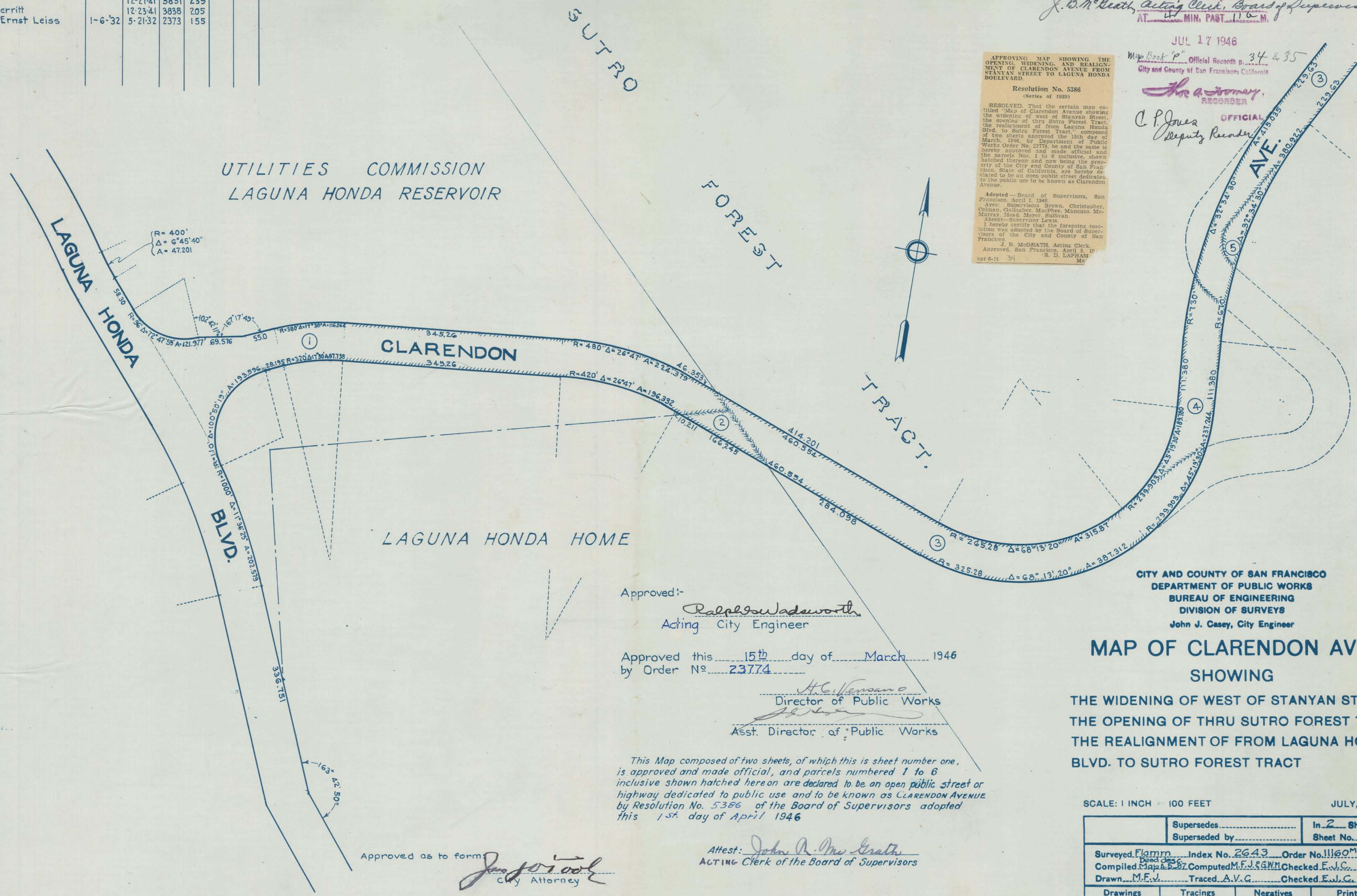
RECORDED AT REQUEST OF  
J. B. McKeath, Acting Clerk, Board of Supervisors  
AT 11 MIN. PAST 11 A.M.

