



City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc #	2024041643	Fees	\$0.00
5/29/2024	11:26:33 AM	Taxes	\$0.00
DS	Electronic	Other	\$0.00
Pages 27	Title 001	SB2 Fees	\$0.00
Customer	2278	Paid	\$0.00

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO, AND
MAIL TAX STATEMENTS TO:

Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102

The undersigned hereby declares this instrument to be
exempt from Recording Fees (CA Govt. Code § 27383)
and Documentary Transfer Tax (CA Rev. & Tax Code
§ 11922 and S.F. Bus. & Tax Reg. Code § 1105)

42 Otis Street, San Francisco, CA 94103

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

GRANT DEED

(Assessor's Parcel No. Block 3505, Lots 054 through 082)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
COSTANOAN LLC, a Delaware limited liability company ("**Grantor**"), hereby grants to the
CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**Grantee**"), the real
property located in the City and County of San Francisco, State of California, described on
Exhibit A attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH any and all rights, privileges and easements incidental or
appurtenant to the Property, including, without limitation, any and all minerals, oil, gas and other
hydrocarbon substances on and under the Property, as well as any and all development rights, air
rights, water, water rights, riparian rights and water stock relating to the Property, and any and all
easements, rights-of-way or other appurtenances used in connection with the beneficial use and
enjoyment of the land and all of Grantor's right, title and interest in and to any and all roads and
alleys adjoining or servicing the Property.

The land described herein contains hazardous materials in soil vapor, that have been
mitigated and controlled and is subject to a Covenant and Environmental Restriction dated as of
April 26, 2022, and recorded on May 5, 2022, in the Official Records of City and County of San
Francisco, California, as Document No. 2022046662, which imposes certain covenants,
conditions, and restrictions on usage of the property described herein. This statement is not a
declaration that a hazard exists.

[SIGNATURES ON FOLLOWING PAGES]

Executed as of this 29th day of May 2024.

COSTANOAN LLC,
a Delaware limited liability company

By:  _____
Yola Öztürk, Manager

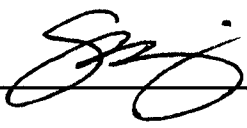
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Francisco)

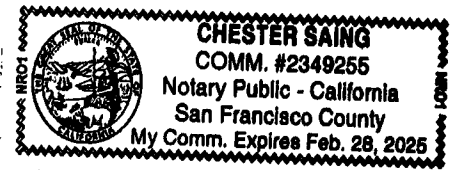
On May 23, 2024, 2024, before me, Chester Saing, a notary public in and for said State, personally appeared Yola Oztuna, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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)



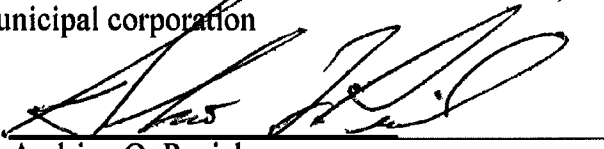
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property located at 42 Otis Street, San Francisco, CA, conveyed by the foregoing Grant Deed to the City and County of San Francisco, a municipal corporation ("Grantee"), is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and Resolution No. 443-23, approved September 28, 2023, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: May 29, 2024

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By:



Andrico Q. Penick
Director of Property

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)
) ss
County of San Francisco)

On May 23, 2024, before me, M. Bracken, a notary public in and for said State, personally appeared Andrico G. Penick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *M. Bracken* (Seal)

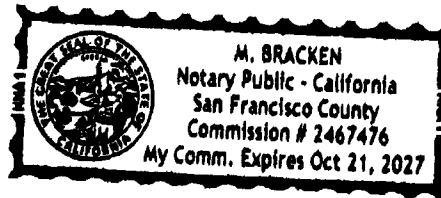


EXHIBIT A
REAL PROPERTY DESCRIPTION

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

Parcel A:

Parcel One:

Unit 101 (the "Unit") as shown and described in the Commercial Condominium Plan for 42 Otis Street, recorded on August 10, 2021 as Document No. 2021129760, in the City and County of San Francisco, State of California (together with any amendments thereto, collectively, the "Plan"), comprising a portion of Lot 1 on "Final Map No. 10166", filed May 3, 2021, in Book 1 of Final Maps, at Pages 192 to 195, inclusive, in the Office of the San Francisco County Recorder, State of California (the "Map").

