RECORDING REQUESTED BY, AND WHEN RECORDED RETURN TO:

Director of Property Real Estate Division City and County of San Francisco 25 Van Ness Avenue, Suite 400 San Francisco, CA 94120

MAIL TAX STATEMENTS TO:

Cindy Z. Hou Lee/Yin K. Wan Tam 1320 Marin Street San Francisco, California, 94124

The undersigned hereby declares this instrument to be exempt from Recording Fees (CA Govt. Code § 27383)

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

Documentary Transfer Tax of \$ 46.00.

QUITCLAIM DEED

(Portion of Assessor's Parcel No. 7178, Lot 019)

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City"), pursuant to Ordinance No. , adopted by the Board of Supervisors on , and approved by the Mayor on , hereby RELEASES, REMISES AND QUITCLAIMS to CINDY Z. HOU LEE and YIN KWAN TAM (together "Grantee"), any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, depicted and described on Exhibits A and B attached hereto and made a part hereof, commonly known as a portion of Panama Avenue (approximately 115.24 square feet), San Francisco, California.

| ia, depicted and described on Exhibits A and B mmonly known as a portion of Panama Avenue rancisco, California. |
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| of January, 2018. |
| CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation |
| By: |
| JOHN UPDIKE Director of Property |
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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 |) | |
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| |) ss | |
| County of San Francisco |) | |
| the within instrument and a his/her/their authorized cap | cknowledged to acity(ies), and t | , a notary public in and, who proved to be the person(s) whose name(s) is/are subscribed to me that he/she/they executed the same in that by his/her/their signature(s) on the instrument the ch the person(s) acted, executed the instrument. |
| I certify under PENALTY OF paragraph is true and correct | | the laws of the State of California that the foregoing |
| WITNESS my hand and office | cial seal. | |
| Signature | | (Seal) |
| Signature | | (Seal) |

EXHIBIT A

Map of the Property

EXHIBIT B

Legal Description of the Property