JUL 17 1946

Map Book "P" Official Records p. 34 & 35  
City and County of San Francisco, California

RECORDED  
C. P. Jones  
Deputy Recorder

APPROVING MAP SHOWING THE  
OPENING, WIDENING, AND REALIGN-  
MENT OF CLARENDON AVENUE FROM  
STANYAN STREET TO LAGUNA HONDA  
BOULEVARD.  
Resolution No. 5386  
(Series of 1939)  
RESOLVED, That the certain map en-  
titled "Map of Clarendon Avenue showing  
the widening of west of Stanyan Street,  
the opening of thru Sutro Forest Tract,  
the realignment of from Laguna Honda  
Blvd. to Sutro Forest Tract," composed  
of two sheets approved the 15th day of  
March, 1946, by Department of Public  
Works Order No. 23774 be and the same is  
hereby approved and made official and  
the parcels Nos. 1 to 6 inclusive, shown  
thereon and now being the prop-  
erty of the City and County of San Fran-  
cisco, State of California, are hereby de-  
clared to be an open public street ded-  
icated to the public use to be known as Clarendon  
Avenue.  
Adopted—Board of Supervisors, San  
Francisco, April 1, 1946.  
Ayes, Supervisors Brown, Christopher,  
Colman, Galsheiser, MacPhee, Mancuso, Mc-  
Murray, Head, Meyer, Sullivan.  
Absent—Supervisor Lewis.  
I hereby certify that the foregoing reso-  
lution was adopted by the Board of Super-  
visors of the City and County of San  
Francisco.  
J. R. McGRATH, Acting Clerk.  
Approved, San Francisco, April 1, 1946.  
R. D. LAFHAM  
Ma



Approved:-  
*Ralph Wadsworth*  
Acting City Engineer

Approved this 15th day of March 1946  
by Order No. 23774

*H. C. Venson*  
Director of Public Works  
Asst. Director of Public Works

This Map composed of two sheets, of which this is sheet number one,  
is approved and made official, and parcels numbered 1 to 6  
inclusive shown hatched hereon are declared to be an open public street or  
highway dedicated to public use and to be known as CLARENDON AVENUE  
by Resolution No. 5386 of the Board of Supervisors adopted  
this 1st day of April 1946

Approved as to form  
*James J. O'Connell*  
City Attorney

Attest: *John B. McKeath*  
ACTING Clerk of the Board of Supervisors

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING  
DIVISION OF SURVEYS  
John J. Casey, City Engineer