Reserving therefrom, for the benefit of Grantor and its successors in interest and assignees, together with the right to grant and transfer all or a portion of the same, nonexclusive easements for access, ingress, egress, encroachment, enforcement, support, completion, maintenance, drainage, use, enjoyment, repairs, public service use, and for the installation, maintenance and repair of utilities and similar facilities (including, but not limited to, electrical, telephone, gas, water and sewer lines, utility meters, storm drains, street lights, mail boxes, fire hydrants, monuments and signs), and for other purposes, all as may be shown on the plan and the map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for 42 Otis Street Commercial Condominiums, recorded on August 10, 2021, as Document No. 2021129756 (together with any amendments thereto, collectively, the "Declaration"), in Official Records. Capitalized terms used in this legal description shall have the meanings given them in the declaration, unless otherwise defined herein.

Also reserving therefrom, for the benefit of Grantor, its successors in interest, and assigns, the right to enter the Unit (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Commercial Project, (ii) for repair of Improvements, (iii) to accommodate grading or construction activities, (iv) to comply with requirements of applicable governmental agencies, and (v) as may be reasonably necessary to complete improvements on the unit (including relocation as necessary) as determined by grantor in its sole discretion. Grantor shall provide reasonable notice to grantee before such entry, except for emergency situations which shall not require prior notice but shall require notice to grantee within Seven (7) days after such entry was made. For purposes hereof, an "emergency" is deemed to exist where there is an imminent threat of injury to persons or damage to property. If grantee does not comply with grantor's rights hereunder, grantor may enforce its rights in a court of law. The prevailing party in such dispute shall be entitled to all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire on the date that is Ten (10) years from the last Close of Escrow for the sale of a unit in the Commercial Project.

Further reserving therefrom, for the benefit of 42 Otis Commercial Condominium Association, a California nonprofit mutual benefit corporation, nonexclusive easements for ingress, egress, access, encroachment, support, maintenance, repairs, replacement, restoration, drainage, enforcement and all other purposes asset forth in the declaration.

Parcel Two

An undivided 59.1% fee simple interest as a tenant in common in the Commercial Common area in the Commercial Project appurtenant to the Unit and described in the plan. The Commercial Common Area is located above the real property described in the Plan.

Parcel Three

Nonexclusive easements for access, egress, ingress, use, enjoyment, drainage, encroachment support, maintenance, repairs and for other purposes, all as described and reserved in the Declaration, the Plan and the Map.

APN: 3505-054 (formerly 3505-020)

(a) Parcel B:

Parcel One:

Unit 201 (the "Unit") as shown and described in the Commercial Condominium Plan for 42 Otis Street,

recorded on August 10, 2021 as Document No. 2021129760, in the City and County of San Francisco, State of California (together with any amendments thereto, collectively, the "Plan"), comprising a portion of Lot 1 on "Final Map No. 10166", filed May 3, 2021, in Book 1 of Final Maps, at Pages 192 to 195, inclusive, in the Office of the San Francisco County Recorder, State of California (the "Map").

Reserving therefrom, for the benefit of Grantor and its successors in interest and assignees, together with the right to grant and transfer all or a portion of the same, nonexclusive easements for access, ingress, egress, encroachment, enforcement, support, completion, maintenance, drainage, use, enjoyment, repairs, public service use, and for the installation, maintenance and repair of utilities and similar facilities (including, but not limited to, electrical, telephone, gas, water and sewer lines, utility meters, storm drains, street lights, mail boxes, fire hydrants, monuments and signs), and for other purposes, all as may be shown on the Plan and the Map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for 42 Otis Street Commercial Condominiums, recorded on August 10, 2021, as Document No. 2021129756 (together with any amendments thereto, collectively, the "Declaration"), in Official Records. Capitalized terms used in this legal description shall have the meanings given them in the Declaration, unless otherwise defined herein.

