



**OLD REPUBLIC**  
TITLE COMPANY

555 12th Street, Suite 2000  
Oakland, CA 94607  
(510) 272-1121 Fax: (510) 208-5045

## PRELIMINARY REPORT

UPDATED #3

RELATED CALIFORNIA  
18201 Von Karman Avenue, Suite 900  
Irvine, CA 92612

Our Order Number 1117017658-JM

Attention: JONATHAN MARK

When Replying Please Contact:

Julie Massey  
JMassey@ortc.com  
(510) 272-1121

Property Address:

1477-1497 Sunnysdale Avenue - Parcel, San Francisco, CA 94102

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 October 12, 2017, at 7:30 AM

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

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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:

SUNNYDALE PARCEL Q HOUSING PARTNERS L.P., a California limited partnership

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:

Lots 61 through 68 inclusive, as shown on Map entitled, "Parcel Map being a Subdivision of Lot 57 shown upon that certain Map, recorded in Parcel Map [Book 43, at Page 72](#) on May 13, 1997 also being a Subdivision of Lot 57, Assessor's Block No. 6356 San Francisco, California", filed March 07, 2003 in [Book 45 of Parcel Maps, at Page 130](#), San Francisco County Records.

Assessor's Lots 061 through 068; Block 6356

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 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 061; BLOCK 6356	
Bill No.	:	175285	
Code No.	:	01-000	
1st Installment	:	\$1,869.16	NOT Marked Paid
2nd Installment	:	\$1,869.16	NOT Marked Paid
Land Value	:	\$288,598.00	

Said matters affect Lot 61

2. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 061; BLOCK 6356	
Bill No.	:	175286	
Code No.	:	01-000	
1st Installment	:	\$1,869.16	NOT Marked Paid
2nd Installment	:	\$1,869.16	Delinquent
Penalty	:	\$0.00	
Land Value	:	288598	

Said matters affect Lot 62

3. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 063; BLOCK 6356	
Bill No.	:	175287	
Code No.	:	01-000	
1st Installment	:	\$1,869.16	NOT Marked Paid
2nd Installment	:	\$1,869.16	NOT Marked Paid
Land Value	:	\$288,598.00	

Said matters affect Lot 63

4. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 064; BLOCK 6356	
Bill No.	:	175288	
Code No.	:	01-000	
1st Installment	:	\$1,869.16	NOT Marked Paid
2nd Installment	:	\$1,869.16	NOT Marked Paid
Land Value	:	\$288,598.00	

Said matters affect Lot 064

5. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 065; BLOCK 6356	
Bill No.	:	175289	
Code No.	:	01-000	
1st Installment	:	\$1,869.16	NOT Marked Paid
2nd Installment	:	\$1,869.16	NOT Marked Paid
Land Value	:	\$288,598.00	

Said matters affect Lot 65

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6. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 066; BLOCK 6356	
Bill No.	:	175290	
Code No.	:	01-000	
1st Installment	:	\$1,869.16	NOT Marked Paid
2nd Installment	:	\$1,869.16	NOT Marked Paid
Land Value	:	\$288,598.00	

Said matters affect Lot 66

7. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 067; BLOCK 6356	
Bill No.	:	175291	
Code No.	:	01-000	
1st Installment	:	\$1,902.34	NOT Marked Paid
2nd Installment	:	\$1,902.34	NOT Marked Paid
Land Value	:	\$294,258.00	

Said matters affect Lot 67

8. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 068; BLOCK 6356	
Bill No.	:	175292	
Code No.	:	01-000	
1st Installment	:	\$1,902.34	NOT Marked Paid
2nd Installment	:	\$1,902.34	NOT Marked Paid
Land Value	:	\$294,258.00	

Said matters affect Lot 68

9. 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.

10. Any supplemental taxes due to recent change of ownership.

The affirmative coverage set forth in the Covered Risks is not being provided by the policy.

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11. 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 \$79.00.

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

(AS TO EACH LOT)

12. 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.

13. Recitals as shown or noted on the filed map.

14. Terms and provisions as contained in an instrument,

Entitled : Development Agreement  
Executed By : The City and County of San Francisco, The Housing Authority of the City and County of San Francisco and Sunnyside Development Co., LLC  
Recorded : [March 3, 2017 in Official Records under Recorder's Serial Number 2017-K416604](#)

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15. Any rights, interests or claims which may exist or arise by reason of the facts shown on a survey plat prepared by Martin M. Ron Associates, on November 30, 2016, designated Job No. S-9528, as follows:

A) The fact that fences do not track the property lines

B) The fact that a wall does not track the property lines

C) The fact that a building adjacent to the northeast boundary line encroaches onto said lands varying distances .014' to .11'

16. Any unrecorded and subsisting leases.

17. Terms and provisions as contained in an instrument,

Entitled : Declaration of Restrictions  
Executed By : Sunnydale Parcel Q Housing Partners, L.P., a California limited partnership, in favor of City and County of San Francisco  
Dated : November 2, 2016  
Recorded : [December 19, 2016 in Official Records under Recorder's Serial Number 2016-K377174](#)