## MAP OF CLARENDON AVE. SHOWING

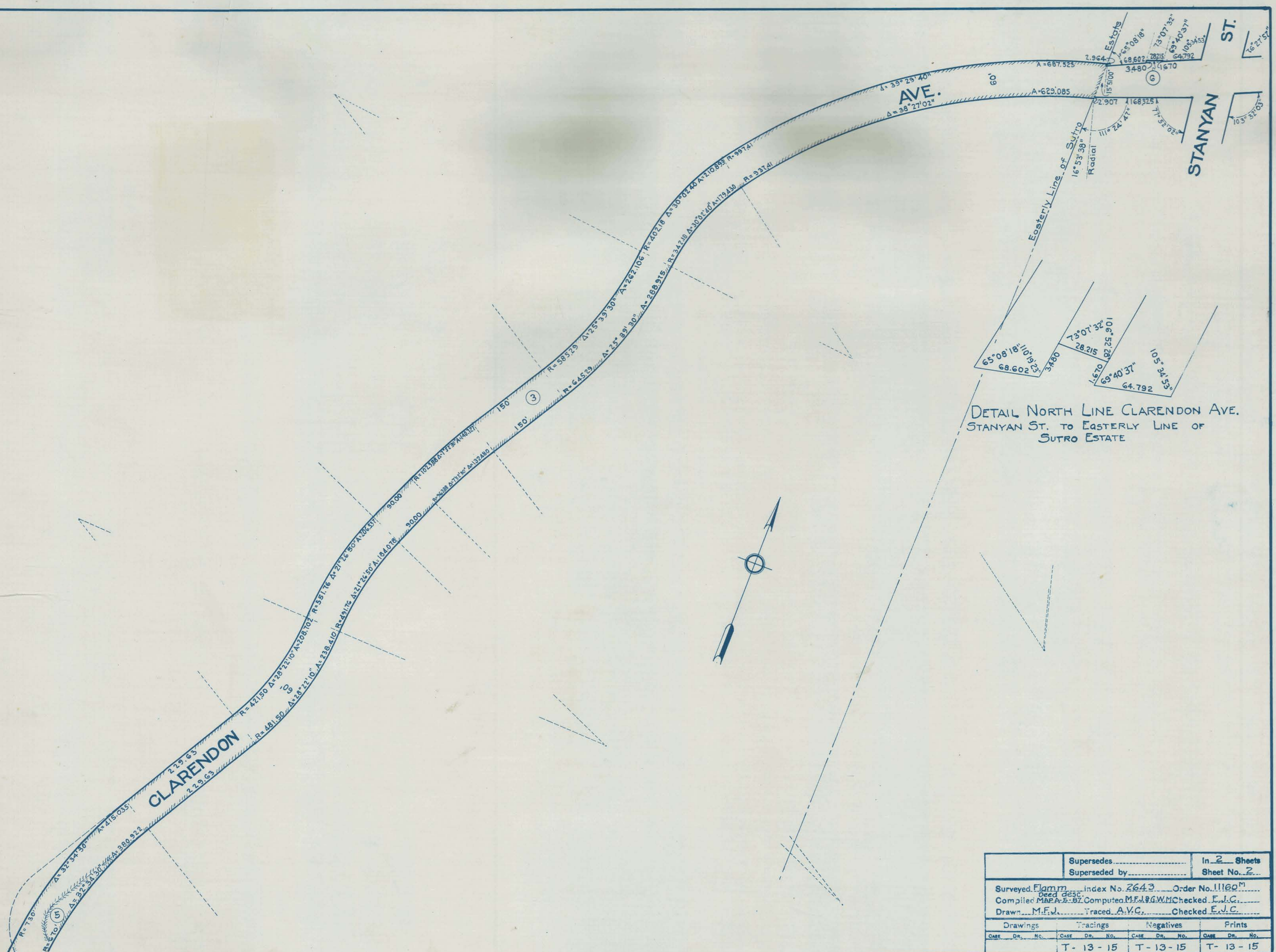
THE WIDENING OF WEST OF STANYAN STREET  
THE OPENING OF THRU SUTRO FOREST TRACT  
THE REALIGNMENT OF FROM LAGUNA HONDA  
BLVD. TO SUTRO FOREST TRACT

SCALE: 1 INCH = 100 FEET

JULY, 1945

Supersedes.....		In 2 Sheets
Superseded by.....		Sheet No. 1
Surveyed Flamm.....	Index No. 2643	Order No. 11160M
Compiled Map A. S. 87	Computed M. F. J. G. W. M.	Checked E. J. C.
Drawn M. E. V.	Traced A. V. G.	Checked E. J. C.
Drawings	Tracings	Negatives
CASE DR. NO.	CASE DR. NO.	CASE DR. NO.
T- 13- 15	T- 13- 15	T- 13- 15





Supersedes.....		In <u>2</u> Sheets						
Superseded by.....		Sheet No. <u>2</u>						
Surveyed <u>Flamm</u> Index No. <u>2643</u>		Order No. <u>11160</u> <sup>M</sup>						
Compiled <u>MAPA-5-87</u>		Computed <u>M.F. J.G.W.M.</u>						
Drawn <u>M.F.J.</u>		Checked <u>E.J.C.</u>						
Traced <u>A.V.C.</u>		Checked <u>E.J.C.</u>						
Drawings		Tracings		Negatives		Prints		
CASE	DR.	NO.	CASE	DR.	NO.	CASE	DR.	NO.
T- 13 - 15			T- 13 - 15			T- 13 - 15		



MIDTOWN TERRACE  
SUBDIVISION No 7  
SAN FRANCISCO CALIFORNIA  
COMPOSED OF 2 SHEETS  
E.V. SCHULHAUSER—CIVIL ENGINEER  
JULY 1958.  
SHEET No 1 OF 2 SHEETS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the only parties having any record title interest in the land subdivided and shown enclosed within the red boundary line upon this map and do hereby consent to the preparation and recordation of this map entitled "MIDTOWN TERRACE, SUBDIVISION NO. 7, SAN FRANCISCO, CALIFORNIA", composed of 2 sheets, and do hereby offer for dedication for public use as streets or highways, the parcels of land delineated and designated hereon as DELLBROOK AVENUE and LORI LANE.