Also reserving therefrom, for the benefit of Grantor, its successors in interest, and assigns, the right to enter the Unit (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Commercial Project, (ii) for repair of Improvements, (iii) to accommodate grading or construction activities, (iv) to comply with requirements of applicable governmental agencies, and (v) as may be reasonably necessary to complete Improvements on the Unit (including relocation as necessary) as determined by Grantor in its sole discretion. Grantor shall provide reasonable notice to Grantee before such entry, except for emergency situations which shall not require prior notice but shall require notice to Grantee within seven (7) days after such entry was made. For purposes hereof, an "emergency" is deemed to exist where there is an imminent threat of injury to persons or damage to property. If Grantee does not comply with Grantor's rights hereunder, Grantor may enforce its rights in a court of law. The prevailing party in such dispute shall be entitled to all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire on the date that is ten (10) years from the last Close of Escrow for the sale of a Unit in the Commercial Project.

Further reserving therefrom, for the benefit of 42 Otis Commercial Condominium Association, a California nonprofit mutual benefit corporation, nonexclusive easements for ingress, egress, access, encroachment, support, maintenance, repairs, replacement, restoration, drainage, enforcement and all other purposes asset forth in the Declaration.

Parcel Two

An undivided 9.7% fee simple interest as a tenant in common in the Commercial Common Area in the Commercial Project appurtenant to the Unit and described in the Plan. The Commercial Common Area is located above the real property described in the Plan.

Parcel Three

Nonexclusive easements for access, egress, ingress, use, enjoyment, drainage, encroachment support, maintenance, repairs and for other purposes, all as described and reserved in the Declaration, the Plan and the Map.

APN: 3505-055 (formerly 3505-020)

(b) Parcel C:

Parcel One:

Unit 202 (the "Unit") as shown and described in the Commercial Condominium Plan for 42 Otis Street, recorded on August 10, 2021 as Document No. 2021129760, in the City and County of San Francisco, State of California (together with any amendments thereto, collectively, the "Plan"), comprising a portion of Lot 1 on "Final Map No. 10166", filed May 3, 2021, in Book 1 of Final Maps, at Pages 192 to 195, inclusive, in the Office of the San Francisco County Recorder, State of California (the "Map").

Reserving therefrom, for the benefit of Grantor and its successors in interest and assignees, together with the right to grant and transfer all or a portion of the same, nonexclusive easements for access, ingress, egress, encroachment, enforcement, support, completion, maintenance, drainage, use, enjoyment, repairs, public service use, and for the installation, maintenance and repair of utilities and similar facilities (including, but not limited to, electrical, telephone, gas, water and sewer lines, utility meters, storm drains, street lights, mail boxes, fire hydrants, monuments and signs), and for other purposes, all as may be shown on the Plan and the Map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for 42 Otis Street Commercial Condominiums, recorded on

August 10, 2021, as Document No. 2021129756 (together with any amendments thereto, collectively, the "Declaration"), in Official Records. Capitalized terms used in this legal description shall have the meanings given them in the Declaration, unless otherwise defined herein.

Also reserving therefrom, for the benefit of Grantor, its successors in interest, and assigns, the right to enter the Unit (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Commercial Project, (ii) for repair of Improvements, (iii) to accommodate grading or construction activities, (iv) to comply with requirements of applicable governmental agencies, and (v) as may be reasonably necessary to complete Improvements on the Unit (including relocation as necessary) as determined by Grantor in its sole discretion. Grantor shall provide reasonable notice to Grantee before such entry, except for emergency situations which shall not require prior notice but shall require notice to Grantee within seven (7) days after such entry was made. For purposes hereof, an "emergency" is deemed to exist where there is an imminent threat of injury to persons or damage to property. If Grantee does not comply with Grantor's rights hereunder, Grantor may enforce its rights in a court of law. The prevailing party in such dispute shall be entitled to all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire on the date that is ten (10) years from the last Close of Escrow for the sale of a Unit in the Commercial Project.

Further reserving therefrom, for the benefit of 42 Otis Commercial Condominium Association, a California nonprofit mutual benefit corporation, nonexclusive easements for ingress, egress, access, encroachment, support, maintenance, repairs, replacement, restoration, drainage, enforcement and all other purposes asset forth in the Declaration.

Parcel Two

An undivided 10.7% fee simple interest as a tenant in common in the Commercial Common Area in the Commercial Project appurtenant to the Unit and described in the Plan. The Commercial Common Area is located above the real property described in the Plan.