18. Deed of Trust, Assignment of Rents, Security Agreement and Fixture filing, to secure the indebtedness shown below and any other amounts payable thereunder

Amount : \$5,000,000.00  
Trustor : Sunnydale Parcel Q Housing Partners, L.P., a California limited partnership  
Trustee : Old Republic Title Company  
Beneficiary : City and County of San Francisco, a municipal corporation  
Dated : November 2, 2016  
Recorded : December 19, 2016, Instrument No [2016-K377175](#)

19. Agreement for : Development Agreement  
Executed By : The City and County of San Francisco  
and Between : the Housing Authority of the City and County of San Francisco and Sunnydale Development Co.,

On the terms, covenants and conditions contained therein,

Recorded : [March 3, 2017 in Official Records under Recorder's Serial Number 2017-K416604](#)

20. Any claim of lien for services, labor or material arising from an improvement or work under construction or completed at the date hereof.
21. 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.

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

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) to be determined.
- B. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:
- Instrument  
Entitled : Grant Deed  
By/From : Emile Kishek, Trustee and Taghreed, Kishek, Trustee of the Kishek Family Trust and Alpha Restoration and Waterproofing, Inc., a California corporation  
To : SUNNYDALE PARCEL Q HOUSING PARTNERS L.P., a California limited partnership  
Recorded : [December 19, 2016 in Official Records under Recorder's Serial Number 2016-K377173](#)
- C. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

**AMERICAN LAND TITLE ASSOCIATION  
LOAN POLICY OF TITLE INSURANCE - 2006  
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).

**EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE**

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.



**FACTS**
**WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?**

<b>Why?</b>	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.
<b>What?</b>	<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>
<b>How?</b>	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?
<b>For our everyday business purposes</b> — 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
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

Questions

 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.

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="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</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 "Other important information" section below for your rights under state law.</p>

Definitions	
<b>Affiliates</b>	<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>
<b>Non-affiliates</b>	<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>
<b>Joint marketing</b>	<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>

## Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

## Affiliates Who May be Delivering This Notice

American First Abstract, LLC	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	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	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.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

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CITY & COUNTY ASSESSOR 1995

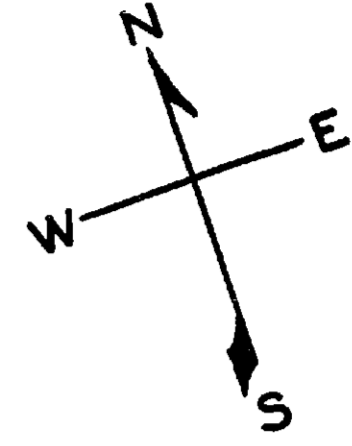
lots51&53to56 into lots57to60 for 2001 roll

lot57 into lots61to68 for 2004 roll

SUNNYVALE GARDEN  
SUN VALLEY SUB  
EXCELSIOR HD ASS'N  
BLK 78

REVISED '72  
" '73

Revised 2001  
Revised 2004



## SUNNYDALE AVE.

25	25	25	25	25	27	70	33.50	70	33.50
61	62	63	64	65	58	59	33.50	70	33.50
92.104	92.104	92.104	92.104	92.104	67	70	33.50	60	33.50
25	25	25	25	33	27	70	90	25	25
25	66	133	25	25	3	25	25	25	25
25	67	133	25	25	4	25	25	25	25
25	68	133	25	25	5	25	25	25	25
25	25	50	6	25	25	25	25	25	25
25	25	49	7	25	25	25	25	25	25
25	25	48	8	25	25	25	25	25	25
25	25	47	9	25	25	25	25	25	25
25	110	46	10	25	25	90	25	25	25
25	45	11	113	25	25	37.50	25	25	25
25	44	12	25	25	25	37.50	25	25	25
25	110	43	113	25	25	37.50	25	25	25
25	133	42	14	25	25	25.104	25	25	25
25	41	15	25	25	25	25	25	25	25
25	40	16	25	25	25	25	25	25	25
25	39	17	25	25	25	25	25	25	25
25	38	18	25	25	25	25	25	25	25
25	37	19	25	25	25	25	25	25	25
25	36	20	25	25	25	25	25	25	25
25	35	21	25	25	25	25	25	25	25
25	34	22	25	25	25	25	25	25	25
25	33	23	25	25	25	25	25	25	25
25	74	29	28	27	24	74	25	25	25
25	32	75	25	75	25	74	25	25	25
25	74	31	25	25	25	74	25	25	25
19	30	25	25	25	25	68	19	19	19

HAHN

SAWYER

## SUNRISE WAY

### LOTS MERGED

LOTS	INTO LOT
2-3	Omitted "1947"
13	11-12 "1948"