OWNERS

PANORAMA DEVELOPMENT COMPANY, a California Corporation.

by Carl Gellert Vice President by George J. Parsons Secretary

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

On this 17 day of July, 1958, before me Pearl M. Maritz a Notary Public, in and for the City and County of San Francisco, personally appeared Carl Gellert and George J. Parsons, known to me to be the vice president and secretary respectively of PANORAMA DEVELOPMENT COMPANY, the corporation that executed the within and foregoing instrument and also known to me to be the persons who executed it on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

My commission expires 4-12-60

Pearl M. Maritz  
Notary Public in and for the City  
and County of San Francisco, State of Calif.

I, R.J. DOLAN, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, do hereby certify that the subdividers, PANORAMA DEVELOPMENT COMPANY have filed a certificate from the Controller of the City and County of San Francisco, showing that according to the records of his office there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes except taxes or special assessments not yet payable, which he estimates to be \$ 1159.20. I also do certify that a bond in the amount fixed by said Board and by its terms made to inure to the benefit of the City and County of San Francisco conditioned for payment of the above taxes or special assessments not yet payable, has been filed with and approved by said Board.

Dated this 18th day of August, 1958.

Robert J. Dolan  
Clerk of the Board of Supervisors,  
City and County of San Francisco.

I, R.J. DOLAN, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, do hereby certify that said Board of Supervisors by its Resolution No. 688-58 adopted August 11, 1958, approves this map entitled "MIDTOWN TERRACE, SUBDIVISION No 7, SAN FRANCISCO, CALIFORNIA", composed of 2 sheets, and accepts on behalf of the public, DELLBROOK AVENUE and LORI LANE, and declares same to be open public streets or highways dedicated to public use.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and caused the Seal of this office to be affixed.

Robert J. Dolan  
Clerk of the Board of Supervisors,  
City and County of San Francisco.

I do hereby certify that during the month of February, 1958, a survey authorized by PANORAMA DEVELOPMENT COMPANY was made under my direction and that the survey is true and complete as shown on the within map of "MIDTOWN TERRACE, SUBDIVISION No 7, SAN FRANCISCO, CALIFORNIA, composed of 2 sheets.

I do hereby certify that the monuments are of the character and occupy the positions indicated on the within map (or that they will be set in such position and at such time as agreed upon) and that they are sufficient to enable this survey to be retraced.

Witness my hand and seal this 16 day of July, 1958.

E.V. SCHULHAUSER

E.V. Schulhauser  
Registered Civil Engineer No 5526.

I, CLIFFORD J. GEERTZ, Asst. City Engineer of the City and County of San Francisco do hereby certify that I have examined this final map of "MIDTOWN TERRACE, SUBDIVISION No 7, SAN FRANCISCO, CALIFORNIA", composed of 2 sheets, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of the "Subdivision Map Act" and any local ordinance applicable at the time of approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Dated this 25 day of July, 1958.

Clifford J. Geertz  
Asst. City Engineer

This map is approved this 30th day of July, 1958, by order No 52447

ATTEST: Burke Lister  
Assistant Director, Department  
of Public Works.  
Phamant D. Duckert  
Director of Public Works  
and Advisory Agency.

APPROVED AS TO FORM

George E. Baglin  
Deputy City Attorney

H12508

MAP "S" PAGES 21 & 22  
BOOK "S"

RECORDED AT REQUEST OF  
Panorama Develop Co.  
AUG 20 1958  
RECORDER 700

FILED

APPROVING MAP OF MIDTOWN  
TERRACE SUBDIVISION NO. 7.  
Resolution No. 688-58

RESOLVED, that the certain map entitled "Midtown Terrace Subdivision No. 7, San Francisco, California", consisting of two (2) sheets, approved the 19th day of July 1958 by Department of Public Works Order No. 52447 be, and the same is hereby approved and adopted as the official map of Midtown Terrace Subdivision No. 7.