Parcel Three

Nonexclusive easements for access, egress, ingress, use, enjoyment, drainage, encroachment support, maintenance, repairs and for other purposes, all as described and reserved in the Declaration, the Plan and the Map.

APN: 3505-056 (formerly 3505-020)

(c) Parcel D:

Parcel One:

Unit 203 (the "Unit") as shown and described in the Commercial Condominium Plan for 42 Otis Street, recorded on August 10, 2021 as Document No. 2021129760, in the City and County of San Francisco, State of California (together with any amendments thereto, collectively, the "Plan"), comprising a portion of Lot 1 on "Final Map No. 10166", filed May 3, 2021, in Book 1 of Final Maps, at Pages 192 to 195, inclusive, in the Office of the San Francisco County Recorder, State of California (the "Map").

Reserving therefrom, for the benefit of Grantor and its successors in interest and assignees, together with the right to grant and transfer all or a portion of the same, nonexclusive easements for access, ingress, egress, encroachment, enforcement, support, completion, maintenance, drainage, use, enjoyment, repairs, public service use, and for the installation, maintenance and repair of utilities and similar facilities (including, but not limited to, electrical, telephone, gas, water and sewer lines, utility meters, storm drains, street lights, mail boxes, fire hydrants, monuments and signs), and for other purposes, all as may be shown on the Plan and the Map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for 42 Otis Street Commercial Condominiums, recorded on August 10, 2021, as Document No. 2021129756 (together with any amendments thereto, collectively, the "Declaration"), in Official Records. Capitalized terms used in this legal description shall have the meanings given them in the Declaration, unless otherwise defined herein.

Also reserving therefrom, for the benefit of Grantor, its successors in interest, and assigns, the right to enter the Unit (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Commercial Project, (ii) for repair of Improvements, (iii) to accommodate grading or construction activities, (iv) to comply with requirements of applicable governmental agencies, and (v) as may be reasonably necessary to complete Improvements on the Unit (including relocation as necessary) as determined by Grantor in its sole discretion. Grantor shall provide reasonable notice to Grantee before such entry, except for emergency situations which shall not require prior notice but shall require notice to Grantee within seven (7) days after such entry was made. For purposes hereof, an "emergency" is deemed to exist where there is an imminent threat of injury to persons or damage to property. If Grantee

does not comply with Grantor's rights hereunder, Grantor may enforce its rights in a court of law. The prevailing party in such dispute shall be entitled to all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire on the date that is ten (10) years from the last Close of Escrow for the sale of a Unit in the Commercial Project.

Further reserving therefrom, for the benefit of 42 Otis Commercial Condominium Association, a California nonprofit mutual benefit corporation, nonexclusive easements for ingress, egress, access, encroachment, support, maintenance, repairs, replacement, restoration, drainage, enforcement and all other purposes set forth in the Declaration.

Parcel Two

An undivided 10.2% fee simple interest as a tenant in common in the Commercial Common Area in the Commercial Project appurtenant to the Unit and described in the Plan. The Commercial Common Area is located above the real property described in the Plan.

Parcel Three

Nonexclusive easements for access, egress, ingress, use, enjoyment, drainage, encroachment support, maintenance, repairs and for other purposes, all as described and reserved in the Declaration, the Plan and the Map.

APN: 3505-057 (formerly 3505-020)

(d) Parcel E:

Parcel One:

Condominium Unit 205, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said unit. Reserving therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, reserving therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as designated on the plan and reserved by grantor to units for use as designated in the declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-205 on the plan.
- (b) The exclusive easement to use the patio area(s) designated P-205 on the plan.

Parcel Four:

A nonexclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California civil code section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-059 (formerly 3505-020)

(e) Parcel E:

Parcel One:

Condominium Unit 206, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said unit. Reserving therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, reserving therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as designated on the plan and reserved by grantor to units for use as designated in the declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-206 on the plan.
- (b) The exclusive easement to use the patio area(s) designated P-206 on the plan.

Parcel Four:

A nonexclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California civil code section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-060 (formerly 3505-020)

(f) Parcel G:

Parcel One:

Condominium Unit 207, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the

Declaration").