FURTHER RESOLVED, that the Board of Supervisors does hereby accept on behalf of the City and County of San Francisco that certain grant deed from the Panorama Development Company, a California Corporation, granting the City and County of San Francisco all the land comprising Dellbrook Avenue and Lori Lane, as above referred to, and as shown on said map; and

FURTHER RESOLVED, that the certain bond with the Panorama Development Company, as principal, and the United Pacific Insurance Company, as surety, in the sum of Fourteen Thousand and no/100 Dollars (\$14,000.00) being the cost of the necessary street work as estimated by the City Engineer of the City and County of San Francisco, is hereby approved and accepted. As reported by the Director of Planning under date of June 28, 1957 this project is approved.

ROBERT J. DOLAN, Clerk.  
Approved Aug. 13, 1958.  
GEORGE CHRISTOPHER, Mayor.  
Aug. 13, 1958-11



# MIDTOWN TERRACE

SUBDIVISION No 7

SAN FRANCISCO CALIFORNIA

COMPOSED OF 2 SHEETS

E.V. SCHULHAUSER—CIVIL ENGINEER

SCALE: 1"=60 FT. JULY 1958

SHEET No 2 OF 2 SHEETS

## BASIS OF BEARINGS

The bearing of the northerly line of  
Panorama Drive was taken to be N74°48'37"W  
and all other bearings shown hereon are  
related thereto.



AMERICAN BROADCASTING COMPANY

PACIFIC COAST  
CONSTRUCTION COMPANY

CITY AND  
COUNTY OF SAN FRANCISCO  
VOLUME 1099  
PAGE 322 OR.

CITY AND  
COUNTY OF SAN FRANCISCO  
VOLUME 1099  
PAGE 322 OR.

CLARENDON  
AVENUE.

PANORAMA  
DRIVE.

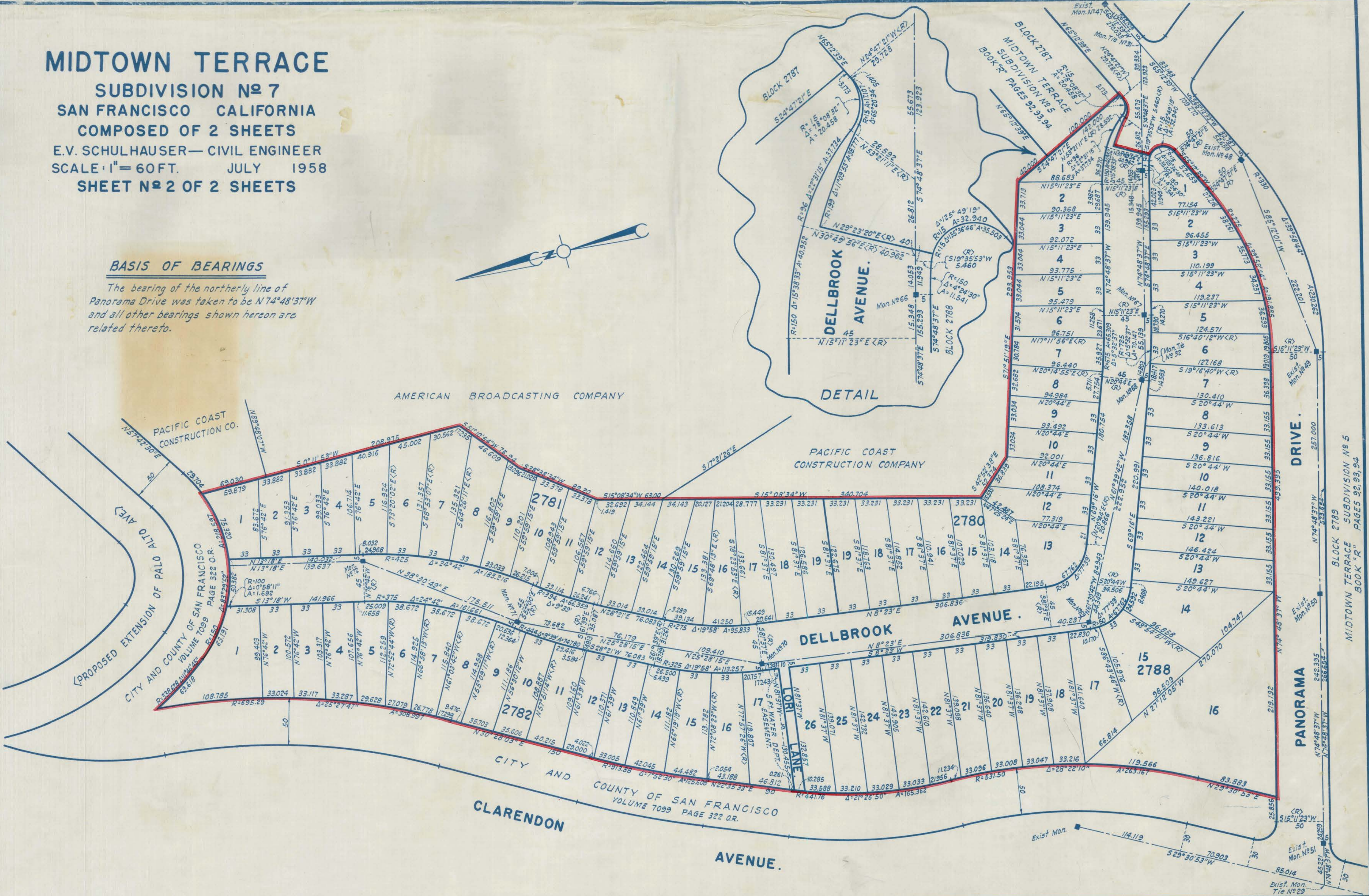
BLOCK 2789  
MIDTOWN TERRACE SUBDIVISION No 5  
BOOK "R" PAGES 92, 93, 94

DELLBROOK  
AVENUE.

DELLBROOK  
AVENUE.

DELLBROOK  
AVENUE.

DETAIL





BK 1803 O.R. Pg. 437

IT is also agreed that if the mortgagor fail to make any payment as in said promissory note provided, then the mortgagee may take possession of said property, using all necessary force so to do, and may immediately proceed to sell the same in the manner provided by law, and from the proceeds pay the whole amount in said note specified, and all costs of sale, including counsel fees not exceeding \_ per cent upon the amount due paying the surplus to the mortgagor.

IN WITNESS WHEREOF, the said mortgagor has hereunto set his hand the day and year first above written.

T.M. EDWARDS.

Signed and Executed in the Presence of )

State of California, ) ss  
City and County of San Francisco.

T.M. Edwards, mortgagor, and Ben Daniels, mortgagee, in the foregoing mortgage named, being duly sworn, each for himself, deposes and says, that said mortgage is made in good faith and without any design to hinder, delay or defraud any creditor or creditors.

T.M. EDWARDS.  
BEN DANIELS.

SUBSCRIBED AND SWORN, to before me, this 26th day of March, 1929.

(Seal)

PETER H. WILLIAMS.

State of California, ) ss  
City and County of San Francisco.

ON this 26th day of March, in the year one thousand nine hundred and twenty-nine, before me, Peter H. Williams, a Notary Public, in and for the said City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared T.M. Edwards, and Ben Daniels, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in said City and County of San Francisco, the day and year in this certificate first above written.

(Seal)

PETER H. WILLIAMS, Notary Public,  
In and for said City and County of San Francisco, State of California.  
My commission expires April 23, 1932.

RECORDED at request of T.M. Edwards, June 28, 1929, at 46 min. past 10 A.M.  
No. D 76316. Fee \$1.40  
Compared--Book Compared--Document. METAL Fol. 10.

EMMA L. MERRITT,

TO

PAC. G. &amp; ELEC. CO.