Excepting therefrom, any portion of the common area lying within said unit. Reserving therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, reserving therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as designated on the plan and reserved by grantor to units for use as designated in the declaration; and
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-207 on the plan.
- (b) The exclusive easement to use the patio area(s) designated P-207 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California civil code section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-061 (formerly 3505-020)

(g) Parcel H:

Parcel One:

Condominium Unit 301, Lot 62, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street residential condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, reserving therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as designated on the plan and reserved by grantor to

units for use as designated in the declaration; and

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

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-301 on the plan.

(b) The exclusive easement to use the patio area(s) designated P-207 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California civil code section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-062 (formerly 3505-020)

(h) **Parcel I:**

Parcel One:

Condominium Unit 302, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street residential condominiums recorded August 10, 2021, as Document No. 2021129757, of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

(a) Easements through said unit, appurtenant to the common area and all other units, for support and repair of the common area and all other units.

(b) easements, appurtenant to the common area for encroachment upon the air space of the unit by those portions of the common area located within the unit.

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

(a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.

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

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-302 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California civil code section 4505 (A).

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-063 (formerly 3505-020)

(i) **Parcel J:**

Parcel One:

Condominium Unit 303, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street residential condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) Designated E-303 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California civil code section 4505 (A).

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-064 (formerly 3505-020)

(i) **Parcel K:**

Parcel One:

Condominium Unit 304, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

Also excepting therefrom:

- (a) Easements through said unit, appurtenant to the common area and all other units, for support and repair of the common area and all other units.

- (b) Easements, appurtenant to the common area for encroachment upon the air space of the unit by those portions of the common area located within the unit.

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the Plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to Units in the plan.
(b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-304 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-065 (formerly 3505-020)

(k) Parcel L:

Parcel One:

Condominium Unit 305, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
(b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-305 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-066 (formerly 3505-020)

(l) Parcel M:

Parcel One:

Condominium Unit 306, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-306 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-067 (formerly 3505-020)

(m) Parcel N:

Parcel One:

Condominium Unit 307, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

Also excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-307 on the plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-068 (formerly 3505-020)

(n) **Parcel O:**

Parcel One:

Condominium Unit 401, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-401 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-069 (formerly 3505-020)

(o) Parcel P:

Parcel One:

Condominium Unit 402, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-402 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-070 (formerly 3505-020)

(p) Parcel Q:

Parcel One:

Condominium Unit 403, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described

and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-403 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-071 (formerly 3505-020)

(q) Parcel R:

Parcel One:

Condominium Unit 404, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.

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

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-404 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-072 (formerly 3505-020)

(r) **Parcel S:**

Parcel One:

Condominium Unit 405, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

- (s) Easements through said unit, appurtenant to the common area and all other units, for support and repair of the common area and all other units.
- (t) Easements, appurtenant to the common area for encroachment upon the air space of the unit by those portions of the common area located within the unit.

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

(a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.

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

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-405 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-073 (formerly 3505-020)

(u) **Parcel T:**

Parcel One:

Condominium Unit 406, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-406 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-074 (formerly 3505-020)

(v) **Parcel II:**

Parcel One:

Condominium Unit 407, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-407 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-075 (formerly 3505-020)

(w) Parcel V:

Parcel One:

Condominium Unit 501, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-501 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-076 (formerly 3505-020)

(x) **Parcel W:**

Parcel One:

Condominium Unit 502, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-502 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-077 (formerly 3505-020)

(y) **Parcel X:**

Parcel One:

Condominium Unit 503, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No. 10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-503 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-078 (formerly 3505-020)

(z) Parcel Y:

Parcel One:

Condominium Unit 504, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-504 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-079 (formerly 3505-020)

(aa) Parcel Z:

Parcel One:

Condominium Unit 505, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

- (a) The exclusive easement to use the roof equipment area(s) designated E-505 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-080 (formerly 3505-020)

(bb) Parcel AA:

Parcel One:

Condominium Unit 506, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the

Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-506 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-081 (formerly 3505-020)

(cc) **Parcel AB:**

Parcel One:

Condominium Unit 507, as shown upon the Condominium Plan recorded on August 10, 2021, as Document No. 2021129759, Official Records (referred to herein as "The Plan") and being a Subdivision of Lot 1 as shown on that certain Map entitled Final Map No.10166, recorded May 03, 2021, in Book 1 of Final Maps, at Pages 192 to 195 inclusive, (referred to herein as "The Map"), and as further described and defined in the declaration of covenants, conditions and restrictions and reservation of easements for 42 Otis Street Residential Condominiums recorded August 10, 2021, as Document No. 2021129757 of Official Records, City and County of San Francisco, State of California, (referred to herein as "the Declaration").