THIS INDENTURE, made by and between EMMA L. MERRITT, a widow, hereinafter called the "grantor" and PACIFIC GAS AND ELECTRIC COMPANY, a corporation, duly organized and existing under and by virtue of the laws of the State of California, hereinafter called the "Grantee"

WITNESSETH: that the grantor for a valuable consideration paid by said grantee, the receipt whereof by the grantor is hereby acknowledged, does hereby grant unto said grantee, its successors and assigns, the right and privilege of laying down, inspecting, maintaining and using, as a conduit for conveying gas, a gas main or pipe of an outside diameter of 4.5 inches, and suitable service pipes and connections, and also a right of way therefor of a uniform width of three (3) feet, together with the right of ingress thereto and egress therefrom, along said right of way, for all purposes, connected with the enjoyment of the rights hereby granted, over and across the lands of the grantor, situate in the City and County of San Francisco, State of California, and more particularly described as follows:

Tract "C" of Sutro Forest Tract, containing 40.978 acres, as shown upon the map attached to that certain Final Decree in Partition recorded in the office of the County Recorder of said City and County of San Francisco, in Book 1152 of Deeds, at Page 223, et seq., a copy of said map being recorded in said Book 1152 of Deeds, at Page 243 and 249.

THE center line of said right of way across the said lands shall be as follows:

BEGINNING at a point in the Northwesterly boundary line of said Tract "C" distant 1.5 feet, westerly from the Easterly boundary line of said Tract "C" measured at a right



angle thereto, and running thence Southerly, parallel with the Easterly boundary line of said Tract "C" 607.0 feet; thence at a right angle Westerly 73.5 feet; thence at a right angle Southerly 510.0 feet to a point in said Tract C.

IN the event that said lands shall be subdivided, and the streets of said subdivision shall be dedicated to public use and shall be accepted by the City and County of San Francisco, then the grantee shall remove the said gas main from said right of way and reconstruct the same along such dedicated streets, and grantee shall deliver to grantor, within thirty days after receipt of a written request therefor, a sufficient quitclaim deed releasing to grantor all of the rights hereby granted.

IN WITNESS WHEREOF, the grantor has executed these presents this 21 day of June, 1929.

EMMA L. MERRITT.

Executed in the Presence of  
A.G. SUTRO, Witness. }

State of California, }  
City and County of San Francisco. } ss

ON this 24th day of June, in the year one thousand nine hundred and twenty-nine, before me, E.J. Casey, a Notary Public, in and for said City and County, residing therein duly commissioned and sworn, personally appeared Emma L. Merritt, a widow, known to me to be the person described in, whose name is subscribed to and who executed the annexed instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

(Seal) E.J. CASEY, Notary Public,  
in and for the City and County of San Francisco, State of California.  
My commission expires August 19, 1931.

RECORDED at request of Grantee, June 28, 1929, at 20 min. past 11 A.M.  
No. D 76320. Fee \$1.30 Vol. 9  
Compared-Book Compared--Document. Martin

E.T. BENNEY, et al, )  
TO )  
ASSOCIATED OIL CO. )

THIS lease dated February 21, 1929, between E.T. BENNEY (ACE GARAGE) 445 Fillmore Street, lessor, (singular includes the plural) and ASSOCIATED OIL COMPANY, a California corporation, lessee;

WITNESSETH: (1) Lessor leases to lessee and lessee hires and takes from lessor the following property situate in the City of San Francisco, County of San Francisco, State of California:

All portions of premises known as 445 Fillmore Street (now known as Ace Garage) or connected with said premises, now or hereafter used for advertising, selling and handling gasoline, oils, greases, or other petroleum products.

TOGETHER with all improvements, tanks, pumps and equipment now or hereafter on, under or about said property, or used or connected therewith, and particularly including all space and facilities for storing gasoline, for the term commencing February 21, 1929, and ending February 20, 1932, lessee to have option to extend said term to February 20, 1934, by sending lessor notice at least thirty (30) days before the end of said term, said term (or extended term) to continue after its termination date until cancelled by ninety (90) days written notice by either party, subject however, to the right of lessee, at its option, to terminate this lease at any time by ninety (90) days' notice addressed or delivered to lessor at the above property.