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

excepting therefrom:

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

Parcel Two:

An undivided 1/24 interest in and to the common area as shown and defined on the plan, excepting therefrom the following:

- (a) Exclusive easements, other than Parcel Three, as shown and reserved for use to units in the plan.
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel Three:

(a) The exclusive easement to use the roof equipment area(s) designated E-505 on the Plan.

Parcel Four:

A non-exclusive easement appurtenant to Parcel One above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 4505 (A),

Parcel Five:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration. APN: 3505-082 (formerly 3505-020)

(dd) **Parcel AC:**

Parcel One:

Unit 204 (the "Unit") as shown and described in the Commercial Condominium Plan for 42 Otis Street, recorded on August 10, 2021 as Document No. 2021129760, in the City and County of San Francisco, State of California (together with any amendments thereto, collectively, the "Plan"), comprising a portion of Lot 1 on "Final Map No. 10166", filed May 3, 2021, in Book 1 of Final Maps, at Pages 192 to 195, inclusive, in the Office of the San Francisco County Recorder, State of California (the "Map").

Reserving therefrom, for the benefit of Grantor and its successors in interest and assignees, together with the right to grant and transfer all or a portion of the same, nonexclusive easements for access, ingress, egress, encroachment, enforcement, support, completion, maintenance, drainage, use, enjoyment, repairs, public service use, and for the installation, maintenance and repair of utilities and similar facilities (including, but not limited to, electrical, telephone, gas, water and sewer lines, utility meters, storm drains, street lights, mail boxes, fire hydrants, monuments and signs), and for other purposes, all as may be shown on the plan and the map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for 42 Otis Street Commercial Condominiums, recorded on August 10, 2021, as Document No. 2021129756 (together with any amendments thereto, collectively, the "Declaration"), in Official Records. Capitalized terms used in this legal description shall have the meanings given them in the declaration, unless otherwise defined herein.

Also reserving therefrom, for the benefit of Grantor, its successors in interest, and assigns, the right to enter the Unit (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Commercial Project, (ii) for repair of Improvements, (iii) to accommodate grading or construction activities, (iv) to comply with requirements of applicable governmental agencies, and (v) as may be reasonably necessary to complete improvements on the unit (including relocation as necessary) as determined by grantor in its sole discretion. Grantor shall provide reasonable notice to grantee before such entry, except for emergency situations which shall not require prior notice but shall require notice to grantee within Seven (7) days after such entry was made. For purposes hereof, an "emergency" is deemed to exist where there is an imminent threat of injury to persons or damage to property. If grantee does not comply with grantor's rights hereunder, grantor may enforce its rights in a court of law. The prevailing party in such dispute shall be entitled to all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire on the date that is Ten (10) years from the last Close of Escrow for the sale of a unit in the Commercial Project.

Further reserving therefrom, for the benefit of 42 Otis Commercial Condominium Association, a California nonprofit mutual benefit corporation, nonexclusive easements for ingress, egress, access, encroachment, support, maintenance, repairs, replacement, restoration, drainage, enforcement and all other purposes set forth in the declaration.

Parcel Two

An **undivided 10.3% fee simple interest** as a tenant in common in the Commercial Common area in the Commercial Project appurtenant to the Unit and described in the plan. The Commercial Common Area is located above the real property described in the Plan.

Parcel Three

Nonexclusive easements for access, egress, ingress, use, enjoyment, drainage, encroachment support, maintenance, repairs and for other purposes, all as described and reserved in the Declaration, the Plan and the Map.

APN: 3505-058 (formerly 3505-020)

APN: Block 3505 Lot 020