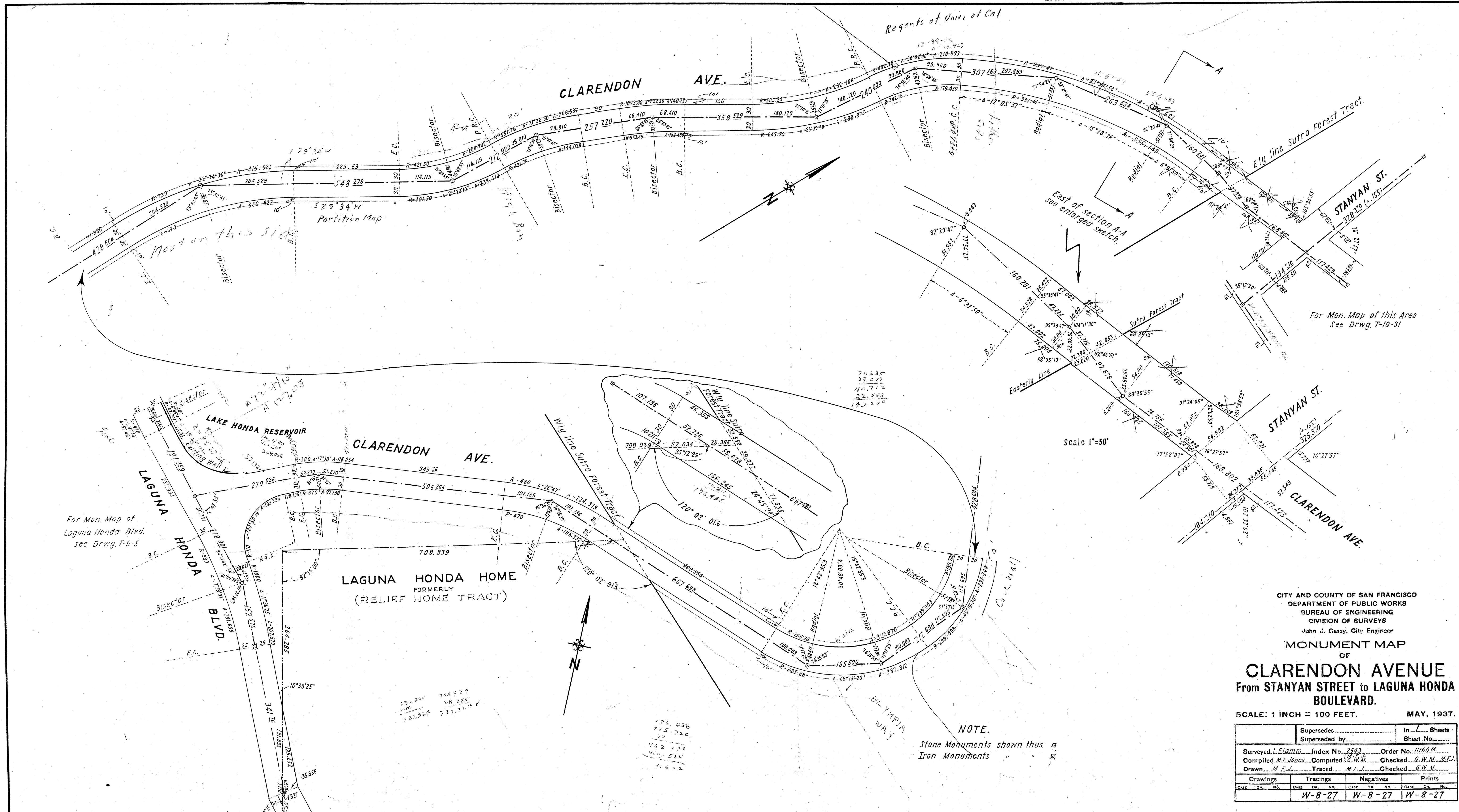
(2) Lessee intends to use said property for handling and / or advertising its petroleum products, and lessee shall have the exclusive right to paint or otherwise use for advertising, all buildings, fences, pumps and equipment now or hereafter on said property, or used or connected therewith (including lessee's colors alone or in combination with words or symbols) and also exclusive right to maintain movable signs on said property, and lessee may change or remove such painting or signs at any time; lessee also to have exclusive right to keep or store gasoline in, on or about said property

OFFICE COPY

CITY ENGINEER'S OFFICE  
CITY PROPERTY  
SAN FRANCISCO

OFFICE COPY

W-8-27



OFFICE COPY

W-8-27